

# CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



**MEETING DATE:** September 24, 2014  
**TO:** Members of the Planning Commission  
**FROM:** Lucille T. Breese, AICP, Planning Manager  
**RE:** GP 07-04 – HOUSING ELEMENT UPDATE

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## **Agenda Item No. 1**

Planning Commission review of the draft Housing Element Update.

### **Housing Element Introduction**

Attached is the draft Housing Element for review. As stated in the Staff Report provided on August 27, 2014, the Housing Element is the only General Plan Element requiring review by the State on a specific timeline. The draft Housing Element covers the Planning horizon 2014 through 2022. It was last updated in October 2010 and certified by the State Housing and Community Development (HCD) Department on February 10, 2011 as required.

There are specific items that the Housing Element must address as outlined in Article 10.6, Section 65580 of State Law. The issues include:

- Housing Needs – existing and projected needs for housing for all economic segments of the community;
- Opportunities for the Creation of new Housing – examines the inventory of land that is available to meet identified needs for new housing construction;
- Constraints on the Production of Housing – explores governmental and non-governmental obstacles that need to be overcome if the City is to meet its housing needs; and
- Housing Goals, Quantified Objectives, Programs and Specific Actions – outlines the specifics of the City's housing improvement program for the years 2014 to 2022.

On March 18, 2014, the City Council authorized a contract with Rincon Consultants to complete the update to the Housing Element. The updated Element was provided to the Commission on August 27, 2014 in strike-out format. The Housing Element will be submitted for review and comment to HCD following this initial Commission review.

**Key Differences between the 2009 Housing Element and the 2014 Housing Element**

One of the components of updating the Housing Element, was gathering up to date demographic information for the City of Lompoc. The demographic information included population, household sizes, employment and unemployment rates, employment trends, rental population, homeowner population, income levels, vacancy rates for housing, and housing costs. This information came from a variety of sources, including the US Census, US Department of Housing and Urban Development (HUD), State of California Employment Development Department (EDD), and Santa Barbara County Association of Governments (SBCAG). These statistics were compared to the information from the previous Housing Element, and to the County and State.

During the last Housing Element cycle, the State of California passed the 2011 Budget Act. This Act dissolved Redevelopment Agencies (RDA) statewide. Therefore, all discussions referencing the RDA were updated to remove reference to the RDA and instead referenced the City.

As with previous Housing Element cycles, the City must comply with the State’s Regional Housing Needs Assessment (RHNA) process, which is part of a statewide mandate to address housing issues related to future growth in California. Through this process, goals for housing capacity for identified income categories are first generated by the State and then refined by regional planning agencies in cooperation with local government. The following table shows how the City’s RHNA goals have changed for each income category in this cycle, compared to the previous (2007-2014) cycle. The City must demonstrate through the Housing Element that it has a sufficient current land inventory to address its RHNA goals.

RHNA Goal Summary	No. of Dwellings		
	2007 - 2014	2014-2022	% Change
Very Low	120	126	+5%
Lower	89	84	-6%
Moderate	123	95	-22%
Above Moderate	185	221	+19%
<b>Total</b>	<b>516</b>	<b>525</b>	<b>+2%</b>

Source: Santa Barbara County Association of Governments, RHNA Plan 2007-2014.

The Housing Element primary features are:

- Incorporation of new RHNA allocation of 525 units (a 1-2% increase over last cycle).

- Based on an updated land use inventory, no additional land needs to be rezoned or intensified in order to evidence Lompoc’s ability to meet its RHNA obligation; there is sufficient zoned property to accommodate these assigned goals.
- The Housing Element is constructed to reinforce land use goals that emphasize the continuation of existing development patterns through infill development and build-out of areas within the City’s urban boundary.

**Future Actions:**

Following the Workshop and Public Hearing, the Housing Element will be submitted to the State HCD for review and comment. The draft Housing Element will then be returned to the Planning Commission for a recommendation to the City Council prior to the February 2015 required approval.

**Noticing**

September 26, 2014 notice of the workshop and public hearing was:

1. Published in the Lompoc Record;
2. Mailed to interested parties by US mail; and
3. Posted on the City website.

**Attachments**

1. [Draft Housing Element](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Administrator		Date	Lucille T. Breese, AICP Planning Manager
			Date

A Component of  
the General Plan



HOUSING ELEMENT

UPDATE

1.0 Planning Horizon: 2014 to 2022

City Hall  
100 Civic Center Plaza  
Lompoc, California

# DRAFT

Housing Element Update for the:

## CITY OF LOMPOC

Encompassing:

- Housing Plan
- Community Profile
- Needs Assessment
- Housing Constraints
- Miscellaneous Topics

Prepared By:

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Date Prepared:

August, 2014

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## 2030 General Plan

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**HOUSING ELEMENT**

**INTRODUCTION AND AUTHORITY**

Housing is unique among the seven required elements of the City’s General Plan. Unlike all other components, the Housing Element must be updated on a regular basis and conform to State law. In its final form, the Housing Element must consist of: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and (iii) a program that sets forth a eight–year schedule of actions to implement relevant Housing Element policies and achieve stated goals.

Table H-1 Target Income Groups	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
<b>Extremely Low 30% Limit</b>	\$15,900	\$18,200	\$20,450	\$22,700
<b>Very Low 50% Limit</b>	\$26,500	\$30,300	\$34,100	\$37,850
<b>Low 60% Limit</b>	\$31,800	\$36,360	\$40,920	\$45,420
<b>Moderate 80% Limit</b>	42,400	\$48,450	\$54,500	\$60,550

**Source:** State CDBG’s and HOME’s Table of 2014 Income Limits  
<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf>  
**Note:** 2014 Income Limits are used because 2014 marks the beginning of the current Housing Element cycle.

Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, the needs of all economic segments must be considered as part of the Housing Element. However, these statutes place primary emphasis on the needs of extremely low, very low, low and moderate income persons and households (commonly referred to as “Target Income Groups;” see **Table H-1**). In addition, issues specific to Special Needs Population must also be assessed. These population segments include the elderly, disabled, homeless, farmworkers, female-headed households and large families.

A fundamental requirement of Housing Element law is the obligation for each community to address its fair share of regional housing needs (commonly referred to as “RHNA”). The RHNA process is part of a statewide mandate to address housing issues related to future growth in California. The numbers are first generated by the State and then re-

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financed by regional planning agencies in cooperation with local government. For the planning horizon that began on January 1, 2014, and continues to September 30, 2022, the RHNA allocation appears in **Table H-2**. For Lompoc, the RHNA assignment of 525 new dwellings represents an increase of 1% from the prior housing cycle.

Table H-2 RHNA Goals	Prior Housing Element	2014-2022 RHNA Distribution				
		Total	V. Low	Low	Mod	Above
Buellton	279	275	66	44	41	124
Carpinteria	305	163	39	26	34	64
Goleta	1,641	979	235	157	174	413
Guadalupe	88	50	12	8	13	16
<b>Lompoc</b>	<b>516</b>	<b>525</b>	<b>126</b>	<b>84</b>	<b>95</b>	<b>221</b>
Santa Barbara	4,388	4,099	962	701	820	1,617
Santa Maria	3,199	4,102	985	656	730	1,731
Solvang	170	175	42	28	30	75
Unincorporated	1,017	661	159	106	112	284
<b>Total</b>	<b>11,603</b>	<b>11,030</b>	<b>2,625</b>	<b>1,810</b>	<b>2,049</b>	<b>4,545</b>

**Source:** Santa Barbara County Association of Governments, RHNA Allocations, July 2013.  
**Note:** Totals may not add up precisely due to rounding. All figures reflect actual numbers adopted by the Santa Barbara County Association of Governments. See Table H-68 for a further breakdown to account for extremely low income pursuant to California Government Code Section 65583(a)(1).

A detailed assessment of available and suitably zoned property shows that the City has a sufficient current land inventory to address its RHNA goals. This means that no additional lands need to be rezoned or intensified in order to evidence Lompoc’s ability to meet its assigned share of regional housing needs. As such, the Housing Element is constructed to reinforce land use goals that emphasize the continuation of existing development patterns through infill development and build-out of areas within the City’s urban boundary. The goals, policies, implementation measures and program schedule which follow are largely a refinement of those adopted in the previous Housing Element cycle and emphasize the needs of special population segments.

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**GOALS AND POLICIES**

- Goal 1**                    **Provide a choice of housing opportunities for all economic segments of the community.**
- Policy 1.1                The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.
- Policy 1.2                The City shall encourage the dispersion of rental and owner-ship housing units for target income groups throughout the City.
- Policy 1.3                The City shall assure that housing units are preserved/reserved for target income groups in publicly assisted developments.
- Policy 1.4                The City shall encourage the development of housing for large families in multi-family residential areas.
- Policy 1.5                The City shall develop incentives which expand housing opportunities for target income groups and special needs population.
- Policy 1.6                The City shall encourage the development and maintenance of an adequate supply of mobile homes and manufactured housing to provide opportunities for target income groups.
- Policy 1.7                The City shall protect the current supply of affordable rental housing by discouraging its conversion to condominium ownership.
- Policy 1.8                The City shall work with the County Housing Authority and non-profit housing groups to pursue affordable housing for target income groups and special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income.

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- Policy 1.9                    The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.
- Policy 1.10                  The City shall continue to provide some residential areas with large minimum lot sizes.
- Policy 1.11                  With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to target income groups. As an alternative to providing affordable housing on-site, the inclusionary requirement may be satisfied through other equivalent measures (e.g., production based on units with a similar number of bedrooms and bathrooms) including off-site construction, acquisition of affordability covenants on existing dwelling units, donation of land or payment of in-lieu fees. In accordance with State law, residential development projects within the Old Town Redevelopment Project, Amendment No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be used by very low income households.
- Policy 1.12                  In implementing Policy 1.11: (i) the City may waive any or all of the affordable housing requirements or accept equivalent measures in lieu of on-site construction taking into account market conditions, development proformas, land economics and other substantial evidence; (ii) inclusionary fee collection may be deferred until prior to issuance of Certificate of Occupancy
- Policy 1.13                  The City shall encourage the development of custom built homes.
- Policy 1.14                  The City shall monitor previous commitments for affordable housing developed within the City and actively seek preservation of affordable units at risk of conversion to market rate housing.
- Policy 1.15                  The City shall continue to support efforts to promote equal opportunity in housing.

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- Policy 1.16            The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County.
- Policy 1.17            The City shall support efforts which facilitate homeownership.
- Policy 1.18            The City shall work with lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs.
- Policy 1.19            The City shall provide prospective private developers and non profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
- Policy 1.20            The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
- Policy 1.21            The City shall encourage and facilitate the use of vacant and underdeveloped lands and the use of local, state, and federal monies to help in the development and rehabilitation of long-term affordable housing.
- Policy 1.22            The City shall continue to pursue and allocate federal funds eligible for housing projects and social services which benefit target income groups and shall utilize at least 33 % of these federal monies for the development and rehabilitation of affordable housing.
- Policy 1.23            The City annually shall review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.

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Policy 1.24 The City shall encourage a broad range of rental housing opportunities.

Objective 1A From 2014 to 2022 the City has and shall continue to pursue the following affordability distribution for new residential development:

<u>Household Income</u>	<u>Distribution (%)</u>
Extremely Low	11
Very Low	24
Low	16
Moderate	18
Above Moderate	42
Total	100

Note: The distribution appearing above is derived from Table H-2.

Objective 1B From 2014 to 2022 the City has and shall continue to take steps necessary to encourage the development of 525 additional housing units affordable for target income groups distributed as follows:

<u>Household Income</u>	<u>Distribution (No.)</u>
Extremely Low	63
Very Low	63
Low	84
Moderate	95
Above Moderate	221
Total	525

Note: The distribution appearing above is derived from Table H-2.

**Goal 2 Restore, protect, and improve the condition of existing housing and neighborhoods.**

Policy 2.1 The City shall pursue funding for housing rehabilitation programs which encourage private and public capital participation, preserve the existing housing stock, and provide housing opportunities for target income groups.

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- Policy 2.2            The City shall seek financial assistance to help homeowners who may be at risk of losing their homes due to economic hardship and mortgage costs.
  
- Policy 2.3            The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.
  
- Policy 2.4            The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.
  
- Policy 2.5            The City shall encourage the preservation of existing residential dwellings in non-residentially zoned areas when all of the following conditions are met:

- ❖ dwellings have continually been used for residential purposes;
  
- ❖ dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
  
- ❖ dwellings can provide necessary amenities and a suitable living environment.

Objective 2A            From 2014 to 2022 the City has and shall continue to seek financial assistance necessary to rehabilitate at least 250 residential housing units owned by target income groups.

<u>Household Income</u>	<u>Assisted Units</u>
Extremely Low	60
Very Low	65
Low	125
Moderate	0
Above Moderate	0
Total	250



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Objective 2B From 2014 to 2022 the City has and shall continue to seek financial assistance necessary to conserve at least 50 as-sisted residential housing units occupied by target income groups.

<u>Household Income</u>	<u>Assisted Units</u>
Extremely Low	0
Very Low	0
Low	40
Moderate	10
Above Moderate	0
Total	50

Objective 2C From 2014 to 2022 the City shall seek financial assistance to help target income groups who may be at risk of losing their homes due to economic hardship and mortgage costs.

<u>Household Income</u>	<u>Assisted Units</u>
Extremely Low	10
Very Low	15
Low	15
Moderate	10
Above Moderate	0
Total	50

**Goal 3 Locate and design housing so as to assure an attractive and high quality living environment.**

Policy 3.1 The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when providing affordable housing.

Policy 3.2 The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.

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- Policy 3.3            The City shall utilize the following criteria when evaluating sites for housing:
- ❖ access to adequate public services and facilities;
  - ❖ compatibility with adjacent land uses;
  - ❖ access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and
  - ❖ avoidance of environmental hazards or sensitive resource areas.
- Policy 3.4            The City shall encourage the location of affordable housing in or near the Old Town area which supports redevelopment of this area.
- Policy 3.5            The City shall continue to provide incentives to encourage the development of new housing units which replace demolished or dilapidated units in residential areas.
- Policy 3.6            Affordable dwellings, when constructed as part of a larger project, shall be comparable in exterior appearance and overall quality of construction to non-restricted units. The size and interior features of affordable units need not be the same as or equivalent to those in non-restricted units in the same project; however, they shall have the same number of bedrooms and bathrooms. To the extent feasible, affordable units shall be dispersed throughout the project and not concentrated in a single location.
- Goal 4                Maximize energy efficiency in existing and future residential development.**
- Policy 4.1            The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.

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- Policy 4.2            The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.
- Policy 4.3            The City shall encourage the use of active and passive solar energy in the design of all new construction projects.
- Policy 4.4            The City shall consider the development of green building standards for possible application to new residential development, including affordable housing.

**Summary of Quantified Objectives**

	New Construction	Housing Rehabilitation	Conservation/ Preservation
Extremely Low	63	60	10
Very Low	63	65	15
Low	84	125	55
Moderate	95	0	20
Above Moderate	221	0	0
Total	525	250	100

**HOUSING ELEMENT**

**IMPLEMENTATION MEASURES**

The following measures constitute a eight-year program schedule of actions (2014 – 2022) to implement the policies and objectives set forth within this element. An implementation schedule is included to provide specific information regarding the implementation of the measures listed.

- Measure 1                      The City shall work with non-profit organizations and individuals to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain funding, when available, from the State Department of Housing and Community Development and California Housing Finance Agency to address the identified priorities:
- a.            Construction of rental units affordable to target income groups. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]
  - b.            Rehabilitation or acquisition and rehabilitation of sub-standard target income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]
  - c.            Preservation of existing affordable housing at risk of conversion to market rate housing. [Policy 1.14]
  - d.            Production, conservation and preservation of housing for special needs populations, with particular emphasis on the needs of the disabled, homeless and extremely low income persons [Policy 1.8]

Measure 2                      The City shall amend the Zoning Ordinance to (i) consolidate care homes and group dwellings under a single term “residential care homes” and broaden the definition to include orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities; (ii) include transitional and supportive housing as an allowed residential use in all residential zone districts (, only subject to those restrictions that apply to other residential uses of the same type in the same zone;

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(iii) codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4); (iv) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by conditional use permit; (v) remove the conditional use requirement for second dwellings and farmworker housing (for six or fewer persons); (vi) allow emergency homeless facilities by conditional use permit in all zone districts; (vii) acknowledge that the occupants of residential care homes, transitional houses and supportive housing are permitted without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless); (viii) broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density residential zones (R-2 and R-3); (ix) acknowledge extremely low income households as a target income group for purposes of inclusionary housing; and (x) add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit. [Policies 1.1, 1.5, 1.8 and 1.15]

Measure 3

The City shall establish an Emergency Shelter Overlay Zone ("ES-OZ") that applies to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ: (i) emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval; (ii) a cap of 82 emergency shelter beds shall be imposed for the period of January 1, 2014, through September 30, 2022, --corresponding to the unmet need identified for Lompoc for the current Housing Element cycle ("ESB Cap"); (iii) the ESOZ shall sunset once the ESB Cap is reached; and (iv) objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4).<sup>1</sup> The ESOZ zoning regulations shall expressly provide that: (i) shelter facilities lawfully permitted under the ESOZ

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<sup>1</sup> See Section 12.1.2 and Table H-64 for an explanation of the 82-bed cap.

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shall be deemed to be a conforming use under the City's Zoning Ordinance following expiration of the ESOZ; and (ii) the ESOZ may be extended and the ESB Cap may be increased upon a finding by the City Council that unmet homeless needs assignable to the City persist. [Policies 1.1, 1.5, 1.8 and 1.15]

Measure 4

The City shall work in cooperation with Habitat For Humanity, People's Self-Help Housing, Good Samaritan Services, SBC Housing Authority, and other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:

- a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.
- b. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.
- c. State HCD and CalHFA funds, and Lompoc Housing Trust Fund (LHTF).

[Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]

Measure 5

The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]

Measure 6

The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park resi-

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dents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]

Measure 7 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8 and 2.1]

Measure 8 The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.24, and 2.1]

Measure 9 The City shall work with the Santa Barbara County Housing Authority to:

- a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1]
- b. Secure additional HUD, Section 8 Housing Assistance Program certificates and vouchers to aid target income groups in obtaining affordable rental housing. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4]

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- Measure 10            The City shall maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, and 3.5]
- Measure 11            The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department’s Needs Assessment process to consider the feasibility of participating in HUD’s Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policy 1.5]
- Measure 12            The City shall continue to market housing rehabilitation programs to target income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5, 2.1, 2.2 and 2.5]
- Measure 13            The City’s Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]
- Measure 14            The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2]
- Measure 15            The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.14]
- Measure 16            The City shall work in cooperation with local non-profit corporations to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available)



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to assist target income groups build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]

Measure 17 The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]

Measure 18 The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]

Measure 19 The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and strengthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15]

Measure 20 The City shall encourage and support non-profit corporation's utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]

- a. Utilizing the City as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).
- b. Working with tax credit applicants to identify matching funds and additional funding sources.
- c. Providing letters of support and technical assistance.

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- Measure 21            The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place). [Policy 4.1]
- Measure 22            The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of the affected residential neighborhood. [Policies 2.3 and 2.4]
- Measure 23            The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. In furtherance of these objectives, the City shall amend its Zoning Ordinance to revise the definition of “family” by eliminating distinctions and numeric restrictions in related and unrelated individuals. In addition, the City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria: (i) the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; (ii) the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; (iii) the requested accommodation would not impose an undue financial or administrative burden on the City; and (iv) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. [Policy 1.17]
- Measure 24            The City shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property and fostering mixed-use development. [Policy 1.21]

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**Table H-3  
Housing Element Implementation Schedule  
2014-2022**

**Public Participation**

**Element Adoption:** The Housing Element has been updated as part of broader review of the entire General Plan. To help guide the process, public outreach was conducted during the later part of 2014 consisting of 22 stakeholder interviews, a neighborhood meeting, one public forum and three educational workshops. This process allowed for a narrowing of issues specific to each Element of the General Plan, including housing. A detailed accounting the public outreach process and resulting issue identification is described in **Appendix A**. Concurrent with submittal of the Draft Housing Element to HCD, the following parties were notified of the document’s availability and invited to submit comments to the State and City within the 60-day statutory time period allowed for HCD review: (i) non-profit housing providers operating within Santa Barbara County; (ii) California Rural Legal Assistance; (iii) Central Coast Homebuilders Association; and (iv) parties listed in Government Code Section 65352(a). Following HCD comment and review, these same parties will be notified and invited to submit comments for consideration in connection with formal public hearings required by the California Government Code in connection with General Plan amendments.

**Ongoing Implementation:** The primary sources of revenue that are available to affirmatively further the preservation, improvement and expansion of affordable housing and related initiatives under the Housing Element include federal Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds, various programs operated through the California Housing Finance Agency (CalHFA) and State HCD, and Lompoc Housing Trust Fund (LHTF). The City receives annual allocations of federal CDBG and HOME funds, which are allocated to human service and non-profit organizations on the basis of needs assessment hearings and formal application process conducted each year. State funding is variable and obtained on an as needed/as available basis for specific housing programs and project sponsors. These funding sources, setting of priorities, and continued involvement of the public throughout the implementation phase of the Housing Element are outlined in the Action Plan that follows.

Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - A	4c and 10 Regional Consortia for HOME Funds	Community Development Department (CDD)	CDBG	Ongoing 2014-2022
	<p><b>Action:</b> The City will maintain its status as a member of the Santa Barbara County HOME Consortium through an agreement that is reviewed and approved by Lompoc's City Council. The agreement is renewable every three years. As a member of the Santa Barbara County HOME Consortium the City will maintain its eligibility to receive federal Home Investment Partnership Act (HOME) funds.</p> <ul style="list-style-type: none"> <li>❖ The City will designate the Community Development Program Manager as the City's representative to biannual Consortium Membership Meetings.</li> <li>❖ The City will issue a Request For Proposal for HOME funds during the annual Needs Assessment Hearing process.</li> <li>❖ The City will sponsor joint City/County monitoring site visits of current and proposed HOME funded projects.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - B	5 Mobilehome Park Resident Ownership Program Funds	CDD City Attorney	Local MPROP	Ongoing 2014-2022
	<p><b>Action:</b> The City will notify mobilehome park residents and managers annually of the Needs Assessment Hearings.</p> <ul style="list-style-type: none"> <li>❖ The City will provide flyers to mobilehome park managers to post in common areas of the mobilehome park to facilitate the involvement of mobilehome park residents of the Needs Assessment Hearing. The flyer will specify the date, time, location, and purpose of the Needs Assessment Hearing.</li> <li>❖ The City will consider the feasibility of applying for State Mobile home Park Resident Ownership Program ("MPROP") funds annually during the Needs Assessment process.</li> </ul>			
I - C	4b Lower-Income Homeownership (HOPE) Funds	CDD	HOPE	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with Habitat For Humanity and other non-profit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing for target income groups.</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of applying for Homeownership For People Everywhere (HOPE) funds annually during the Needs Assessment process</li> <li>❖ The City will assist Habitat For Humanity SBC Housing Authority, and other non-profit organizations in accessing HOPE funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding.</li> <li>❖ The City will provide letters of support and technical assistance for applicants of HOPE projects.</li> </ul>			
I - D	20 Support use of Tax Credits	Administration CDD	CDBG, HOME, and LHTF	Ongoing 2014-2022
	<p><b>Action:</b> The City will encourage and support Habitat For Humanity and other non-profit organization, corporations, and individuals in utilization of State and Federal Tax Credit Programs for affordable housing projects within the City and project area.</p> <ul style="list-style-type: none"> <li>❖ The City will review tax credit applications.</li> <li>❖ The City will work with Habitat For Humanity and other non-profit organization, corporations, and individuals to identify matching funds and additional sources for financing development projects.</li> <li>❖ The City will provide additional gap financing for low-income housing tax credit (LIHTC) projects.</li> <li>❖ The City will provide letters of support and technical assistance for applicants of LIHTC projects.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - E	18 Owner-Occupied Rehabilitation Funds	CDD	HCD and CalHFA	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with Habitat For Humanity, SBC Housing Authority, and other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to continue to pursue and loan funds through HCD and CalFHA for the rehabilitation of homes owned and occupied by lower-income households.</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of applying for State funds annually during the Needs Assessment process.</li> <li>❖ The City will assist non-profit organizations and individuals in accessing funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding.</li> <li>❖ The City will provide letters of support and technical assistance for applicants seeking State funds.</li> </ul>			
I - F	1b Renter-Occupied Rehabilitation Funds 1d Special Needs Housing	CDD	CDBG and HOME	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with Habitat For Humanity, SBC Housing Authority, and other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for: (i) the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing; and (ii) production, conservation and preservation of housing for special needs populations, with particular emphasis on the needs of the disabled, homeless and extremely low income persons.</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of applying for State funds annually during the Needs Assessment process.</li> <li>❖ The City will assist Habitat For Humanity, SBC Housing Authority, and other non-profit organizations and individuals in accessing State funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding.</li> <li>❖ The City will provide letters of support and technical assistance for applicants seeking State funds.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - G	15 Monitor Assisted Housing (Required)	CDD	General Fund and RDA	Ongoing 2014-2022
	<p><b>Action:</b> The City will annually monitor "at-risk" housing units through communications with HUD or other agency responsible for tracking assisted housing units and through a database established by the City (for units assisted with Federal, State and LHTF funds) and the former RDA (for units assisted with housing set-aside in compliance with AB 987), and prepare a feasibility plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving the affordable units or assisting in the acquisition of the affordable units by a non-profit organization to permanently preserve the affordability of the units.</p>			
I - H	1a Affordable Rental Housing Construction 1c Preservation of At Risk Dwellings	CDD	CDBG, HOME, HCD and CalFHA	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with Habitat For Humanity, SBC Housing Authority, and other non-profit organizations and individuals through the Community Development Department's Needs Assessment process to obtain funding for the construction and preservation of rental units affordable to target income groups.</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of applying for Rental Housing Construction Program (RHCP) funds annually during the Needs Assessment process.</li> <li>❖ The City will assist Habitat For Humanity and other non-profit organizations and individuals in: (i) accessing RHCP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding; and (ii) accessing funds for purchase of affordable units at risk of conversion to market rate.</li> </ul>			
I - I	4c Expand Housing Supply for Target Income Groups 9a Rehabilitation Funds	CDD	CDBG and HOME	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program.</p> <ul style="list-style-type: none"> <li>❖ The City will review and provide comments to the HASBC on its Draft Annual Plan.</li> <li>❖ The City will provide letters of support and cooperation on applications prepared by HACSBS.</li> <li>❖ The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding.</li> <li>❖ The City will market its Multifamily Rehabilitation Loan Program to landlords re-</li> </ul>			

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	ferred by HACSB.			
<b>Table H-3</b> <b>Housing Element Implementation Schedule</b> <b>2014-2022</b>				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
I - J	23 Reasonable Accommodations	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria:</p> <ul style="list-style-type: none"> <li>❖ The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.</li> <li>❖ The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.</li> <li>❖ The requested accommodation would not impose an undue financial or administrative burden on the City.</li> <li>❖ The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.</li> </ul>			
I - H	23 Definition of Family	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City shall amend its Zoning Ordinance to revise the definition of "family" by eliminating distinctions and numeric restrictions in related and unrelated individuals.</p>			
II - A	17 Prepare Annual Progress Report (Required)	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City will prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies.</p> <ul style="list-style-type: none"> <li>❖ The City will tabulate housing starts on a monthly basis to determine the applicable affordability category and compare to targets.</li> <li>❖ The City will review housing proposals for consistency with housing targets.</li> <li>❖ The City will prepare a table in its Annual Report showing its progress in housing starts.</li> <li>❖ The City will monitor its housing policies to determine progress in meeting its regional fair share of housing units in each affordability category.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
II - B	2 Amend Zoning Ordinance for Special Needs Population	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City will amend the Zoning Ordinance to accomplish the following</p> <ul style="list-style-type: none"> <li>❖ Broaden and clarify residential care homes, allow such uses serving six (6) or fewer persons as a permitted use in all residential zones, and allow such uses serving seven (7) or more persons by conditional use permit.</li> <li>❖ Allow transitional and supportive housing as a permitted use in all residential zone districts, only subject to those restrictions that apply to other residential uses of the same type in the same zone.</li> <li>❖ Codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4).</li> <li>❖ Remove conditional use permit requirements for second dwellings and farmworker housing (for six or less persons).</li> <li>❖ Broaden the range of zone districts allowing rest homes and nursing homes by conditional use permit.</li> <li>❖ Acknowledge extremely low income households as a target income group for purposes of inclusionary housing.</li> <li>❖ Add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit.</li> </ul>			
II-C	3 Emergency Housing in Commercial Zones	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City will amend the Zoning Ordinance to establish an Emergency Shelter Overlay Zone ("ESOZ") that applies to all commercially zoned land with a C-2, C-O or C-C designation and accomplishes the following:</p> <ul style="list-style-type: none"> <li>❖ Emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval.</li> <li>❖ A cap of 82 emergency shelter beds shall be imposed, corresponding to the unmet need identified for Lompoc, and the ESOZ shall sunset upon reaching this cap ("ESB Cap").</li> <li>❖ Objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4).</li> <li>❖ Shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City's Zoning Ordinance following expiration of the ESOZ.</li> <li>❖ The ESOZ may be extended and the ESB Cap may be increased upon a finding by the City Council that unmet homeless needs assignable to the City persist.</li> </ul>			



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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
II - D	4c Pursue Funding for Target Income Groups 9b Pursue Funding for Affordable Rental Housing	CDD	General Fund and RDA	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with the Housing Authority of Santa Barbara County (HASBC) to encourage the rehabilitation of rental property to meet the minimum requirements of the Section 8 Program.</p> <ul style="list-style-type: none"> <li>❖ The City will review and provide comments to the HASBC on its Draft Annual Plan.</li> <li>❖ The City will provide letters of support and cooperation on applications prepared by HACSB.</li> <li>❖ The City will partner with HASBC on housing development projects through the use of HOME, CDBG, and other federal funding.</li> <li>❖ The City will market its Multifamily Rehabilitation Loan Program to landlords referred by HACSB.</li> </ul>			
II - E	13 Monitor Development Review Process	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City will monitor its development review process for ways to facilitate the production of new sources of affordable housing.</p> <ul style="list-style-type: none"> <li>❖ The City will use a proactive approach with housing developers to provide information concerning the features in the Zoning Ordinance, such as the Planned Development District and density bonus program, which encourage and facilitate affordable housing.</li> <li>❖ The City will assist housing developers in accessing state or federal funding by providing needed information for funding applications.</li> </ul>			
II - G	24 Facilitate Land Use Intensification	CDD	Tax Increment	Ongoing 2014-2022
	<p><b>Action:</b> The City shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property and fostering mixed-use development.</p>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
III - A	4a Elderly and Disabled Housing Funds	CDD	Section 202, Section 811 and Comparable Programs	Ongoing 2014-2022
	<p><b>Action:</b> The City will work with Habitat For Humanity and other non-profit organizations through the Community Development Department's Needs Assessment process to obtain funding for housing with supportive services for elderly persons and persons with disabilities.</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of applying with community partners for Section 202, Section 811 and other comparable program funds.</li> <li>❖ The City will assist Habitat For Humanity and other non-profit organizations in accessing Section 202, Section 811 and comparable program funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding</li> <li>❖ The City will provide letters of support and technical assistance for applicants of Section 202, Section 811 and comparable programs, if applicable.</li> </ul>			
III - B	7 Homelessness Prevention Funds	CDD	CDBG	Ongoing 2014-2022
	<p><b>Action:</b> The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program planning process.</p> <ul style="list-style-type: none"> <li>❖ The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee.</li> <li>❖ The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless funding applications for projects in Lompoc submitted by local homeless service providers.</li> <li>❖ The City will explore opportunities for participation in HUD's Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) in coordination with service providers and/or advocacy groups for homeless persons.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
III - C	8 Rental Housing Assistance To Homeless Persons	CDD	S+C/HARHA, SHP AND SROP	Ongoing 2014-2022
	<p><b>Action:</b> The City will cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program planning process</p> <ul style="list-style-type: none"> <li>❖ The City will designate the Community Development Program Manager as the City's representative on the Countywide Continuum of Care Application Review Committee.</li> <li>❖ The City will consider and, if consistent with the City's HUD approved Consolidated Plan, approve "Certificates of Consistency With Consolidated Plan" for homeless funding applications for projects in Lompoc submitted by local homeless service providers.</li> <li>❖ The City will consider the feasibility of participating in HUD's Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) should service providers and/or advocacy groups for homeless persons raise the need for homeless shelter projects during the annual Needs Assessment Hearing process.</li> </ul>			
III - D	12 Deferred Single Family Rehabilitation Loan Programs	CDD	CDBG	Ongoing -2014-2022
	<p><b>Action:</b> The City will continue to market the Deferred Single Family Rehabilitation Loan Program to target income senior and disabled households to make necessary upgrades and structural modifications to their homes to facilitate independent living.</p> <ul style="list-style-type: none"> <li>❖ The City will work with and assist community based non-profit organizations, advocacy groups, and/or individuals to access funding in the City's Deferred Single Family Rehabilitation Loan Program</li> <li>❖ The City will continue to post the Deferred Single Family Rehabilitation Loan Program on the City's website at <a href="http://www.CityofLompoc.com">www.CityofLompoc.com</a> under Community Development.</li> <li>❖ The City will administer a contract with Catholic Charities to operate an Emergency Repair Grant Program for minor repairs under \$5,000 for elderly and disabled homeowners of single family residences and mobilehomes</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
III – E	11 Participation in Reverse Equity Mortgage Program	CDD	Reverse Equity Program	Ongoing -2014-2022
	<p><b>Action:</b> The City will work with the Housing Authority of Santa Barbara County (HASBC) through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program to help elderly homeowners continue to stay in their longtime residences</p> <ul style="list-style-type: none"> <li>❖ The City will consider the feasibility of participating in HUD's Reverse Equity Mortgage Program should senior adults and/or senior advocacy groups raise this need during the annual Needs Assessment Hearing process.</li> </ul>			
III – F	14 Mortgage Relief for Homeowners	CDD	General Fund	Ongoing -2014-2022
	<ul style="list-style-type: none"> <li>❖ <b>Action:</b> The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes.</li> </ul>			
III – G	16 Self-Help Housing Construction and Rehabilitation Funds	CDD	CSHHP	Ongoing -2014-2022
	<p><b>Action:</b> The City will work in cooperation with local non-profit corporations such as Habitat for Humanity to obtain California Self-Help Housing Program (CSHHP) funds to assist target income groups build and rehabilitate their homes with their own labor.</p> <ul style="list-style-type: none"> <li>❖ The City will assist non-profit organizations in accessing CSHHP funds by providing needed information for funding applications or by serving as the applicant if the City qualifies for the funding.</li> <li>❖ The City will provide letters of support and technical assistance for applicants of CSHHP projects.</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
III – H	19 Amend Zoning Ordinance for Density Bonus, Adaptive Retrofit and Inclusionary Housing Programs	CDD	General Fund	Ongoing 2014-2022
	<p><b>Action:</b> The City will amend the Zoning Ordinance to accomplish the following:</p> <ul style="list-style-type: none"> <li>❖ Implement the requirements of Senate Bill 1818 that significantly broadens and strengthens density bonus requirements.</li> <li>❖ Institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons.</li> <li>❖ Codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief.</li> </ul>			
III – I	21 Promote energy efficiency and water conservation	Building Division and Utility Department/Water Conservation Division	General Fund/Utility Division Funds	Ongoing -2014-2022
	<p><b>Action:</b> The City will promote energy efficiency and water conservation in existing and future residential development.</p> <ul style="list-style-type: none"> <li>❖ The City will continue to utilize and enforce the latest editions of the California Administrative Codes including the California Building Code and California Title 24 Building Energy Efficiency Standards.</li> <li>❖ The City will continue to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption.</li> <li>❖ The City will continue to administer the low-income electric bill assistance program.</li> <li>❖ The City will continue to implement the rebate program to replace energy-inefficient equipment, such as refrigerators, dishwashers, and clothes washers, provided funding is available.</li> <li>❖ The City will continue to implement the refrigerator/freezer buy back program provided funding is available.</li> <li>❖ The City will continue to administer the retrofit program, provided funding is available, for replacing existing non-conserving toilets, showerheads and bathroom and kitchen faucet aerators with low flow fixtures.</li> <li>❖ The City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place).</li> </ul>			

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Table H-3 Housing Element Implementation Schedule 2014-2022				
Priority	Measure	Responsible Department	Potential Funding Source	Timeframe
III - J	22 Amend Zoning Ordinance to require compatibility finding for any zone change	CDD	General Fund	Ongoing 2014-2022
	<b>Action:</b> The City will amend the Zoning Ordinance to require a finding be made that zone changes, within or adjacent to residential areas, are compatible with the character of the affected residential neighborhood.			
III - K	23 Disseminate Fair Housing Information and help fund fair housing services which promote equal housing opportunity	CDD	CDBG	Ongoing -2014-2022
	<p><b>Action:</b> The City will disseminate fair housing information to the public and continue to help fund fair housing services which promote equal housing opportunity within the community.</p> <ul style="list-style-type: none"> <li>❖ The City will continue to contract with the Legal Aid Foundation to provide fair housing services in the City.</li> <li>❖ The City will promote equal housing opportunities through availability of pamphlets on Fair Housing in City Hall</li> <li>❖ The City will refer complaints on housing discrimination to the Legal Aid Foundation.</li> <li>❖ Progress in the area of equal housing opportunities will be included in the Consolidated Plan for Community Development Block Grant funding.</li> </ul>			

## HOUSING ELEMENT

### COMMUNITY PROFILE

#### 1.0 Introduction

##### 1.1 Information Sources

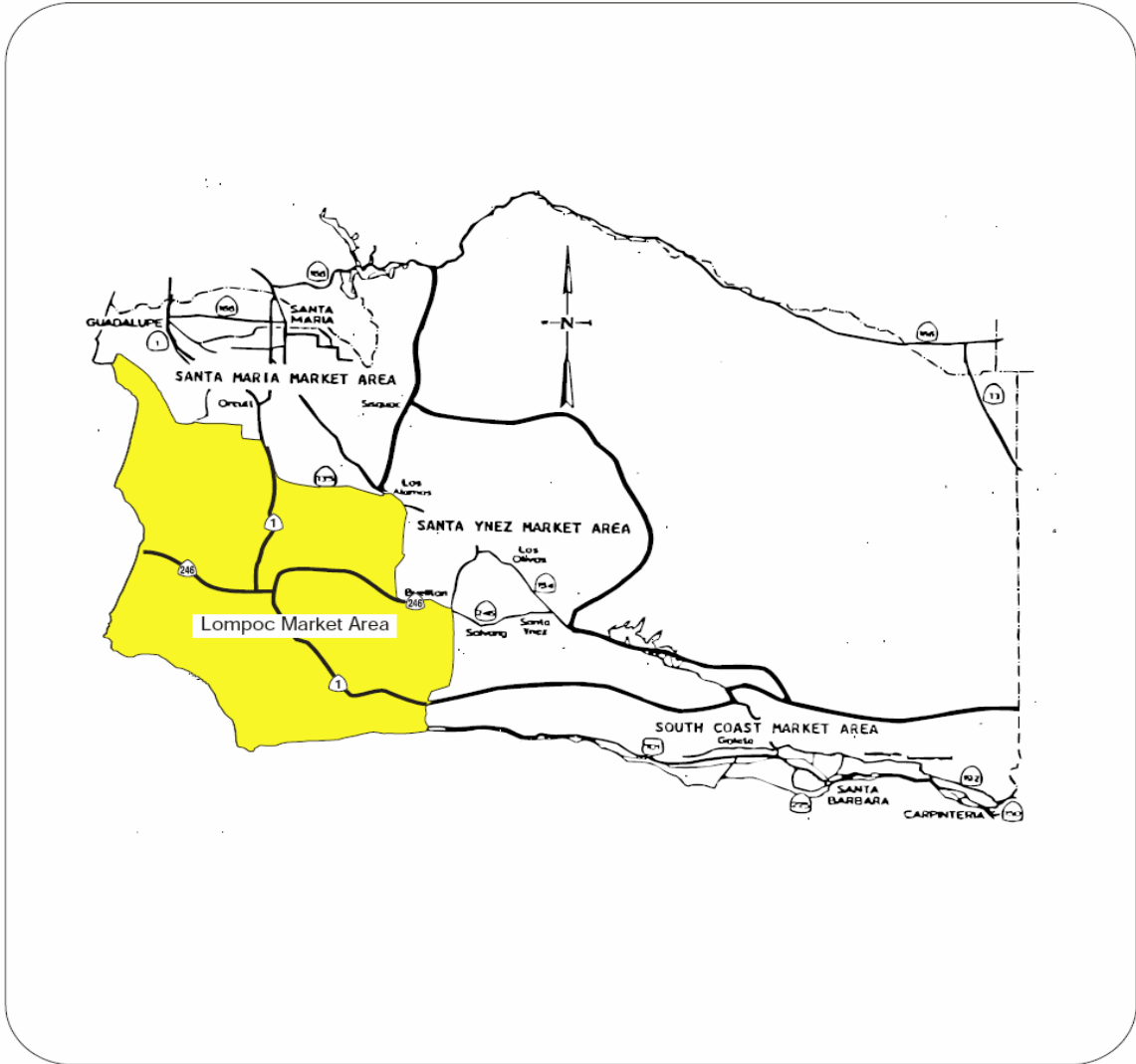
The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for constructing community profiles. Other contributing sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Santa Barbara County, Consolidated Plan and County Assessor Public Information Parcel Database; (iii) U.S. Department of Housing and Urban Development, Income Limits and HOME/CDBG Program Guidelines; (iv) Lompoc Redevelopment Agency, Income Limits and Housing Affordability; (v) Santa Barbara County Association of Governments, Growth Forecast; and (vi) State of California, Departments of Finance, Employment Development and Housing and Community Development, Housing and Demographic Statistics. Statistics available through the U.S. Census provide the most detailed accounting of housing and demographic trends. However, this data is only updated once every ten years and was last published for 2010. Wherever possible, census data is supplemented with other data sources to provide an accounting of trends as of January 1, 2014, which is the beginning date of the planning horizon for the current Housing Element.

##### 1.2 Geographic Orientation

The purpose of the Community Profile is to provide an understanding of characteristics that affect the current demand for housing and influence future housing needs. The demographic information provided in this section covers the City of Lompoc. However, demographic information for unincorporated areas of the Lompoc Valley is provided in instances which affect conditions and circumstances within the City. For demographic and socio-economic information, the U.S. Census County Division (CCD) is used to define the Lompoc Valley (see **Figure H-1**). The Lompoc Valley CCD is coterminous with the "Lompoc Market Area" used for analysis purposes by the Santa Barbara County Association of Governments and Santa Barbara County. A housing market area (HMA) is defined as a geographical area which meets the social and economic requirements of a community and provides its residents with facilities such that commuting to other housing market areas in order to work or shop is generally unnecessary. In this Housing Element the term Lompoc Valley HMA will be used. The majority of the population and housing of the Lompoc Valley HMA is within the City of Lompoc. The remaining urban areas within the Lompoc Valley HMA are Vandenberg Village, Mission Hills, Mesa

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Oaks, and Vandenberg Air Force Base (AFB). The expansive rural areas of the Lompoc Valley HMA contain relatively low numbers of housing units. The City's Urban Limit Line (ULL) is contained entirely within the Lompoc Valley HMA (see Figure LU-1 of the Land Use Element of this General Plan, available on the City's website at <http://www1.cityoflomdoc.com/departments/comdev/pdf/GeneralPlan2030/LandUse.pdf>).



**Figure H-1**  
**Lompoc Housing Market Area**



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**2.0 Population Characteristics**

**2.1 Summary**

The City of Lompoc is a predominately residential community contained within 11.65 square miles surrounded by equestrian ranches, farms, vineyards and rolling hills. Residential land uses comprise 46% of the City’s total area, excluding public rights-of-way and federal property. Since 2000, the City’s population has remained virtually unchanged, growing at an annual rate of less than 0.30 %; the lowest rate of growth the City has experienced over the past 45 years. Comparatively speaking, Lompoc has a youthful and increasingly racially diverse population whose economic well being is largely influenced by the presence of large government institutions; most notably, Vandenberg Air Force Base (“AFB”).

Table H-4 Population Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
<b>Growth Rate</b>			
Actual	0.2% Annual Inc.	0.3% Annual Inc.	Declining
Forecasted	0.45% Annual Inc.	0.76% Annual Inc.	Declining
<b>Demographics</b>			
Median Age	33.9 Years	33.6 Years	Increasing
Minorities	39%	13.9%	Increasing
Unemployment Rate	9.7%	5.4%	Declining
<p><b>Source:</b> SBCAG Final 2040 Regional Growth Forecast, U.S. Census, Department of Commerce, 1990 - 2000. Employment Development Department, State of California, April 2014. 2008-2012 American Community Survey 5-year Estimates Also see Tables H-5 through H-7 and Figures H-3 through H-5.</p> <p><b>Notes:</b> Forecasted Growth Rate is derived from Table H-5.</p>			

**2.2 Growth Profile**

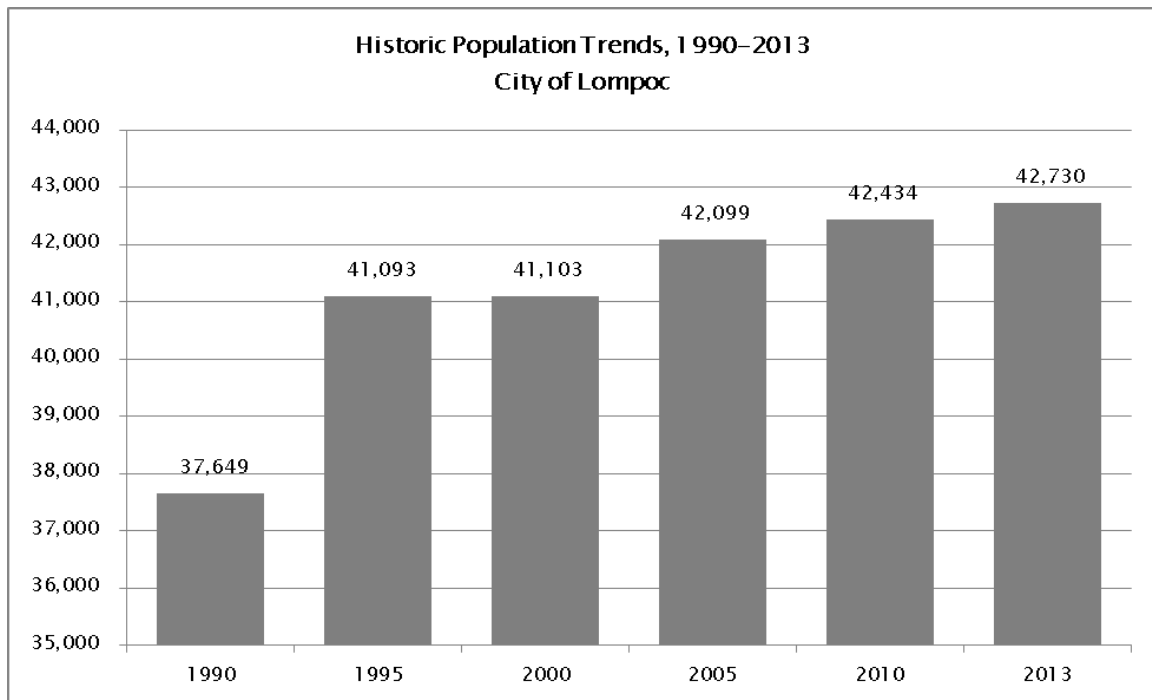
Historically, the population of Lompoc has experienced periods of rapid growth as portrayed in **Figure H-3**. From the late 1950’s through the mid-1980’s, the growth was primarily generated by employment at Vandenberg AFB. The most recent episode of rapid population growth for Lompoc in conjunction with Vandenberg AFB occurred from 1978 to the mid-1980’s when plans were underway for Space Shuttle launches. However, after the Space Shuttle Challenger Disaster in 1986 plans for shuttle launches from Vandenberg AFB were discontinued. Consequently, employment at Van-

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denberg AFB was not as dominant a factor in the City’s growth rate as it had been prior to 1986. Beginning in the late 1980’s employment growth in the Santa Barbara–Goleta area, combined with lower housing costs in Lompoc, triggered accelerated population growth.

Rapid population growth took place between 1960 and 1965 when the City grew approximately 10.83 % annually. By the end of the 1960’s the City had an annual growth rate of 5.78 % for the decade. In the 1970’s the annual growth rate was approximately 0.40 %. The City’s population again increased rapidly during the 1980’s with an annual growth rate of 3.67 %. From 1990 to 2000, the City’s population increased at an annual rate of 0.90 %. Since 2000, the City’s population has remained virtually unchanged, growing at an annual rate of less than 0.30 %; the lowest rate of growth the City has experienced over the past 45 years. More recently, from 2010 to 2013, the growth rate has stagnated even more to a 0.20 % growth rate. Within these few years the population has had both annual increases and decreases, resulting in an extremely slow growth forecast for the next decade.

**Figure H-3**



Sources: United States Department of Commerce, U.S. Census Bureau, Census 1960–2010 State Department of

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*Finance, 1995 – 2013 Santa Barbara County Association of Governments, Regional Growth Forecast 2010–2040.*

**2.3 Population Projections**

The population projections for the City of Lompoc and Lompoc Valley, which reflect 2010 Census data, are presented in **Table H-5**. The City is projected to grow by approximately 8 people during the time period 2010–2020, or approximately 0.02 %. In the same time period, the Lompoc Valley CCD is projected to grow by 3,000 people, or 4.9 %. The County’s population is projected to increase by 22,070 persons, or 5.2 %.. The 2013 City of Lompoc population is estimated at 42,730 persons.

Table H-5 Population Projections	Persons			
	2010	2020	2030	2040
<b>City of Lompoc</b>	42,092	42,100	46,975	47,723
<b>Unincorporated Area</b>	15,652	15,652	18,652	18,949
<b>Lompoc Valley CCD</b>	61,300	64,300	67,300	70,500
<b>Santa Barbara County</b>	423,885	445,955	507,564	520,011

**Source:** Regional Growth Forecast 2010 – 2040, Santa Barbara County Association of Governments, December 2012., Allan Hancock College Fact Book 2013, The Community

**2.4 Age Distribution**

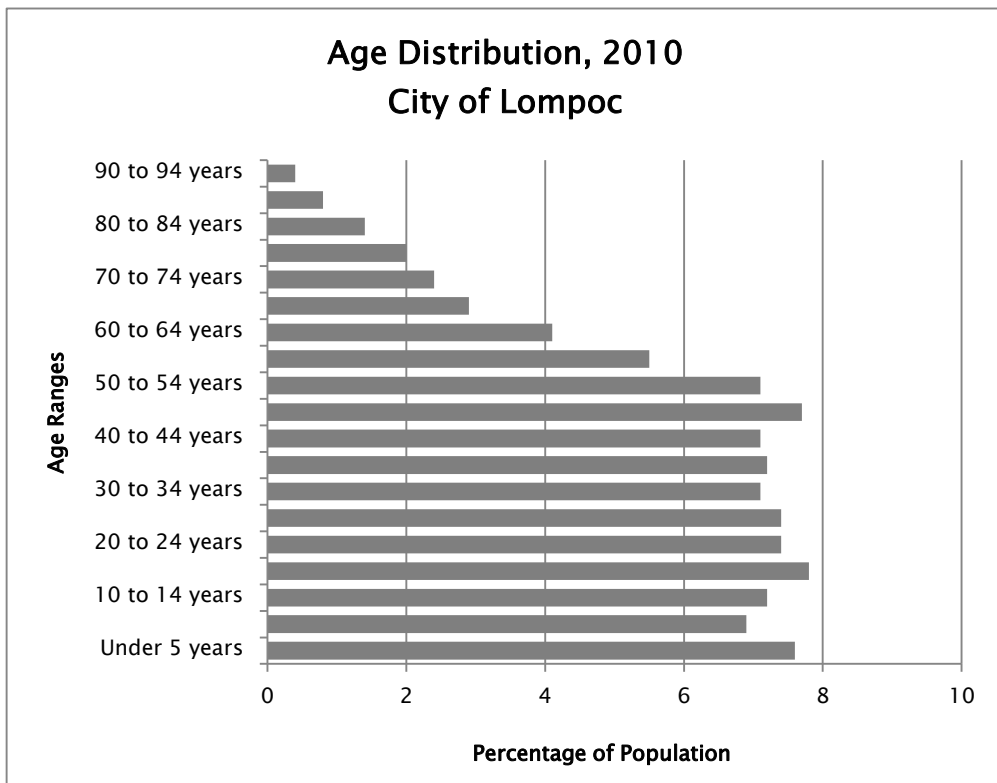
Examining the age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and which accommodate one or two persons per household. A younger population requires a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

The existing age distribution for the City of Lompoc is provided in **Figure H-4**. The median age of Lompoc residents is approximately 34 years. Approximately 26 % (11,188) of the City residents are 17 years or less and approximately 10 % (4,223) are 65 years or more. Nearly 59 % (24,876) of the City’s population is under 40 years and approximately 22 % of the population is 20 to 34 years of age.

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The overall youthfulness of the community and large proportion of the population aged 20 to 34 indicates a need for affordable family housing units which can accommodate three or more individuals and affordable housing units for single adults. City residents aged 17 or under typically reside in housing units with their parents or guardians. Residents aged 20 to 34 typically earn less than older members of the work force and are creating new households, starting families and having children. In 1990 females between the ages of 20 and 34 accounted for approximately 78 % of the annual births within Santa Barbara County. This trend continued into 1995 decreasing only slightly to approximately 74 % of the annual births. In 1995 births by females age 40 and older increased slightly from approximately 10 % of the annual births in Santa Barbara County to approximately 13 %.

**Figure H-4**



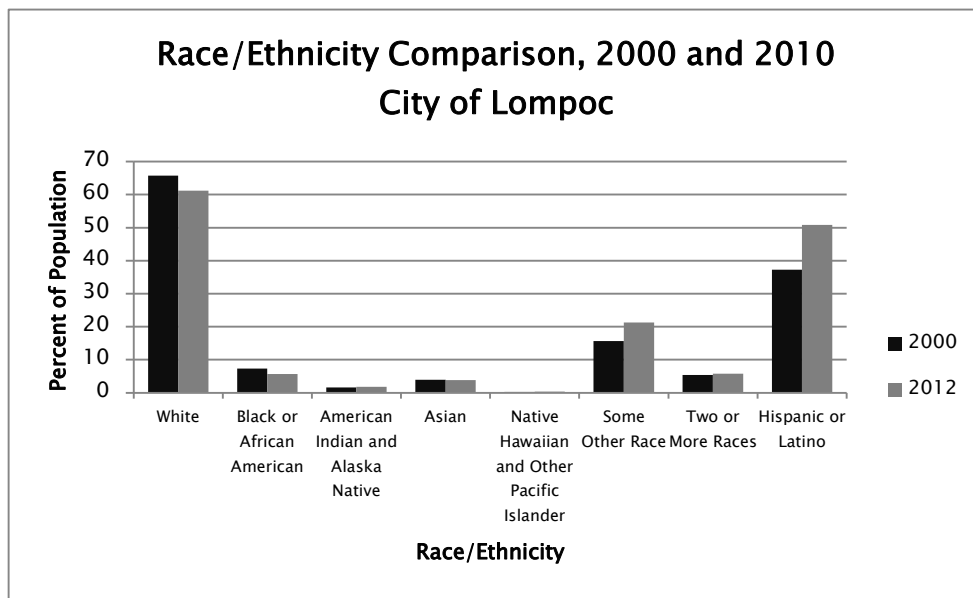
Source: U.S. Census Bureau, Census 2010.

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**2.5 Race and Ethnicity**

Generally, the number of minority residents decreased slightly between 2000 and 2010. According to 2010 Census data, the City of Lompoc population is primarily comprised of persons classified as White (61.2 %) and not of Hispanic or Latino origin, as shown in the Population Ethnicity chart, **Figure H-5**. Approximately 5.7 % of the population is Black or African American, 3.8 % is Asian, 0.4 % is Native Hawaiian/Other Pacific Islander, 1.8 % is American Indian and Alaska Native, and 21.3 % is Other. The number of Hispanic or Latino residents increased between 2000 and 2010 from 37 % to 51 %. The largest percentage of the Hispanic or Latino population is from Mexico (45.4 %).

**Figure H-5**



Source: U.S. Census Bureau, Census 2000 and Census 2010.

**2.6 Employment Characteristics**

Another factor which contributes significantly to the demand for housing in Lompoc is the amount and type of employment located within the Planning Area and at Vandenberg AFB. As shown in **Table H-6**, government employment accounts for the overwhelming majority of jobs held by Lompoc residents. This statistic is further borne

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by Table H-7 that shows federal and local government as the four top employers in the region.

Table H-6 Employment Trends	Jobs						
	2010	2015	2020	2025	2030	2035	2040
Agriculture	1,044	1,104	1,164	1,224	1,278	1,332	1,386
Mining	423	423	423	423	423	423	423
Construction	357	464	468	473	477	482	486
Manufacturing	536	532	528	524	520	516	512
Transportation	79	81	84	86	89	91	94
Wholesale Trade	50	53	56	59	62	65	68
Retail Trade	1,050	1,350	1,440	1,275	1,350	1,425	1,500
Finance & Real Estate	315	380	400	368	385	403	420
Services	3,326	3,534	4,120	4,838	5,053	5,268	5,483
Government	14,720	14,880	15,040	15,200	15,360	15,520	15,680

**Source:** Regional Growth Forecast 2010 - 2040, Santa Barbara County Association of Governments, August 2007.

The State of California Employment Development Department's (EDD) average annual unemployment rate for Santa Barbara County in 2012 was estimated at 8.9%, compared to an average annual unemployment rate for California of 7.8%. An average annual unemployment rate for Lompoc in 2012 was estimated at 15.5%. This increase from an unemployment rate of 5.7% in 2002 reflects the nation's economic crisis. Since then, the economy has improved and that is reflected in the current unemployment rate at the city, county, and state level. The unemployment rate in the City is 9.7%, 5.4% in the County, and 7.3% at the state level. As shown in Table H-7b, the number of employees in 2013 for major employers in Lompoc (Vandenberg, Lompoc Unified School District, Federal Correction institution, and City of Lompoc) have improved since 2007 but have not quite yet returned to their level in 2003.

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<b>Table H-7a Major Employers</b>	<b>2003</b>	<b>2007</b>
<b>Vandenberg</b>	<b>7,509</b>	<b>4,374</b>
<b>Lompoc Unified School District</b>	<b>1,745</b>	<b>1,452</b>
<b>Federal Correction Institution</b>	<b>739</b>	<b>530</b>
<b>City of Lompoc</b>	<b>549</b>	<b>507</b>
<b>Lompoc Hospital</b>	<b>500</b>	<b>500</b>
<b>United Launch Alliance</b>	<b>n.a.</b>	<b>414</b>
<b>Home Depot</b>	<b>n.a.</b>	<b>287</b>
<b>Source:</b> North Santa Barbara County Economic Outlook, UCSB Economic Forecast Project, 2002 and 2008		

<b>Table H-7b Major Employers</b>	<b>2013</b>
<b>Vandenberg</b>	<b>6,996</b>
<b>Lompoc Unified School District</b>	<b>1,528</b>
<b>Lockheed Martin</b>	<b>1,098</b>
<b>U.S. Dept. of Justice (Prison &amp; Institute)</b>	<b>743</b>
<b>Lompoc Healthcare District</b>	<b>625</b>
<b>City of Lompoc</b>	<b>443</b>
<b>World Minerals</b>	<b>300</b>
<b>Wal-Mart</b>	<b>297</b>
<b>Allan Hancock College</b>	<b>228</b>
<b>Vons</b>	<b>139</b>
<b>LOVARC</b>	<b>125</b>
<b>Albertsons</b>	<b>100</b>
<b>Coast Hills Federal Credit Union</b>	<b>99</b>
<b>Source:</b> Community and Economic Profile 2013, Lompoc Valley Chamber of Commerce & Visitors Bureau	

### 3.0 Household Characteristics

#### 3.1 Summary

The vast majority of Lompoc residents live in households; however, families comprised of persons related by blood or marriage are considerably higher in Lompoc compared to the County at large. The youthful population is reflected in a rela-

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tively high household size that has steadily increased over the past twenty four years. Particularly noteworthy are relatively low incomes with a median that is 21% below the Countywide average. Despite these differences, incidences of overcrowding and overpayment within the City are comparable to those experienced throughout the County.

Table H-8 Household Profile	Comparative Attributes		
	City of Lompoc	Santa Barbara County	Trend
<b>Tenure</b>			
Owners	48.6%	52.7%	Decreasing
Renters	51.4%	47.3%	Increasing
<b>Household Type</b>			
Families	69.6%	64.5%	Increasing
Non-Family Households	30.4%	35.5%	Decreasing
<b>Characteristics</b>			
Household Size	2.9 Persons	2.86 Persons	Increasing
Overcrowding	12.5%	11.8%	Decreasing
Median Income	\$47,466	\$60,078	Increasing
Overpayment	40.8%	41.7%	Steady
<b>Source:</b> U.S. Census, 2010. Also see Tables H-9 through H-21.			

**3.2 Household Tenure**

Household tenure refers to the status of the occupant, whether he or she owns or rents the unit. Housing tenure provides information on turnover of occupants in a given housing unit and the affordability of the housing market. Renters tend to move more frequently than homeowners and also tend to have less money to spend on housing. Thus, the prevalence of owner occupied households indicates stability within the housing market (i.e. less housing unit turnover) and increased homeownership affordability. Housing tenure data collected over the last 30 years indicates that the housing stock has been closely split between owner occupants and renters in the City (see Table H-9).

Within the City there has been a small but steady increase in the number of owner occupied households. In 1970 most households (approximately 51 %) in Lompoc were renter occupied. In 1980 there were slightly more owner occupied than renter occupied households in the City. By 1990 there were almost 500 more owner oc-



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cupied than renter occupied households in Lompoc. However, owner occupied units still made up close to half of the total city-wide households. According to the 1990 Census, owner occupied units comprised 52 % of all households and rental units comprised 48 %. Owner occupancy increased by 2 % from 1980 to 1990. In 2000, owner occupied units comprised 52 % of all households and rental units comprised 48 %. In 2010, homeownership decreased slightly to 51 % and renter occupied housing increased to 49 %. This shift in renter versus owner occupied housing is likely the outcome of the economic downturn.

The homeownership rate within the City has historically been lower than in the County as a whole. In the County, owner occupied households have outnumbered renter households by at least 6 % since 1970 (see **Table H-9**). However, although the proportion of homeowners is greater in the County, the City's homeownership rate increased at the same rate as the County's between 1980 and 1990 (2 %). The City's homeownership rate remained at 52 % between 1990 and 2000 and dropped slightly to 51 % in 2010

Table H-9 Households & Tenure	1980		1990		2000		2010	
	No.	%	No.	%	No.	%	No.	%
<b>City of Lompoc</b>								
Owner Occupied	4,714	50%	6,484	52%	6,733	52%	6,493	51%
Renter Occupied	4,666	50%	6,020	48%	6,326	48%	6,862	49%
Total Households	9,380	100%	12,504	100%	13,059	100%	13,355	100%
<b>County of Santa Barbara</b>								
Owner Occupied	57,867	53%	71,053	55%	76,611	56%	74,827	53%
Renter Occupied	51,448	47%	58,749	45%	60,011	44%	67,277	47%
Total Households	109,315	100%	129,802	100%	136,622	100%	142,104	100%
<b>Source:</b> U.S. Census, Department of Commerce, 1980 - 2010								

Owner-occupants tend to occupy single family dwellings. According to the 2010 Census, approximately 88 % of all owner occupied units within the City were

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single family dwellings. The opposite is true for renters. Approximately 34 % of renter occupied units in Lompoc were single family dwellings in 2010.

**3.3 Household Sizes**

Household size is defined as the total number of persons, related or not, living in a housing unit. Although household size decreased overall since 1970, it increased since 1980 (see **Table H-10**). The recent increase in household size is evidenced by the greater proportion of households with four or more occupants (see **Table H-11**). Between 1980 and 1990 the proportion of all households with four or more occupants has increased by 4 %. Similarly, between 1990 and 2000 the proportion of all households with four or more occupants increased by 3 %. In 2010 the number of four person households decreased by 2 %, however five or more person households continued to increase.

<b>Table H-10 Average Household Size</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Household Population</b>	24,090	24,929	35,123	37,664	38,778
<b>Number of Households</b>	7,564	9,380	12,504	13,059	13,355
<b>Persons/Household</b>	3.18	2.66	2.81	2.88	2.9
<b>Source:</b> U.S. Census, Department of Commerce, 1970 - 2010.					

<b>Table H-11 Distribution of Household Sizes</b>	<b>1980</b>		<b>1990</b>		<b>2000</b>		<b>2010</b>	
	<b>Households</b>	<b>%</b>	<b>Households</b>	<b>%</b>	<b>Households</b>	<b>%</b>	<b>Households</b>	<b>%</b>
<b>1 Person</b>	2,215	24	2,766	22	3,066	23	3,304	25
<b>2 Person</b>	2,998	32	3,743	30	3,677	28	3,658	27
<b>3 Person</b>	1,739	18	2,285	18	2,118	16	2,063	15
<b>4 Person</b>	1,392	15	1,986	16	2,037	16	1,910	14
<b>5 Person</b>	638	7	957	8	1,178	9	1,272	10
<b>6 or More Persons</b>	398	4	767	6	983	8	1,148	9
<b>Total</b>	9,380	100	12,504	100	13,059	100	13,355	100
<b>Source:</b> U.S. Census, Department of Commerce, 1980 - 2010.								

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### 3.4 Household Overcrowding

According to the U.S. Census an overcrowded household is one in which there is more than one person per room, excluding the kitchen and bathrooms. The incidence of overcrowded households in the City of Lompoc has been increasing with the exception of a slight decrease in the incidence of household overcrowding between 1970 and 1980 and 2000 and 2010. Incidence of household overcrowding dropped by nearly 2 % between 1970 and 1980 (see **Table H-8**). However, it rose by approximately 6 % between 1980 and 1990 and 4 % between 1990 and 2000. From 2000 to 2010 overcrowded households decreased by two %.

The sharpest rise in household overcrowding between 1970 and 2000 came in the number of households with 1.51 or more persons per room. Between 1970 and 1980 the incidence of overcrowded households with 1.51 or more persons per room increased by approximately 42 %. Between 1980 and 1990 the incidence of overcrowded households with 1.51 or more persons per room rose sharply by 291 % and accounted for 52 % of all overcrowded households. Between 1990 and 2000 the incidence of overcrowding in households with 1.51 or more persons per room increased by 33 %. From 2000 to 2010 the number of severely overcrowded households decreased significantly by 57 %.

Between 2000 and 2010 the number of households with 1.01 to 1.50 persons per room increased and the number of households with 1.51 or more persons per room decreased. The number of households with 1.01 to 1.50 persons per room rose 23 %, whereas the number of %households with 1.51 or more persons per room decreased by 57 %. %

Overcrowding among Lompoc households demonstrates a need for additional housing space. Household overcrowding also may indicate that there is a shortage of income necessary to move to larger accommodations. Housing space appears to be priced at a premium. Households may be adjusting by settling for less space rather than buying more space.

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<b>Table H-12 Overcrowded Households</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Total Households</b>	7,564	9,380	12,504	13,059	13,170
1.01-1.50 Persons	396	311	653	1,004	1,239
1.51 or More Persons	127	181	708	942	407
<b>Total Overcrowding</b>					
Number	523	492	1,361	1,946	1,646
%	6.9%	5.2%	10.9%	14.9%	12.5%
<b>Source:</b> U.S. Census, Department of Commerce, 1970 - 2010.					

Overcrowding is more prevalent among renter occupied households than owner occupied households. In 1980 approximately 74 % of all overcrowded households were renter occupied. By 1990 the proportion of overcrowded households which were renter occupied rose to approximately 79 %. Approximately 18 % of all renter households (1,069 of 6,020) were overcrowded in 1990. By 2000 the proportion of overcrowded households which were renter occupied decreased to approximately 68 %. Although there was a decrease in the percentage of renter occupied overcrowded households from 2000 to 2010, from 68 % to 19 %, the total number of renter-occupied overcrowded households still remains high (1,317, as opposed to 329 owner-occupied overcrowded households) as shown in **Table H-13**. This indicates that overcrowded households in Lompoc tend to be renter occupied and that a substantial number of Lompoc renters are living in overcrowded conditions.

<b>Table H-13 Overcrowded Households by Tenure</b>	<b>2010</b>	
	<b>Owner Occupied</b>	<b>Renter Occupied</b>
<b>Total Households</b>	6,295	6,875
1.01-1.50 Persons	293	946
1.51 or More Persons	36	371
<b>Total Overcrowding</b>		
Number	329	1,317
%	5.2%	19.0%
<b>Source:</b> U.S. Census, 2010.		

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**3.5 Household Types**

The distribution of household types has changed very little over the past twenty four years. The majority of households in Lompoc are family households. In fact family households make up approximately 70 % of all households in the City (see **Table H-14 and Table H-10**). The second most common household type is one-person households which make up 25 % of all households. The remaining households are nonfamily households (two or more unrelated persons) and account for 5 % of all households.

Table H-14 Household Distribution	1990		2000		2010	
	Households	%	Households	%	Households	%
<b>1 Person</b>	2,766	22	3,066	24	3,304	25
<b>2+ Person</b>	8,986	72	9,310	71	9,297	70
<b>Non-Family</b>	752	6	683	5	754	5
<b>Total Households</b>	12,504	100	13,059	100	13,355	100

**Source:** U.S. Census, Department of Commerce, 1990 - 2010.

Family household sizes are significantly larger than all other households. According to the 2010 Census, the average household size for all households citywide was 2.9 persons while the average family household size was 3.48 persons. Family households composed approximately 70 % of all households but accounted for approximately 94 % of the City's household population (see **Table H-15**) and nonfamily households composed approximately 30 % of all households but accounted for approximately 6 % the City's household population. Consequently, family households require more space and larger housing units than nonfamily households to avoid overcrowded conditions.

Table H-15 Population Distribution	1980		1990		2000		2010	
	Persons	%	Persons	%	Persons	%	Persons	%
<b>Non-Family</b>	3,407	14	4,546	13	4,640	12	2,410	6
<b>Family</b>	21,522	86	30,577	87	33,024	88	36,368	94
<b>Total</b>	24,929	100	35,123	100	37,664	100	38,778	100

**Source:** U.S. Census, Department of Commerce, 1980 - 2010.

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**3.6 Household Income**

The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median income. There are five household income group categories: extremely low, very low, low, and moderate. Although exact calculations vary between HCD and HUD, the household incomes are generally defined as follows: extremely low-income households are households with incomes less than 30 % of the area median income (AMI); very low-income households are households with incomes between 30 and 50 % of the area median income; low-income households are households with incomes between 51 and 80 % of the county median income; and moderate-income households are households with incomes between 81 and 120 % of the county median income%. The 2014 income limits for Santa Barbara County are listed (see **Table H-16**).

Table H-16 2014 Income Limits (Santa Barbara County)	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
<b>Extremely Low</b>	\$15,900	\$18,200	\$20,450	\$22,700
<b>Very Low</b>	\$26,500	\$30,300	\$34,100	\$37,850
<b>Low</b>	\$31,800	\$36,360	\$40,920	\$45,420
<b>Moderate</b>	\$42,400	\$48,450	\$54,500	\$60,550
<b>Area Median Income</b>	\$72,800			
<p><b>Source:</b> State CDBG's and HOME's Table of 2014 Income Limits, May 1, 2014  <a href="http://www.hcd.ca.gov/fa/home/ca_homeincomelimits2014.pdf">www.hcd.ca.gov/fa/home/ca_homeincomelimits2014.pdf</a> , Area Median Income found at  <a href="http://www.huduser.org/portal/datasets/il/il14/index_il2014.html">www.huduser.org/portal/datasets/il/il14/index_il2014.html</a></p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>2014 Income Limits are used insofar as 2014 marks the beginning of the current Housing Element cycle.</li> </ol>				

Available household income is one of the most critical factors influencing the demand for housing. The City of Lompoc 2009 household income estimates are provided in **Table H-17**. Household incomes in Lompoc are lower than countywide incomes. According to the 2010 Census, the 2009 median household income for Lompoc was \$46,932 or 78 % of the median countywide household income (\$60,078). The income disparity decreased by 17 % for family households between 1999 and 2009. The 2009 median family household income for Lompoc (\$42,199) represents 61 % of the countywide family household income (\$69,190).

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Table H-17 Income Trends	1980		1990		2000		2010	
	No. of Hslds.	%	No. of Hslds.	%	No. of Hslds.	%	No. of Hslds.	%
<b>Extremely Low</b>	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	2,664	17
<b>Very Low</b>	2,720	29	3,251	26	3,766	29	2,356	15
<b>Low</b>	1,501	16	2,376	19	2,703	21	4,869	32
<b>Moderate</b>	1,876	20	1,500	12	2,459	19	1,496	10
<b>Above Moderate</b>	3,283	35	5,376	43	4,134	32	3,960	26

**Source:** U.S. Census, Department of Commerce, 1980 - 2010; State Department of Housing and Community Development and Santa Barbara County Association of Governments.  
**Note:** Based on the 2014 area median household income for Santa Barbara County of \$73,300

The 2010 distribution of household incomes in Lompoc is provided in **Table H-18**. Lompoc household income information from the 2010 Census shows that the proportion of very low-income households within the City has decrease by 14 % (from 29 to 17 %), however the proportion of low-income households in Lompoc increased by 11 % between 2000 and 2010. During the same period, the proportion of moderate-income households dropped by 9 % and the proportion of above-moderate households also decreased by 6 %. This information indicates a shift towards the low range of proportion of income being spent on housing within the very low-, moderate-, and above moderate income households between 2000 and 2010.

Table H-18 Income Distribution	2009 INCOMES			
	No. of Households	% of Total Households	No. of Families	% of Total Families
<b>Income Ranges</b>				
0-\$14,999	1,672	12.5	715	7.7
\$15,000 - \$24,999	1,900	14.2	1,314	4.0
\$25,000 - \$34,999	1,523	11.3	1,043	14.2
\$35,000 - \$49,999	2,105	15.7	1,352	11.3
\$50,000 - \$74,999	2,362	17.6	1,834	14.6
\$75,000 +	3,858	28.7	2,943	31.8
<b>Total</b>	13,420	100	9,246	100
<b>Median Income</b>	\$46,932		\$51,415	
<b>Average Income</b>	\$58,808		\$62,907	

**Source:** U.S. Census, 2010.

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Government agencies, lenders, and landlords generally consider a household eligible to rent or buy if monthly payments do not exceed 30 % of total household income. Information released from the 2010 Census indicates that 6,511 households currently are overpaying (paying over 30% of household income on direct housing costs) (see **Tables H-19 and H-20**). According to the 2000 Census information, 4,361 households were overpaying for housing within the City. Although the number of households overpaying for housing within the City has increased since 2000, the percentage of households relative to the total number of households within the City has remained the same as in 1990. This represents approximately 33 % (2000: 4,361 / 13,059; 1990: 4,098/12,504) of all households citywide.

Table H-19 Owner Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
\$10,000 – \$19,999	384	5.9
\$20,000 – \$34,999	561	8.5
\$35,000 – \$49,999	477	7.3
\$50,000 – \$74,999	731	11.2
\$75,000 or More	562	8.6

Source: U.S. Census, 2010.

Table H-20 Renters Overpayment for Housing	Households Paying 30% or More for Housing	
	No.	%
\$10,000 – \$19,999	1,694	24.6
\$20,000 – \$34,999	1,333	19.4
\$35,000 – \$49,999	482	7.0
\$50,000 – \$74,999	166	2.4
\$75,000 or More	121	1.8

Source: U.S. Census, 2010.

Overpayment is more prevalent among renter occupied households than owner occupied households (see **Table H-20**). According to the 2010 Census information, 3,961 of the 6,268 households overpaying for housing were renter occupied. This accounts for 63 % of households overpaying for housing (see **Table H-21**). The 2010 Census information indicates that 2,307 households overpaying for housing were owner occupied. This accounts for 37 % of households overpaying for housing. ( See **Table H-21**).



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Table H-21 Housing Overpayment	Renter Households		Owner Households		Total Households	
	No.	%	No.	%	No.	%
<b>Extremely Low</b>	1,950	49	371	16	2,321	53
<b>Very Low</b>	1,239	31	385	17	1,624	37
<b>Low</b>	461	12	290	13	751	17
<b>Moderate</b>	256	6	704	31	960	22
<b>Above Moderate</b>	55	1	557	24	612	14
<b>Total</b>	3,961	100	2,307	100	6,268	100
<b>Source:</b> U.S. Census, 2010.						
<b>Note:</b> Totals may not add up precisely due to rounding.						

Approximately 92 % of renter households which overpay are lower-income households (households in the extremely low-, very low- and low-income categories). Whereas less than half (approximately 46 %) of owner households who overpay are lower-income households.

Household overpayment has a direct effect upon the standard of living for community residents. Households which overpay for housing have fewer dollars available for other necessities such as food, clothing, and healthcare. Extremely low-, very low- and low-income residents have the tightest budgets and are more adversely affected by housing overpayment than higher income households. That is, above-moderate households can afford to spend more than 30 % of household income on housing since they have more discretionary dollars which are not earmarked for basic necessities. Consequently, above moderate-income households normally overpay for housing by choice. In addition, lower-income renter occupied households do not have the option of selling their home (or borrowing against equity) to raise additional capital in the event of an emergency. Owner occupied households have the option of selling or renting a portion of their home to offset unexpected expenses.

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**4.0 Housing Characteristics**

**3.7 Summary**

The distribution of housing types within the City reflects its semi-rural character and family orientation; single family homes comprise nearly two-thirds of all dwellings. Comparatively speaking, the distribution reflects a slightly better balance between housing types than is true for the County at large. While the age and availability of housing is comparable, substandard conditions and excessive costs are far more profound at the County level. In summary, housing in Lompoc is far more affordable compared to other areas of the County, even with incomes that are markedly lower.

Table H-22 Housing Profile	Comparative Attributes	
	City of Lompoc	Santa Barbara County
<b>Dwelling Types</b>		
Single Family	59%	73%
Multiple Family	34%	18%
Mobile Homes	7%	9%
<b>Characteristics</b>		
Median Housing Age	39 Years	40 Years
Housing Condition	3.6% Substandard	6.5% Substandard
Vacancy Rate	7.4%	6.9%
<b>Costs (Median)</b>		
Purchase Price	\$256,700	\$482,400
Rental Rate	\$958	\$1,326
<p><b>Source:</b> U.S. Census, Department of Commerce, 2000 – 2010. Finance Department, State of California, January 2013, American Community Survey Housing Characteristics 2008–2012. Also see Tables H-23 through H-30.</p> <p><b>Notes:</b> Housing Condition is based on 2010 U.S. Census data; % substandard reflects total units that lack complete plumbing, kitchen and heating facilities.</p>		

**4.2 Housing Quantity and Type**

The supply of housing in Lompoc increased sharply between 1970 and 1990 but only minimally between 1990 and 2000 (see **Table H-23**). Between 1970 and 1980 the housing stock increased by approximately 24 %. Between 1980 and 1990 the supply increased by 3,384 units or an additional 34 %. However, from 1990 to 2000 the housing stock in the City of Lompoc increased by only 2.7 % with 360 units. The in-

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cremental increase in total housing units continued through to 2010 with the addition of 653 units, a 4.8 % increase from the year 2000. Between 2010 and 2013, 2171 new dwellings were added to the City’s housing inventory, representing an increase of 1.5%.

The data summarized in **Table H-23** indicates the slow growth of the housing inventory in the City since 1990. The ten year period from 1980 to 1990 showed a 34.3 % increase in total housing units, with an average increase of 338 units per year, compared to the twenty three period between 1990 and 2013 where an average increase of 53 units per year was experienced, yielding an overall increase of 9 %. The actual growth of the housing inventory varies from year to year, however, there has been a marked decline in the units since the year 1991.

Table H-23 Housing Supply	No. of Dwelling Units					
	1970	1980	1990	2000	2010	2013
<b>Total Units</b>	7,997	9,877	13,261	13,621	14,274	14,491
<b>Units Added</b>	-	1,880	3,384	360	653	217
<b>% Change</b>	-	23.5	34.3	2.7	4.8	1.5

**Source:** U.S. Census, Department of Commerce, 1970 - 2010. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014.*

The growth trend in housing unit production experienced in the City of Lompoc between 2000 and 2010 is consistent with the slow increase experienced in Santa Barbara County and the State of California. **Table H-24** shows that housing unit production in Santa Barbara County decreased by 1.1 % between 2000 and 2010, as compared to the 4.3 % increase experienced % between 1990 and 2000. 2010 and 2013 data indicate that the City of Lompoc grew slightly more than the county as a whole, but both fell short of the increase seen in the entire State.

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Table H-24 Housing Change	No. of Dwelling Units						
	1990	2000	% Change	2010	% Change	2013	% Change
State of California	11,182,882	12,214,549	9%	13,552,624	11%	13,785,797	1.7%
Santa Barbara County	138,149	142,901	7.7%	152,381	6.6%	154,170	1.2%
City of Lompoc	13,261	13,621	3.5%	14,274	4.8%	14,491	1.5%

**Source:** U.S. Census, Department of Commerce, 2000 - 2010. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014.*

In 2010, according to the U.S. Census, there were 14,274 housing units within the City (see **Table H-25**). There are three basic types of housing units for which data is presented: single family detached units (including planned unit developments), multiple-family units ranging from duplexes to large apartment developments, and mobilehomes located in mobilehome parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single family residence in the City. As of 2013, the majority (approximately 54 %) of these units were single family detached units. Together, detached and attached single family units make up approximately 59 % of the housing supply. Multi-family units comprise approximately 34 % of the housing stock and mobilehomes account for approximately 7 %. The distribution between the different types of housing (single family, multi-family and mobilehomes) remains virtual unchanged from 2000 to the present.

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Table H-25 Housing Distribution	No. of Dwelling Units					
	2000	Distribution	2010	Distribution	2013	% Change (from 2010- 2013)
<b>Single Family</b>						
Detached	7,211	53.1%	7,739	52.4%	7,845	1.4%
Attached	1,044	7.7%	755	5.2%	762	0.9%
<b>Multi-Family</b>						
2-4 Units	1,860	13.7%	2,101	14.7%	2,116	0.7%
5+ Units	2,570	18.9%	2,709	19%	2,788	2.9%
<b>Mobilehomes</b>	897	6.6%	912	6.4%	980	7.5%
<b>Total</b>	13,582	100%	14,274	100%	14,491	1.5%

**Source:** U.S. Census, Department of Commerce, 2000 - 2010. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014.*

**Note:** There are 39 housing units for 2000 and 58 housing units for 2010 reported to the U.S. Census Bureau that include boat, tent, RV, and van which showed obvious signs of use as living quarters. These 39 units and 58 units are not included in the total number of units shown in above.

**4.3 Housing Age**

According to the American Community Survey, nearly half(47 %, (8,968 units) of the City’s housing unit stock was built prior to 1970 (see **Table H-26**). Although regular maintenance can prolong the life of the older homes beyond 30 years, the passage of time will increase the cost and magnitude of needed housing repairs. Generally, housing units over 40 years old require large financial expenditures to prolong their useful life and prevent substantial deterioration. Older homes may need electrical rewiring, modernized plumbing systems and new foundation work. Approximately 47 % (6,647units) of the City’s housing unit stock was built prior to 1970 and would be in this category. A large number of housing construction took place during the 1960s, which means those homes have in recent years hit the 40-year mark . Given the age of the existing housing stock, periodic ongoing maintenance is critical to prevent significant deterioration and protect the existing housing supply.

In addition to the housing age, information included in **Table H-26** indicates that nearly all of the City’s housing units (98.9%) had complete plumbing facilities in 2012.

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Table H-26 Housing Stock Age	Housing Units	
Year of Construction	No.	%
After 2010	19	0.1
2000–2009	813	5.8
1990 - 1999	1157	8.3
1980 - 1989	3,052	21.8
1970 -1979	2,321	16.6
1960 - 1969	3,599	25.7
1950 - 1959	1,925	13.7
1940 - 1949	420	3.0
Before 1940	703	5.0
<b>Total</b>	<b>14,009</b>	<b>100.0</b>
Plumbing Facilities	All Housing Units	% of Total
Units Lacking complete Kitchen Facilities	100F	0.8
Units Lacking Complete Plumbing Facilities	139	1.1
<b>Source:</b> American Community Survey 2008–2012 5–Year Estimates		

**4.4 Housing Condition**

The City has conducted independent housing condition surveys in 1991 and 2003. Housing unit conditions were rated using four classifications: A, B, C, or D. Generally, units rated “A” were in satisfactory condition or better, with no visible existing repair needs; units rated “B” required minor rehabilitation to be restored to an “A” condition; units rated “C” required major rehabilitation to be restored to an “A” condition; and units rated “D” were dilapidated and required replacement.

In a survey conducted by the City in 2003, a total of 9,177 housing units or approximately 66% of the City’s housing stock was evaluated. Units built after 1980 (approximately 4,615) were not surveyed, since they were assumed to be rated “A” because they were less than 20 years old and hence were built in compliance with the Uniform Building Code. The findings of the study are provided in **Table H-27**.

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Table H-27 Housing Conditions	Housing Conditions Rating				
	A	B	C	D	Total
Single Family	6,833	1,333	82	4	8,252
Multi-Family	3,859	647	88	6	4,600
Mobile Home	826	109	5	N/A	940
<b>Total</b>					
Number	11,518	2,089	175	10	13,792
%	83%	15%	1%	0.1%	100%

**Source:** Housing Conditions Survey, City of Lompoc, 2003.

The 2003 housing condition study found that 83 % of the City’s housing stock was well-maintained and appeared in adequate or better condition. Most of these units have been recently built and received steady maintenance. The regularity of future maintenance will determine whether these units remain in “A” condition or slip to “B” condition.

Approximately 16 % of the City’s housing (2,264 units) appeared in need of some form of rehabilitation (“B” and “C” units). The vast majority of units requiring rehabilitation were in “B” condition and appeared in need of relatively small financial expenditures (under \$10,000) to be considered in “A” condition. However, these “B” condition units (2,089) are in the early stages of deterioration. They are units which can be repaired and provide a long-term source of quality housing or can deteriorate further and become beyond reasonable economic repair. Various factors determine whether “B” condition units slip to “C” condition. These factors include: the severity and urgency of the repair needs, the willingness of owners to make needed repairs before they become critical, the availability of private funds to spend on housing repairs, and the ability of the City to obtain and allocate public funds for those in need of financial or technical assistance.

Approximately 1 % of the City’s housing stock (175 housing units) in 2003 was severely deteriorated, requiring a large expenditure of funds (more than \$10,000) to repair. In fact, in at least 13 cases housing units appeared to have deteriorated beyond reasonable economic repair and needed to be replaced.

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as attractive nuisances for children or in some cases centers for criminal activity. In addition, “C” and “D” condition units can

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decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

**4.5 Vacancy Rate**

Vacancy rates provide a quantifiable measurement of excess housing supply. Vacant units are the portion of the City’s housing stock which is unoccupied. The rule of thumb is that a 4.5% to 5.0% vacancy rate indicates a good balance of supply and demand in the housing market. Vacancy rate information is provided by the U.S. Census Bureau and is monitored monthly by the City via its electric meters (electric meters are turned off when a unit is vacant). The total overall vacancy rate in the City was 7.4 % according to the 2010 Census (see **Table H-28**). The Census data also indicates that vacancy rates have customarily been higher for renter occupied units than owner occupied units. The vacancy rate as reported in the 2010 Census is higher than the 4.1 % vacancy rate reported in 2000 indicating that there are more housing units available compared to population in 2010 than in 2000. Furthermore, the 2010 vacancy rate is higher than the 4.5 % to 5.0 % vacancy rate range indicating an imbalance between the supply and demand of housing in the City.

<b>Table H-28 Housing Vacancy</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
<b>Ownership Vacancy Rate</b>	2.1%	4.9%	1.4%	0.8%	2.2%
<b>Rental Vacancy Rate</b>	6.9%	5.1%	7.6%	4.0%	7.1%
<b>Average Overall Vacancy Rate</b>	5.4%	5.0%	5.7%	4.1%	7.4%
<b>Source:</b> U.S. Census, Department of Commerce, 1970 - 2000, DOF Census 2010 Demographic Summary Profile					

**4.6 Housing Costs**

Housing cost changes for Lompoc and surrounding jurisdictions are presented in **Table H-29**. Based on a combination of decennial census data and recent sales activity, Lompoc is shown to be among the most affordable communities in Santa



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Barbara County. The cost of ownership housing in Lompoc is the least of all jurisdictions and second only to Guadalupe in having the lowest rents. Throughout the County, the cost to buy homes has increased dramatically in the past seven years compared to the period between 1990 and 2000. However, this trend has now reversed as the nation as a whole experiences a broad contraction in the housing market accompanied with the onset of an economic recession. Between 2006 and 2007, the pricing of ownership housing in Lompoc declined 13.7%. Rents, on the other hand, continue to rise although at much less dramatic pace. In 2012, the cost of housing and renting both increased. Housing prices in general did not return to 2007 levels, but renting rates have escalated dramatically (Tables H-29 and H-30).

Table H-29 Housing Cost Profile	Median Purchase Prices				Median Rental Rates		
	1990	2000	2007	2008-2012	1990	2000	2008-2012
<b>Lompoc</b>	\$144,400	\$143,000	\$377,354	\$256,700	\$514	\$562	\$958
<b>Guadalupe</b>	\$ 86,100	\$113,200	\$383,200	\$199,400	\$431	\$509	\$977
<b>Santa Maria</b>	\$140,300	\$140,000	\$384,813	\$267,200	\$548	\$613	\$1,117
<b>Buellton</b>	\$223,900	\$235,300	\$628,861	\$428,200	\$667	\$689	\$975
<b>Solvang</b>	\$303,600	\$339,500	\$827,250	\$631,700	\$688	\$798	\$1308

**Source:** U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports. Residential Real Estate Market Activity, UCSB Economic Forecast, February 2008, American Fact Finder Selected Housing Characteristics 2008-2012 5-Year Estimates

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<b>Table H-30 Fair Market Rents</b>	<b>0 Bedroom</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
<b>2007</b>	\$856	\$956	\$1,073	\$1,413	\$1,613
<b>2008</b>	\$1065	\$1189	\$1334	\$1757	\$2005
<b>2009</b>	\$1007	\$1124	\$1262	\$1662	\$1897
<b>2010</b>	\$1005	\$1122	\$1259	\$1658	\$1892
<b>2011</b>	\$978	\$1091	\$1225	\$1613	\$1841
<b>2012</b>	\$1073	\$1198	\$1344	\$1770	\$2020
<b>2013</b>	\$1035	\$1190	\$1426	\$1906	\$2206
<b>2014</b>	\$904	\$1061	\$1272	\$1700	\$1968

**Source:** Fair Market Rent History for Santa Barbara—Santa Maria--Lompoc, U.S. Department of Housing and Urban Development, 2007–2014.  
**Note:** 2014 marks the beginning of the current Housing Element cycle.

**5.0 Affordability Characteristics**

**5.1 Summary**

Housing affordability is a function of household income, cost components, affordability thresholds and market pricing. As noted in Section 4.6, Lompoc is among the most affordable communities in Santa Barbara County. However, affordability is not uniformly enjoyed across all income spectrums. In general, market rate rental units are affordable to moderate income groups while exceeding the hypothetical means of lower income households. With the exception of condominiums for moderate income purchasers, ownership housing is out of the reach of all other target income categories.

**5.2 Operative Terms**

Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining affordability are pegged against the areawide median and are displayed in **Table H-31**. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs affordable to target income groups are prescribed by State law and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 9% of the areawide median for extremely low income (i.e., 30% x 30% = 9%), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the

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areawide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income.

Table H-31 Definition of Terms	Housing Cost Thresholds	
	For Sale	Rental Units
<b>Extremely Low</b>	30% of 30% of AMI	30% of 30% of AMI
<b>Very Low</b>	30% of 50% of AMI	30% of 50% of AMI
<b>Low</b>	30% of 70% of AMI	30% of 60% of AMI
<b>Moderate</b>	35% of 110% of AMI	30% of 110% of AMI
<b>Source:</b> State of California, Health and Safety Code, Sections 50052 and 50053, and Title 25, Section 6932 of the California Code of Administrative Regulation, accessed May 27 <sup>th</sup> , 2014		

**5.3 Affordability Gap**

Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. The computation is made by subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. For rental rates and purchase prices, a combination of source data is used including: market data from the University of California at Santa Barbara, UCSB Economic Forecast Project; home sales data from DataQuick Real Estate Services; and Fair Market Rent data from the U.S. Department of Housing and Urban Development. For purchased housing, principal and interest computations (along with minimum downpayment requirements) are based on the most preferable terms available through the California Housing Finance Agency; taxes are estimated at 1.15% of value; and insurance, maintenance and utilities are figured at \$256 per month (**Table H-32**). For rental housing, indirect costs are derived from utility allowance schedules used by the Housing Authority of Santa Barbara County in computing rent subsidies (**Table H-33**). The resulting analysis follows in Paragraphs 5.4 and 5.5 below.

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Table H-32 Ownership Housing Cost Factors	Mortgage Variables				
	Mortgage Term	Interest Rate	Down Payment	Silent Second	Mortgage Insurance
<b>Target Groups</b>					
Extremely Low	30-Yr Fixed	3.75%	0%	3%	1%
Very Low	30-Yr Fixed	3.75 %	5%	3%	1%
Low	30-Yr Fixed	3.75%	10%	3%	1%
Moderate	30-Yr Fixed	4.25%	15%	3%	1%
	Incidental Monthly Housing Costs				
	Property Taxes	Insurance	Mainte- nance	Utilities	HOA Fees
<b>Housing Type</b>					
Single Family	1.15%	\$40	\$40	\$ 176	
Condominium	1.15%	Included with HOA Fee		\$209	\$100
<b>Source:</b> State of California, Housing Finance Agency, November 2007.					
<b>Note:</b> Incidental Housing Costs (other than Utility Expense) are based on typical real estate cost factors. Utility Expense is derived from Table H-33.					

Table H-33 Monthly Rental Housing Cost Factors	Single Family Property					
	0 Bed- room	1 Bed- room	2 Bed- room	3 Bed- room	4 Bed- room	5 Bed- room
<b>Heating</b>						
Natural Gas	\$10	\$12	\$14	\$15	\$17	\$19
Electric	\$38	\$46	\$53	\$62	\$70	\$77
<b>Cooking</b>						
Natural Gas	1\$	\$2	\$2	\$2	\$2	\$2
Electric	\$7	\$8	\$9	\$10	\$11	\$12
<u>Other Electric Lighting, Refrigeration, Etc.</u>	\$23	\$29	\$34	\$41	\$49	\$57
<b>Water Heating</b>						
Natural Gas	\$6	\$8	\$10	\$13	\$17	\$20
Electric	\$19	\$28	\$37	\$54	\$71	\$88
<b>Base Charges</b>						
Natural Gas	\$4	\$4	\$4	\$4	\$4	\$4
Electric	\$4	\$4	\$4	\$4	\$4	\$4
<b>Water</b>	\$29	\$36	\$42	\$54	\$71	\$88

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<b>Sewer</b>	\$50	\$50	\$50	\$50	\$50	\$50
<b>Trash Collection</b>	\$27	\$27	\$27	\$27	\$27	\$27
<b>Range</b>	\$5	\$5	\$5	\$5	\$5	\$5
<b>Refrigerator</b>	\$6	\$6	\$6	\$6	\$6	\$6
<b>Total Natural Gas</b>	\$137	\$150	\$160	\$176	\$199	\$221
<b>Total Electric</b>	\$208	\$239	\$267	\$313	\$364	\$414

	<b>Multi Family Property</b>					
	<b>0 Bed- room</b>	<b>1 Bed- room</b>	<b>2 Bed- room</b>	<b>3 Bed- room</b>	<b>4 Bed- room</b>	<b>5 Bed- room</b>
<b>Heating</b>						
Natural Gas	\$8	\$9	\$11	\$13	\$15	\$16
Electric	\$25	\$34	\$42	\$51	\$58	\$67
<b>Cooking</b>						
Natural Gas	\$1	\$2	\$2	\$2	\$2	\$2
Electric	\$7	\$8	\$9	\$10	\$11	\$12
<u>Other Electric Lighting, Refrigeration, Etc.</u>	\$23	\$29	\$34	\$41	\$49	\$57
<b>Water Heating</b>						
Natural Gas	\$6	\$8	\$10	\$13	\$17	\$20
Electric	\$19	\$28	\$37	\$54	\$71	\$88
<b>Base Charges</b>						
Natural Gas	\$4	\$4	\$4	\$4	\$4	\$4
Electric	\$4	\$4	\$4	\$4	\$4	\$4
<b>Water</b>	\$29	\$36	\$42	\$54	\$71	\$88
<b>Sewer</b>	\$44	\$44	\$44	\$44	\$44	\$44
<b>Trash Collection</b>	\$27	\$27	\$27	\$27	\$27	\$27
<b>Range</b>	\$5	\$5	\$5	\$5	\$5	\$5
<b>Refrigerator</b>	\$6	\$6	\$6	\$6	\$6	\$6
<b>Total Natural Gas</b>	\$153	\$170	\$185	\$209	\$240	\$269
<b>Total Electric</b>	\$189	\$221	\$250	\$296	\$346	\$398
<b>Source:</b> Section 8 Allowances for Tenant-Furnished Utilities and Other Services, Housing Authority of Santa Barbara County, January 1, 2014.						

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**5.4 Ownership Affordability**

According to transactional data published by DataQuick Real Estate Services (DQNews.com, June 2014) and the UCSB Economic Forecast, the 2013 median sale price for single family homes and condos in Lompoc was \$228,500. This represents an increase of 26.94% compared to 2012. This data is based on 571 sales with an average unit size of 3.1 bedrooms. Utilizing household adjustment factors published in the California Health and Safety Code, the maximum household size on which to determine household income and compute affordable sales price for a three-bedroom dwelling is four persons. This translates to an adjusted 2014 household income of \$73,300. The resulting analysis appears in **Table H-34** and shows that single family ownership housing is generally beyond the financial means of all target income households. Condominiums, on the other hand, are affordable to persons and families of moderate income but not to households below this income threshold.

<b>Table H-34 Ownership Housing Analysis</b>	<b>Single Family (3 Bedroom)</b>	<b>Condominium (3 Bedroom)</b>
<b>Demographic Baseline</b>		
Household Size	4	4
Area Median Income	\$73,300	\$73,300
<b>Housing Cost Factors</b>		
Median Sales Price	\$228,500	\$134,000
<b>PIMI + Incidental Costs (Monthly)</b>		
Extremely Low	\$1,720	\$1,167
Very Low	\$1,618	\$1,108
Low	\$1,528	\$1,055
Moderate	\$1,502	\$1,040

**HOUSING ELEMENT**

<b>Table H-34 Ownership Housing Analysis</b>	<b>Single Family (3 Bedroom)</b>	<b>Condominium (3 Bedroom)</b>
<b>Housing Cost Limit (Monthly)</b>		
Extremely Low	\$550	\$550
Very Low	\$916	\$916
Low	\$1,283	\$1,100
Moderate	\$2,352	\$2,016
<b>Affordability Gap</b>		
Extremely Low	(\$1,170)	(\$617)
Very Low	(\$702)	(\$192)
Low	(\$245)	\$45
Moderate	\$850	\$976
<b>Source:</b> Tables H-31, H-32 and H-33.		
<b>Notes:</b> PIMI means and includes principal, interest and mortgage insurance. Utility Expenses are based on natural gas for heating, cooking and water heater.		

**5.5 Rental Affordability**

Lompoc’s rental market is relatively affordable, particularly in comparison to other communities in the County. The fair market rent for Santa Barbara County in 2014 for a 3-bedroom home is \$1,918 (HUD 2014). Utilizing Fair Market Rent data for Santa Barbara County published by the U.S. Department of Housing and Urban Development for the Section 8 Housing Assistance Program, rents in Lompoc are generally affordable to moderate income households but not other target income groups (**Table H-35**). This conclusion is highly conservative insofar as the median rent charged for Lompoc housing is considerably lower than the Fair Market Rents applicable to the County at large.

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Table H-35 Rental Housing Analysis	No. of Bedrooms			
	0	1	2	3
<b>Demographic Baseline</b>				
Household Size	1	2	3	4
Area Median Income	\$51,300	\$58,650	\$65,950	\$73,300
<b>Housing Cost Factors</b>				
Fair Market Rent	\$904	\$1061	\$1272	\$1700
Utility Allowance	\$153	\$170	\$185	\$209
Subtotal	\$1057	\$ 1,231	\$ 1,457	\$ 19,09
<b>Housing Cost Limit (Monthly)</b>				
Extremely Low	\$385	\$440	\$495	\$550
Very Low	\$641	\$733	\$824	\$916
Lower	\$898	\$1,026	\$1,154	\$1,283
Moderate	\$1,646	\$1,882	\$2,116	\$2,352
<b>Affordability Gap</b>				
Extremely Low	(\$672)	(\$791)	(\$962)	(\$1,359)
Very Low	(\$416)	(\$498)	(\$633)	(\$993)
Lower	(\$159)	(\$205)	(\$303)	(\$626)
Moderate	\$589	\$651	\$659	\$443
<b>Source:</b> Tables H-31, H-32 and H-33.				
<b>Notes:</b>				
1. Utility allowance is the amount used by Santa Barbara Housing Authority in computing Fair Market Rent adjustments for natural gas.				
2. Number of persons and bedrooms are matched according to State HCD criteria as per Health and Safety Code Section 50052.5(c).				



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### NEEDS ASSESSMENT

#### 6.0 Introduction

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 Section 8.0 while the needs of the existing population are discussed in Section 7.0.

#### 7.0 Existing Housing Needs

##### 7.1 Summary

As shown in **Table H-36**, persons paying in excess of 30% of their income for housing represents the single biggest challenge for both renters and homeowners in Lompoc. Overcrowding in Lompoc has significantly improved in past years, especially for renter households where overcrowding decreased to 7% from 21%. Substandard housing is the least pervasive of the three basic need components with renters and owners bearing a comparable burden. **Table H-37** provides a quantitative breakdown of various population segments whose needs are most acute. In sum total, special needs groups represent 32% of Lompoc's population. It should be noted, however, of the possibility of that some persons may fall under multiple special-needs categories and therefore be double-counted. Thus, the 32% figure is a worst case scenario and may in fact be much lower.

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Table H-36 Indicators of Need	8.0 Over-paying		9.0 Over-crowding		10.0 Sub-stand-ard		11.0 Total	
	No.	%	No.	%	No.	%	No.	%
<b>Owner Households</b>	4,696	47.5%	293	2%	185	3%	5,174	80%
<b>Renter Households</b>	3,650	56.2%	946	7%	283	5%	4,879	71%

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

**Notes:**

1. Definitions: (i) Overpaying -- more than 30% of income is expended on housing costs; (ii) Over-crowding -- more than one person occupies each room; and (iii) Substandard: dwellings built before 1970, lacking plumbing fixtures or lacking kitchen facilities.
2. Due to the size of Lompoc, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics. Consequently, the numeric tabulation in Tables H-36 and H-37 may actually overstate needs due to double counting.

**7.2 Components of Need**

**7.2.1 Overcrowding**

In 2012, household overcrowding affected approximately 9 % of the households within the City. Of the total overcrowded households in Lompoc 12 % of these households live in units with more than 1.5 persons per room (excluding bathrooms and kitchen). At the beginning of the previous cycle, between 2007 and 2008, housing costs dramatically increased and caused the housing affordability gap to widen. Consequently, overcrowding became a significant issue, especially in renter households. Although not to the levels before the economic recession, overcrowding conditions have improved since the past cycle, reflecting an increase in the area median income, decrease in Fair Market Rent, and overall increase in housing affordability in Lompoc.

**7.2.2 Substandard Housing**

In 2013, the City of Lompoc Annual Report on the General Plan reported more than 2,274 housing units in the City of Lompoc were in need of at least minor rehabilitation. Approximately 185 of these units required major rehabilitation with expenditures of more than \$10,000.

**7.2.3 Housing Affordability**

Citywide average per capita household income is currently approximately 67 % of the average countywide figure. Consequently units considered af-

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fordable to certain income groups countywide are not affordable to Lompoc households. This is evident to many households in Lompoc who currently overpay for housing (i.e. spend in excess of 30 % of household income on housing). Approximately 41.7 % of all Lompoc households or households citywide overpays for housing.

Additionally, 61 % of the total number of overpaying households are very low- and low-income households which can least afford to spend more than 30 % of household income on housing. Mortgage refinancing (during periods of historically low interest rates) can help improve housing affordability for homeowners. However, new job creation, higher wage jobs, as well as a greater supply of lower cost housing are needed to improve housing affordability for renters and homeowners.

### 7.2.4 Mortgage Foreclosure

A component of need related to Housing Affordability arose during the most recent economic recession with the onset of the “**subprime mortgage crisis**,” a condition characterized by a significant decline in housing prices and related mortgage payment delinquencies. This condition, coupled with the economic recession and resultant job loss, has placed a large number of residential property owners at risk of losing their homes. At present, [www.foreclosures.com](http://www.foreclosures.com) has listings for 6,747 residential properties in Lompoc that are under financial duress (1,525 bank-owned, 2,417 in auction, and 2,805 in pre-foreclosure).<sup>2</sup> During the previous cycle, in response to this national crisis, the State and Federal Governments enacted companion legislation to address residential foreclosures stemming from subprime mortgages and the nation’s general economic downturn. Most notably, California received \$3.9 billion in funds from the Housing and Economic Recovery Act, passed by Congress in July 2008, to assist local governments in purchasing abandoned and foreclosed homes and residential property. At the State level, SB 1065 was signed into law by the Governor on September 25, 2008, and allowed local government to refinance mortgages on owner-occupied homes utilizing tax-exempt bond funds. Previously, cities and counties were prohibited from refinancing mortgages with tax-exempt bonds; however, the Housing & Economic Recovery Act of 2008 allowed this for a temporary four-year period and included the issuance of \$11 million in tax-exempt bonds for this purpose. Although housing affordability has slightly improved in Lompoc, it is possible that the amount of homes in foreclosure and financial duress have affected the overall median household price in Lompoc. As indicated by the number of foreclosure listings, this demonstrates the crippling effects

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<sup>2</sup> Santa Barbara County Foreclosures, [www foreclosure.com](http://www foreclosure.com), July 8 , 2014.

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of the recent economic recession still have resounding impact on households in Lompoc today.

**7.3 Special Needs Groups**

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(7), 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 Special Needs Population	Persons	
	City Total	%
Disabled (Non-Elderly)	3,095	8%
Elderly (Non-Female)	4,223	10%
Large Households (Non-Female & Non-Elderly)	2,155	5%
Female-Headed Families (With Children (<18 Years))	1,185	3%
<b>Farmworkers</b>		
Year-Round	1,842	4%
Migrant & Seasonal	932	2%
<b>Homeless</b>	104	0.0024%
<b>Total</b>	<b>42,730</b>	<b>32%</b>
<p><b>Source:</b> U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports for Disabled, Elderly, Large Families, Female-Headed Households &amp; Year-Round Farmworkers. U.S. Department of Health and Human Services, "Migrant and Seasonal Farmworkers Enumeration Profiles Study," September 2000 for Migrant &amp; Seasonal Farmworkers. County of Santa Barbara, Housing and Finance Development Division, 2006-2010 Consolidated Plan &amp; 2005 Action Plan for Homeless.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. The number of Migrant &amp; Seasonal Farmworkers is an estimate based on a proportional assignment of total estimated number of farmworkers Countywide. The proportional assignment is based on employment in Farming, Fishing, and Forestry Occupations as reported in the 2000 U.S. Census (i.e., 22,333 Countywide Migrant &amp; Seasonal Farmworkers X [1416 Lompoc Residents Employed in Farming, Fishing &amp; Forestry/17,169 Total County Residents Employed in Farming, Fishing &amp; Forestry]).</li> <li>2. The number of Homeless is based on a Point In Time survey conducted in January 2013 by County of Santa Barbara.</li> </ol>		

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### 7.3.1 Elderly

The special needs of many elderly households result from low fixed-incomes, physical disabilities, and dependence needs. Consequently, the elderly often have increased needs for housing which incorporates enhanced accessibility features (e.g. hand rails or no stairs), provides security, and requires minimal maintenance. Additionally, locating housing for the elderly near neighborhood shopping, medical services, churches, and senior recreation and service facilities will help meet the special needs of a portion of the elderly population. For the purposes of this Housing Element, “elderly” are defined as those persons 65 years of age and older.

The 2010 Census counted 4,223 elderly Lompoc residents which accounted for approximately 10 % of the City’s total 2010 population. Approximately 95 % (4,003) of the elderly population live in households and the remaining 5 % (220) live in group quarters (e.g. elderly residential care facilities). The majority of the elderly population (64 % or 2,700 individuals) living in households, live within family households (e.g. with a spouse or other relatives) which can provide a support system to assist with household chores or errands. The remaining nonfamily household population (1,303 individuals) is comprised primarily of females who live alone (799 individuals out of 1,303 or 61 %). The majority of the elderly population (53 % or 2,255 individuals) is aged 65 to 74. The remaining 1,968 individuals are aged 75 or more. This older segment of the elderly population is more likely to be frail and require mobility friendly housing design.

Most elderly individuals in Lompoc own their residences. In fact, approximately 72 % (1,916 of 2,656) of the housing units occupied by the elderly are owner occupied and 28 % (740) are rented. In contrast, the homeownership rate is 30 % for the community as a whole. However, due to fixed incomes the elderly sometimes have difficulty financing needed home repairs. Lompoc’s elderly population is adversely affected by disabilities and to a lesser extent by financial hardship. A significant portion of the elderly population experiences mobility difficulty or problems which adversely affect their self-sufficiency. According to the 2010 Census 1,508 elderly individuals or approximately 40 % of the total elderly population reported one or more types of disabilities, including a self-care type of disability. One type of disability was reported for 386 (26 %) elderly individuals who experienced a disability. Moreover, two or more types of disabilities were reported for 1,122 (30 %) elderly individuals. The types of disabilities within the total elderly population (3,745) included sensory (hearing and vision) (30 %), physical (ambulatory) (28 %), mental (cognitive) (1 %), self-care (13 %), and go-outside

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(independent living difficulty) type of disability (23 %). %Elderly individuals reporting %self-care disabilities need housing designed or modified to address their physical disabilities in order to protect their independence. In addition, the 2010 Census documented 253 elderly individuals earning annual incomes below the poverty level (\$10,458 for 1 person elderly households and \$13,194 for 2 person elderly households). This represents approximately 6 % of the total elderly population. Although most elderly have incomes above the poverty level, many have low fixed-incomes. Consequently, housing affordability for the elderly becomes more tenuous when housing costs rise.

The City's elderly population has a range of housing options designed and structured to meet their needs. As of 2013, there were 160 publicly-assisted housing units for the elderly which receive federal housing funds located within the City. These units are distributed among four different complexes: Cypress Court, Miller Plaza, Stanley Horn Homes, and Rainbow Plaza. Although no medical services are available within the complexes, the City provides on-demand transit service to all City residents.

Cypress Court, located at 1420 East Ocean Avenue, contains 61 units. These one and two bedroom rental units were developed, and are owned and managed by the Housing Authority of the County of Santa Barbara (HACSB) for low-income individuals 55 years of age or older.

Miller Plaza, located at 301 West Maple Avenue, contains 24 units. These one bedroom rental units were developed, and are owned and managed by the Santa Barbara County Housing Authority for low- and very low-income eligible individuals 62+ years of age.

Stanley Horn Homes is located at 640 North Q Street and provides 44 units (40 one bedroom and 4 two bedroom). The County Housing Authority developed this complex and now owns and operates it for eligible low- and very low-income residents 62+ years of age.

Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 units (27 one bedroom and 4 two bedroom units). This project was funded by HUD and is managed by a property management company. The facility is intended to serve low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list.

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Additionally, there are four facilities owned by the Hospital District via public bonds which serve the housing needs of the elderly population in Lompoc: Parkside Gardens, Casa Serena, The Lodge of Lompoc (formerly Franciscan Manor), and Lompoc Convalescent Care Center. These facilities provide a combined 96 units and 240 beds and offer a broad range of services for elderly residents.

Parkside Gardens is located at 240 West Pine Avenue. The 48 unit (38 one bedroom and 10 two bedroom) complex contains units for independent elderly residents. No medical services are provided.

Casa Serena is located at 130 South Fifth Street. The 48 unit (also comprised of 38 one bedroom and 10 two bedroom units) complex contains units for independent elderly residents. No medical services are provided.

The Lodge of Lompoc is located at 1420 West North Avenue. The facility is privately owned and contains 65 bedrooms with 130 beds. It provides long term residential care services including room and board, some personal care assistance, monitoring of medication taking, and social opportunities. No medical services are provided.

Lompoc Comprehensive Care Center, owned by the Lompoc Hospital District, is located at 216 North Third Street. The facility provides 57 bedrooms with 110 beds. Skilled nursing care is available on a 24-hour basis at the level prescribed by a resident's physician. In addition to medical nursing care, physical and occupational therapy may be provided. The facility is licensed by the State Department of Health.

Other services for the elderly in Lompoc include the Dick DeWees Community Center, Family Service Agency, and Lompoc Valley Haven – Senior Day Care Community Partners in Caring . The Dick DeWees Community Center is a multi-purpose facility that provides recreation activities and supportive services for elderly persons in Lompoc. Meals are provided at the Center through a contract administered by the Community Action Commission of Santa Barbara County and Lompoc Valley Medical Center (hospital). 146 elderly persons received meals through the use of this program in 2012–13. In addition, the City of Lompoc Parks and Recreation Department provides a number of social and recreation programs, classes, workshops, and special events for elderly persons at the Dick Dewees Community Center. Seniors can participate in the nutrition program, exercise classes, dance classes, and yoga classes. Health care and legal services are available on a monthly basis.

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The Family Hospice Visiting Nurse promotes the independence of persons who can remain living in their homes with assistance. The Housekeeping Assistance Program provide basic housekeeping tasks, grocery shopping and other errands, such as picking up medication prescriptions, respite and caregivers, and companionship/emotional support services and community referrals.

The Lompoc Valley Haven – Senior Day Care provides a unique place for dependent elderly persons who suffer from social isolation, Alzheimer’s Disease, are memory impaired or physically limited to gather in a safe, supervised, and caring environment. Elderly persons at the Lompoc Valley Haven enjoy stimulating mental and physical activities, hot, nutritious meals and snacks, and a chance to socialize. This program served 20 elderly persons plus 50 caregivers in 2012 to 2013.

### 7.3.2 Disabled

Housing assistance need for the disabled is a function of the nature and severity of handicap, income or wealth, and family or other support services within the community. For purposes of this element, disability includes, but is not limited to, any physical or mental disability as defined in Section 12926 of the California Fair Employment and Housing Act. Mental disability is defined in Section 12926 of the California Fair Employment and Housing act as:

*(1) Having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. For purposes of this section:*

*(A) “Limits” shall be determined without regard to mitigating measures, such as medications, assistive devices, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.*

*(B) A mental or psychological disorder or condition limits a major life activity if it makes the achievement of the major life activity difficult.*

*(C) “Major life activities” shall be broadly construed and shall include physical, mental, and social activities and working.*

*(2) Any other mental or psychological disorder or condition not described in paragraph (a) that requires special education or related services.*



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*(3) Having a record or history of a mental or psychological disorder or condition described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.*

*(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any mental condition that makes achievement of a major life activity difficult.*

*(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a mental or psychological disorder or condition that has no present disabling effect, but that may become a mental disability as described in paragraph (1) or (2).*

Physical disability is defined in Section 12926 of the California Fair Employment and Housing act as:

*(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:*

*(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.*

*(B) Limits a major life activity. For purposes of this section:*

*(i) "Limits" shall be determined without regard to mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.*

*(ii) A physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss limits a major life activity if it makes the achievement of the major life activity difficult.*

*(iii) "Major life activities" shall be broadly construed and includes physical, mental, and social activities and working.*

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*(2) Any other health impairment not described in paragraph (1) that requires special education or related services.*

*(3) Having a record or history of a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.*

*(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any physical condition that makes achievement of a major life activity difficult.*

*(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).*

Many disabled individuals have no housing assistance need since they are able to support themselves and utilize existing market rate housing. Other disabled individuals receive continuing care from family or friends, though many of these people would seek living situations outside the family home if any were available, while still others have their needs met by housing assistance not specifically designed for the disabled. Yet for some, physical handicaps can hinder access to housing units of normal design as well as limit the ability to earn adequate income. Thus, two major housing needs of the disabled are access and affordability.

The disabled population in Lompoc includes physically disabled, blind, deaf, developmentally disabled, mentally ill, and medically disabled persons, where the disabling condition is expected to be of “long duration.” The Social Security Administration provides Supplemental Security Income (SSI) to very low-income individuals who are aged (65 or older), blind, or disabled. According to the Social Security Administration, there were 1,427 SSI recipients as of May 2003, who were blind or disabled living within Lompoc (zip codes 93436 and 93438). This population is expected to increase by 2 to 3 % annually according to Social Security officials. The Social Security Administration also provides disability benefits to aged disabled persons (disabled persons over 65 years of age). The total number of aged-disabled persons residing in Lompoc receiving Social Security benefits as of May 2003 was approximately 198. Thus, the combined total of disabled individuals receiving Social Security assistance is approximately 1,625.

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Table H-38 Disability Status	Population		
	Disabled	No Disability	Total
<b>Age Grouping</b>			
Under 18 Years	410	11,312	11,722
18 - 64 Years	2,685	20,752	23,437
65+ Years	1,513	2,104	3,617
<b>Total</b>	<b>4,608</b>	<b>34,168</b>	<b>38,776</b>
Source: 2008–2012 American Community Survey 5–Year Estimates			

As shown in **Table H-38**, Between 2008 and 2012 there were 4,608 persons with disabilities in Lompoc. Comprehensive information from the 2010 Census is not available regarding the number of persons with disabilities living independently and not requiring supportive services within the City. The 2000 Census contained data on civilian non-institutionalized persons who are 5 years of age and older who have physical disabilities. The Census identified 7,247 such persons or approximately 21 % of said 2000 population. This equates to approximately 17 % of the City’s total 2000 population. According to the Census, 3,337 persons have disabilities that restrict them from working, representing 15 % of the City’s non-institutionalized population aged 16 to 64. Persons whose mobility was restricted solely due to limitations and/or the ability to care for themselves represent 10 % of the City’s non-institutionalized population aged five and older. Approximately 23 % of the disabled population was elderly.

In 2014, there were three housing developments in Lompoc which were developed to help disabled persons live independently: La Paloma, Homebase on G, and Rainbow Plaza.

La Paloma is a project of the Lompoc Option Vocational and Resource Center (LOVARC), providing six bed-spaces in a six bedroom home as a training facility for independent living for developmentally-disabled persons. “Graduates” of the program often move to, the second Lompoc housing development for disabled persons, Rainbow Plaza. Rainbow Plaza is a 31-unit apartment project, funded under Section 202 of the National Housing Act. Rainbow Plaza is a “normalization” facility, providing independent living apartments, with project-based rental assistance, for elderly, physically disabled, mentally ill, and developmentally-disabled households. In addition to La Paloma and Rainbow Plaza, Miller Plaza, Stanley Horn Homes, and Casa Serena (mentioned above) provide housing for income eligible disabled individuals.

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Homebase on G, consists of a 39-unit apartment complex serving disabled adults who suffer from a psychiatric disability. The adults being served are extremely-low income, typically SSI payments yielding an income of approximately \$10,260 annually, some less. This program provides intensive mental health services to its residents, and also 100 transitional youth, adults and older adults suffering from mental health issues. In fiscal year 2011-12, 319 low-income disabled persons were served by Transitions-Mental Health Association at their Homebase on G Learning Resource Center (LRC).

Housing opportunities for the disabled can be maximized through housing assistance programs, single-level units, ground floor units, and units which incorporate design features such as widened doorways, access ramps, and lowered counter-tops.

**7.3.3 Large Households**

For the purposes of the Housing Element, large households are defined as households that contain five or more persons. 2010 Census data indicate that 16 % (2,155 of 13,170) of all Lompoc households were large households. Within the City, 1,209 households contain five people, 554 households contain six persons, and 392 households have seven or more residents. The median household size in Lompoc is 2.9 persons as of April 1<sup>st</sup>, 2010.

**Table H-39** shows that there are 1,335 large households occupying rental units. This number represents 19.4 % of all renter households. There are 820 large households occupying owner occupied units. This number represents 13 % of all owner occupied households.

Table H-39 Large Households	No. of Households		
	Owner Occupied	Renter Occupied	Total
<b>Persons in Household</b>			
Five Persons	543	729	1,209
Six Persons	265	340	554
Seven or More Persons	245	298	392
<b>Total</b>	<b>820</b>	<b>1,335</b>	<b>2,155</b>
<b>Source:</b> Census Factfinder (Info Packet)			

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Housing characteristics such as number of rooms in owner and renter households from the 2010 Census is not available, and the most up to date information is from the 2000 Census. Among the City’s 13,625 housing units identified in the 2000 Census, 710 reportedly had eight or more rooms. Bathrooms and kitchens do not qualify as sleeping quarters yet are considered rooms; therefore the actual number of bedrooms could have been as low as five. Because of their size large family households may experience a greater incidence of overcrowding. Overcrowded households are usually a reflection of the lack of affordable housing. Most apartments, mobilehomes, and single family attached units cannot adequately house five or more people, therefore renting a large home may be the only alternative when owning a home is not financially possible. 2010 Census housing characteristics, especially regarding renter occupied and owner occupied housing units, the number of bedrooms, and residents per bedroom have not yet been made available. **Table H-40** shows that, as of the 2000 Census, there were 1,552 renter occupied units with three or more bedrooms compared to 5,184 owner occupied units. These numbers represent 24 % and 77 % of renter occupied and owner occupied housing units, respectively, living in units with three or more bedrooms. This means that 76 % of renter occupied households lived in housing units with one or two bedrooms compared to 23 % of owner occupied households. Households who cannot afford suitably sized housing units are often compelled to live in housing that is too small for their needs.

Table H-40 Large Households	No. of Dwelling Units		
	Owner Occupied	Renter Occupied	Total
<b>Bedrooms in Unit</b>			
Three Bedrooms	3,485	1,296	4,781
Four Bedrooms	1,614	232	1,846
Five or More Bedrooms	85	24	109
<b>Total</b>	5,184	1,552	6,736
<b>Source:</b> U.S. Census, Department of Commerce, 2000.			

**7.3.4 Single and Female Headed Households**

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or nonrelated child. The 2010 Census indicates that there are 2,974 single-headed households in the City of Lompoc. Female-headed households in Lompoc accounted for approximately 69 % of all single-headed households, or 2,061 households, and 15.4 % of all households in 2010. Approximately 57 % of the female headed

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households (1,185 of 2,061) in 2010 included one or more children under the age of 18. According to the 2010 Census, the number of children under 18 years living within female-headed households totaled 1,185, representing 25 % of children under 18 years of age.

Female single-parents normally do not enter the labor force when children are small and later seek employment when children are older. According to the 1990 Census, the majority of single mothers (approximately 60 %) in Lompoc with children aged under 6 years were counted as not in the labor force. In contrast, 68 % of Lompoc mothers with children aged 6 to 17 years were in the labor force. This trend reversed according to the 2000 Census which showed that only 33 % of single mothers in Lompoc with children aged under 6 years were counted as not in the labor force. The majority of single mothers (approximately 67 %) with children aged under 6 years were counted as being in the labor force. Moreover, 73 % of Lompoc mothers with children aged 6 to 17 years were in the labor force. In 2012, there were 253 female householders with children under 6 years old.

Female-headed single-parent households tend to have low incomes. Mothers with small children who choose to stay at home forgo income from working outside the home and may rely on public assistance or child support to support their family. Mothers who do work outside the home often incur high childcare costs while their children are young. The financial difficulty encountered by female single parents is evidenced by the high incidence of poverty among children within female-headed households in Lompoc. According to the American Community Survey, children in Lompoc living within female-headed households accounted for 52.3% of all Lompoc children (under 18 years of age) who were living below the annual poverty threshold. This is particularly significant given that children (under 18 years of age) living in female-headed households make up only 24 % of all children living in Lompoc (2,788 of 11,716).

Obtaining suitable housing can be difficult for female single-parents. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice. Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

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### 7.3.5. Farmworkers

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, traditionally larger family size, low household incomes, and a consequent inability to obtain housing loans. Reliable data on the size of the farmworker population and its housing needs is difficult to obtain for the agricultural area immediately surrounding Lompoc.

According to the 2012 Census of Agriculture, Santa Barbara County had 22,333 farmworkers. 11,038 were long-term workers who worked more than 150 days and 11,295 were seasonal workers who worked less than 150 days. Of this, 3,589 were migrant farm workers.

In 2010, agriculture workers represented approximately 9 % (8.8%) of the total employed persons aged 16 years and over in Santa Barbara County (337,930 workers in Santa Barbara County; 17,169 workers in agriculture). Further, in 2010 1,416 workers in agriculture resided in the City of Lompoc, approximately 9 % of the total number of agriculture workers in the County. The number of farmworkers has increased over the last ten years since the 2000 Census which reported 776 farmworkers, an increase of 2 %.

Migrant farmworkers often experience the most difficulty securing affordable housing because of the absence of income when work is not available. Most of the farmworkers who reside in Lompoc are non-migrant due to the Lompoc Valley's long growing seasons which produce steady annual crop production activity.

Special housing needs for this population include: security deposit or down payment assistance, legal advice, flexible occupancy agreements, and group quarter living arrangements.

The City of Lompoc's existing Zoning Ordinance allows for various residential dwelling types in both residential and commercial zones that can accommodate migrant and seasonal farmworkers. Thus, farmworker households are typically able to find housing within the affordable housing stock or other forms of living arrangements allowed by right or conditionally through a use permit.

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The R-A (Residential Agricultural) zone is established for use in areas particularly suited for light agricultural activities. Permitted uses include *“crops, field, tree, bush, berry and row, including nursery stock, the growing of.”* *“Agricultural workers’ living quarters for persons employed and deriving the major portion of their income from employment on the premises”* is a use permitted subject to obtaining a use permit (of which there are a total of 22 conditionally listed uses in the R-A zone).

The R-3 (High Density) zone allows multiple family uses at a density range between 14.5 and 21.8 dwelling units per acre. Multiple family use means a building designed or used for occupancy by three or more families, living independently of each other. Other permitted uses include apartments, duplexes, triplexes, and group dwellings.

The OTC (Old Town Commercial) District allows mixed use developments, including residential and office/retail/service components within the same structure. Residential units must be located above the first floor and built to a maximum building density of 2.0 FAR with up to 50% of floor area available for residential use at 20.0–44.0 dwelling units per acre.

MU (Mixed Use) zone provides a mixture of pedestrian-oriented uses such as commercial, residential, civic, cultural, and recreational. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building. Residential units could have a maximum building density of 1.0 FAR with 25% to 50% of the floor area for residential and 14.5–44.0 dwelling units per acre.

The C-2 (Central Business District) zone allows hotels and motels. A hotel, as defined in the City’s Zoning Ordinance, means *“any building or portion thereof used, arranged, or designed so as to provide six or more rooms or suites of rooms without kitchens, for rent or hire.”* Hotel includes *“motor hotel and motel.”* Lompoc has a higher number of hotels and motels located within the City compared to other cities of similar size because of the build-up of business employment and tourism associated with the activities at Vandenberg Air Force Base (VAFB) from the late-1970’s to the mid-1980’s.

As noted in the section on population characteristics, the 1986 Space Shuttle Challenger Disaster caused a decrease in employment at VAFB. The need to



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house contract employees decreased and tourism associated with VAFB decreased resulting in high vacancy rates in existing hotels and motels.

In summary, farmworker households in Lompoc can be served through housing provided on agriculturally zoned land, the City's affordable housing, existing affordable housing projects, and existing motels and hotels.

### 7.3.6 Homeless

The size of the Lompoc homeless population is difficult to identify. This segment of the population becomes homeless for a wide variety of reasons and remains homeless for vastly differing lengths of time. One person may be homeless for just a few nights, while another may be homeless for years at a time. Some homeless are ashamed of their condition and strive to remain unseen and undetected. In addition, the homeless are an extremely transient population. Their presence is influenced by such factors as the availability of homeless services, low-cost housing, local job opportunities, and climate.

Homelessness is the result of many economic and personal factors. Factors contributing to homelessness include: the scarcity of lower-income housing, job loss, long term unemployment, underemployment, no health insurance coverage, prolonged illness, long term disability, divorce, family violence, substance abuse, mental illness, lack of awareness of entitlement program benefits, and the refusal or cessation of benefits. Different economic and personal crises often exacerbate one another and can result in homelessness. Housing overpayment is an economic constraint that is compounded when housing prices escalate and wages decrease, resulting in evictions and removals. A serious accident or illness can drain a savings account and can keep an employed individual out of work, thus starting a homelessness cycle.

The most recent study of the homeless population in Santa Barbara County took place on January 22–23, 2013. A Point-In-Time (PIT) survey was conducted throughout Santa Barbara County by Continuum of Care Communities and reported by the Central Coast Collaborative on Homelessness. A Point-In-Time count is a physical count of the homeless people encountered county-wide during a pre-determined set of days, or "point in time", and is required every two years by U.S. Department of Housing & Urban Development (HUD). Of 1,466 homeless encountered county-wide during this survey, 104 were in City of Lompoc. Roughly a third of the homeless surveyed (31%) lived on the streets, another third (32%) were in some sort of shelter, 16% reported living out of their vehicle, and another 12% were in transitional housing (C3H 2013).

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In June of 1990, the County of Santa Barbara, in conjunction with the City of Lompoc and other cities in the County completed the *Comprehensive Homeless Assistance Plan (CHAP)* for Santa Barbara County. This CHAP has been the most comprehensive study of the homeless within Santa Barbara County. The CHAP defines a “homeless individual” as one who lacks a regular, legal, nighttime residence; is in a supervised, temporary shelter (congregate shelter or welfare hotel); temporarily in the residence of another individual; or a place not designated for or ordinarily used for housing (e.g. a car, hallway, bus station, lobby, street, campground, or park). For the purposes of this Housing Element, individuals without permanent shelter (as described above), except those living temporarily in the residence of another individual, are considered homeless.

The CHAP estimated that there were approximately 4,000 homeless in Santa Barbara County in 1990. Yet, the CHAP did not provide an estimate for the homeless population within the City of Lompoc. The homeless population within Santa Barbara County, according to the CHAP, was young, predominantly Anglo, with an increasing Latino representation. Families represented 30 % of the homeless population, 20 % were working poor, 30 % were mentally ill, and 30–50 % had a substance abuse problem.

Additional data on homelessness in California comes from the *1999 Statewide Housing Plan*, prepared by the Department of Housing and Community Development (HCD). HCD estimates that on any given day there are 5,400 homeless in Santa Barbara County, an increase of 35 % (1,400 people) since 1990. According to HCD’s data, approximately 58 % of homeless in Santa Barbara County are single adults, while 42 % are families.

Some shelters reported by homeless in the previous cycle included drug/alcohol abuse halfway houses, communes, foster care homes, and maternity homes for unwed mothers, YMCA’s, YWCA’s, and hostels. “Other non-institutional group quarters” include the following:

° *Emergency and transitional shelters (with sleeping facilities)* includes people without conventional housing who stayed overnight on March 27, 2000, in permanent and emergency housing, missions, Salvation Army shelters, transitional shelters, hotels and motels used to shelter people without conventional housing, and similar places known to have people without conventional housing staying overnight. Also included are shelters that operate on a first come, first-serve basis where people must leave in the morning and have no guaranteed bed for the next night OR where people know that they have a bed for a specified period of time (even if they leave the building every day). Shelters also include facilities that provide temporary shelter during ex-

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tremely cold weather (such as churches). If shown, this category also includes shelters for children who are runaways, neglected, or without conventional housing.

◦ *Shelters for abused women (shelters against domestic violence or family crisis centers)* include community-based homes or shelters that provide domiciliary care for women who have sought shelter from family violence and who may have been physically abused.

◦ *Regularly scheduled mobile food vans* includes mobile food vans which are regularly scheduled to visit designated street locations for the primary purpose of providing food to people without conventional housing.

◦ *Soup kitchens* includes soup kitchens, food lines, and programs distributing prepared breakfasts, lunches, or dinners on March 28, 2000. These programs may be organized as food service lines, bag or box lunches, or tables where people are seated, then served by program personnel. These programs may or may not have a place for clients to sit and eat the meal.

◦ *Targeted non-sheltered outdoor locations* includes geographically identifiable outdoor locations open to the elements where there is evidence that people who do not usually receive services at soup kitchens, shelters, and mobile food vans lived on March 29, 2000, without paying to stay there.

Additional estimates of the Lompoc homeless population have been collected by members of the Homeless Coalition who indicate there are an estimated annual average of 50 persons in the City of Lompoc identified as homeless.

In 1998, the Marks House Transitional Shelter opened its doors in the City of Lompoc for homeless families with children. This facility provides shelter for five to six family households for a maximum length of stay of 24-months. The City of Lompoc provided a deferred loan of HOME funds to cover a portion of property acquisition costs and a low interest loan of Community Development Block Grant (CDBG) Program income funds for rehabilitation of the shelter. The City continues to support the ongoing operation of the Marks House through CDBG and City Human Service Funds.

Domestic Violence Solutions operates a publicly-assisted shelter in Lompoc which directly provides housing for twelve homeless women and children. In the

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2013–2014 Fiscal Year, Domestic Violence Solutions provided shelter and services for 66 new DV victims and their children. Women and children may stay in the emergency shelters for up to 45 days, where they receive emotional support, food, clothing, goal planning assistance, advocacy for medical, legal and financial resources, information and referrals.

The Bridgehouse Homeless Shelter, consists of a 56–bed emergency shelter for men, women and children suffering from homelessness. Clients receive case management services, housing assistance, job search, one hot meal per day, showers, laundry facilities, clothing, mental health services, medical examinations and health screenings in addition to shelter at the Bridgehouse.

Additionally, temporary housing in local motels is arranged to assist the homeless. The Lompoc Police Department, in cooperation with the Salvation Army, operates a fund to assist families and individuals with temporary housing and meals. Assistance is limited to two days housing or three days if the need occurs over the week-end. In 2002, the Lompoc Police Department assisted 124 persons with nightly lodging arrangements.

Catholic Charities also operates a program that provides vouchers for lodging in local motels, food, clothing and household goods to homeless families and individuals and to households at risk of becoming homeless.

Local churches occasionally open their doors to allow the homeless to sleep in their facilities. In November 2011 when the Bridge House homeless shelter closed temporarily, New Life Christian Center and Academy provided shelter by setting up 16 beds. In 2013, the center received a City permit to continue to operate a homeless shelter.

The Transitions Mental Health Drop–In Center has received City financial support with CDGB funds toward the development and operation of a walk–in center for the homeless in Lompoc. The program provided through the Center includes a safe drop–in location for homeless persons to receive services. The Center provides laundry services (machines on–site), a community clothes closet, U.S. mail center, a message center, and health care services provided by a County of Santa Barbara Public Health nurse twice a week. The Center also provides a referral for emergency shelter and assistance in locating longer–term shelter.

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An additional homeless resources in the City of Lompoc is the Good Samaritan Recovery Way Home which provides 16 transitional beds for women and children. and Another Road Detox which provides drug and alcohol treatment services to those suffering from homelessness due to the compounded problems associated with addiction.

Hope House, located at 115 South I Street, consists of three one-bedroom apartments. Families transition from Recovery Way Home and/or Bridgehouse Emergency Shelter when they are ready for transitional housing. They received case management services during their two year stay at the Hope House, providing one more step to stand alone permanent housing and self-sufficiency.

The City is currently working on updating the Zoning Ordinance. As noted in Measure 2, the City will amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high (R-3) density residential zones. During the process of updating and amending the Zoning Ordinance, the City will study allowing emergency housing in certain commercial zones.

### 7.4 Needs Accommodation

#### 7.4.1 Programmatic Considerations

The needs attributable to a lack of affordable housing and overcrowding are generally addressed through increased housing production, while sub-standard housing is best addressed through a combination of code enforcement and rehabilitation assistance. As noted in Section 8.0, the City has considerable development capacity by which to broaden the supply of housing, simultaneously addressing construction needs possessed by both existing and future households. Development potential, as well as the existing housing stock, is coupled by the City with a variety of Implementing Actions to make housing affordable to target income groups. The same is true of housing rehabilitation and a host of programs to address both rental and ownership dwellings. These programs are not new and will be continued from the previous Housing Element. A new initiative to address those homeowners at risk of losing their homes due to the combined effect of the subprime mortgage crisis and general economic downturn has been added to the list of Implementing Actions.

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### 7.4.2 Land Use Considerations

**Table H-41** matches categories of housing types allowed by current zoning to the particular needs possessed by special population groups. These match-ups are then compared to allowed uses and permit requirements for each zone district. Particularly noteworthy is the fact that emergency shelters are not expressly authorized in the City's Zoning Ordinance. This situation and resulting policy ramifications are specifically addressed in Section 12.1. While residential care homes and group dwellings are currently permitted uses in the zoning ordinance, the operations and permitted uses need to be more expressly defined. Although not reflected in **Table H-42**, it is noted that care homes are restricted as to type and number of occupants. In view of these limitations, and in furtherance of housing opportunities for special population groups, the following proposed Zoning Ordinance amendments are included among the Implementing Actions:

- **Care Homes and Group Dwellings.** Consolidate care homes and group dwellings under a single term "residential care homes" and broaden the definition to include transitional houses, orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities.
- **Rest and Nursing Homes.** Broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density zones (R-2 and R-3).

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<b>Table H-41 Housing Needs/Type Match</b>	<b>El- derly</b>	<b>Disa- bled</b>	<b>Large Hslds</b>	<b>Farm- Workers</b>	<b>Female HH</b>	<b>Home- less</b>
Care of Non-Related	x	x				
Caretaker Housing						
Duplex Dwellings			x		x	
Farmworker Housing				x		
Guest Houses				x		
Hotels & Motels				x		x
Mobile Home Parks	x	x				
Mobile Homes	x	x				
Multifamily Dwellings	x	x			x	x
Rest & Nursing Homes	x	x				
Secondary Dwellings	x	x				
Single Fam. Dwellings			x			
Triplex Dwellings			x		x	

SOURCE: Zoning Ordinance, City of Lompoc, August 2007.

NOTES: Care Home includes Family Day Care as defined in Government Code Section 1596.7. Caretaker housing is limited to site-specific employment and cannot be rented.

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Table H-42 Permitted Residential Uses	12.0 Zone Districts						
	R-A	R-1	R-2	R-3	PD-R	CO	C-2
<b>Housing Types</b>							
Care of Non-Related		P	P				
Caretaker Housing	P				DP		
Duplex Dwellings			P	P	DP		
Farmworker Housing	CUP						
Guest Houses	CUP				DP		
Hotels & Motels							P
Mobile Home Parks					DP		
Mobile Homes		P			DP		
Multifamily Dwellings				P	DP	CUP	
Rest & Nursing Homes		CUP			DP	P	
Secondary Dwellings							
Single Fam. Dwellings	P	P	P	CUP	DP		
Triplex Dwellings			CUP	P	DP		
<b>Acreage</b>	56	1,039	107	197	317	20	16
Table H-42 Permitted Residential Uses	Zone Districts						
	OTC	MU	T	I	PF	OS	SP
<b>Housing Types</b>							
Care of Non-Related							
Caretaker Housing				CUP	P		SP
Duplex Dwellings							SP
Farmworker Housing							SP
Guest Houses							SP
Hotels & Motels	CUP						SP
Mobile Home Parks			P				SP
Mobile Homes			P				SP
Multifamily Dwellings	CUP	P					SP
Rest & Nursing Homes							SP
Secondary Dwellings							SP
Single Fam. Dwellings		P					SP
Triplex Dwellings							SP
<b>Acreage</b>	23	27	69	92	3,851	126	150



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**Source:** Zoning Ordinance, City of Lompoc, March 2014. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**Notes:**

1. Only those Zone Districts which allow residential dwellings are shown in this Table.
2. P = Permitted; DP = Development Plan Required; CUP = Conditional Use Permit Required
3. See additional notes in Table H-41.

### 8.0 Future Housing Needs

#### 8.1 Summary

As evidenced in the analysis that follows, the City has an adequate land inventory to address its projected housing needs. This means that no additional property must be rezoned or intensified in order to meet the City's assigned share of regional housing needs. It is further noted that the analysis is conservative insofar as: (i) it does not account for potential development of second dwellings which are expressly allowed in single family zone districts; (ii) it is based on the intensity of development that actually exists within each respective zone district as opposed to hypothetical maximums; and (iii) it excludes potential development from areas identified for future annexation.

#### 8.2 Projected Needs

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 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 Lompoc for 2014-2022 is 525 new units, of which roughly 58% is assigned to target income groups (**Table H-43**). **Tables H-45** reflect the remaining RHNA goals for the previous cycle as of February 2014 taking into account construction that has occurred between January 1, 2007 and December 31, 2013. In 2013 The City of Lompoc Annual Building Activity Report did not have any activity on housing units and residential developments for which building permits for new residential construction were issued for affordable units. Furthermore, building permits for 88 above-moderate income units were issued. All new construction completed after

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the previous cycle ends and the present cycle takes effect will count towards the 2014-2022 RHNA goals.

Table H-43 RHNA Goal Summary	No. of Dwellings		
	2007 - 2014	2014-2022	% Change
<b>Very Low</b>	120	126	+5%
<b>Lower</b>	89	84	-6%
<b>Moderate</b>	123	95	-22%
<b>Above Moderate</b>	185	221	+19%
<b>Total</b>	516	525	+2%

**Source:** Santa Barbara County Association of Governments, RHNA Plan 2007-2014.  
**Notes:**

1. Although extremely low income is a target income group for purposes of the Housing Element, RHNA allocations do not expressly recognize this particular category. Instead, extremely low income are included within the very low income category.
2. Totals may not add up precisely due to rounding. All figures reflect actual numbers adopted by the Santa Barbara County Association of Governments.

Table H-45 2007-2014 RHNA Goals	Unadjusted Goal	2007-2013 New Construction	Remaining Goal
<b>Very Low</b>	119	76	43
<b>Low</b>	89	40	25
<b>Moderate</b>	123	23	100
<b>Above Moderate</b>	185	296	0
<b>Total</b>	516	435	168

**Source:** City of Lompoc, Annual Report on the General Plan: 2013, February 2014.

**8.3 Land Inventory**

A detailed accounting of residential development potential is contained in Appendix B and summarized in **Tables H-46, H-47 and H-48**. Together, these tables encompass all parcels within the City having a residential zone designation or which are contained within a zone district that allows residential dwellings in combination with commercial uses. The inventory is adjusted to discount parcels that are deemed unavailable for development by virtue of ownership or restricted use (e.g., dedicated open space, railroad corridors, etc.). The resulting analysis reveals a build-out potential of between 1,731 and 2,743 additional dwellings. The upper end of this range reflects the

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“Maximum Potential” for all parcels based on current zoning (i.e., parcel acreage x density allowed). The lower number reflects “Forecasted Units” based on actual densities of residentially developed parcels within each zone district, reduced by the number of existing dwellings (if any). This lower number is a more realistic estimate insofar as the analysis shows that properties have typically not achieved their full development potential as noted in Table H-49.

Table H-46 Development Capacity Summary		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
Low Density	No. of Parcels	36	76	252	7,532	113	8,009
	Acres of Land	152	16	83	1,270	101	1,622
	Existing Dwellings	-	140	1	8,521	-	8,662
	Maximum Potential	564	189	1,063		-	1,816
	Forecasted Units	196	10	1,062	-	-	1,268

Table H-46 Development Capacity Summary		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
High Density	No. of Parcels	29	95	7	1,213	22	1,366
	Acres of Land	7	28	4	247	7	293
	Existing Dwellings	-	199	1	4,290	-	4,490
	Maximum Potential	165	650	112		-	927
	Forecasted Units	89	263	111	-	-	463
<b>Total</b>	<b>No. of Parcels</b>	<b>65</b>	<b>171</b>	<b>259</b>	<b>8,745</b>	<b>135</b>	<b>9,375</b>

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	<b>Acres of Land</b>	159	44	88	1,517	108	1,915
	<b>Existing Dwellings</b>	-	339	2	12,811	-	13,152
	<b>Maximum Potential</b>	729	839	1,175		-	2,743
	<b>Forecasted Units</b>	285	273	1,173	-	-	1,731

<b>Table H-46 Development Capacity Summary</b>	<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<p><b>Sources:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Low Density encompasses zone districts with residential densities of less than 20 units/acre. See Table H-47. High Density encompasses zone districts with residential densities of at least 20 units/acre. See Table H-48.</li> <li>2. Maximum Potential is computed as: (Parcel Acreage x Density Allowed). Forecasted Units is computed as: (Parcel Acreage x Actual Development Intensity) - Existing Dwellings. Development Intensities for each zone district appear in Table H-21.</li> <li>3. Vacant Parcels: (i) are those with zero improvement value and not otherwise owned by a tax-exempt entity; and (ii) exclude parcels that are "Entitled." Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within the each respective zone; and (ii) exclude parcels that are "Entitled." Entitled Parcels encompass all projects for which discretionary approvals have been granted but not yet constructed. Developed Parcels are those having an improvement value of greater than 50% of the mean value of all improved parcels or which are owned by non-profit organizations and classified as developed. See Table H-50. Unavailable Parcels are those which are either owned by non-taxable organizations and utility companies or which are committed to land uses other than residential.</li> <li>4. All figures have been rounded to the closest whole number. As such, totals may not add up precisely due to rounding.</li> </ol>						

<b>Table H-47 Development Capacity Low Density</b>		<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<b>RA (2.178 du/ac)</b>	<b>No. of Parcels</b>	1			22	3	26
	<b>Acres of Land</b>	26			22	8	56
	<b>Existing Dwellings</b>	-			21	-	21

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	<b>Maximum Potential</b>	57				-	57
	<b>Forecasted Units</b>	19				-	19

<b>Table H-47 Development Capacity Low Density</b>		<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<b>SP (3.5 – 4.31 du/ac)</b>	<b>No. of Parcels</b>	6		2	3		11
	<b>Acres of Land</b>	113		33	4		150
	<b>Existing Dwellings</b>	-		-	1		1
	<b>Maximum Potential</b>	363		265			628
	<b>Forecasted Units</b>	89		265	-		354
<b>10-R-1 (4.356 du/ac)</b>	<b>No. of Parcels</b>	4			13		17
	<b>Acres of Land</b>	1			4		5
	<b>Existing Dwellings</b>	-			13		13
	<b>Maximum Potential</b>	8			24		32
	<b>Forecasted Units</b>	4			-		4
<b>7-R-1 (6.223 du/ac)</b>	<b>No. of Parcels</b>	18	59	92	6,136	70	6,375
	<b>Acres of Land</b>	5	9	16	1,046	66	1,143
	<b>Existing Dwellings</b>	-	58	-	6,193	-	6,251
	<b>Maximum Potential</b>	44	75	158		-	277

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	<b>Forecasted Units</b>	23	-	158	-	-	181
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<b>Table H-47 Development Capacity Low Density</b>		<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<b>R-2 (14.52 du/ac)</b>	<b>No. of Parcels</b>	7	17	158	1,358	40	1,580
	<b>Acres of Land</b>	6	7	34	195	26	268
	<b>Existing Dwellings</b>	-	82	1	2,293	-	2,376
	<b>Maximum Potential</b>	92	114	640		-	846
	<b>Forecasted Units</b>	61	10	639	-	-	710
<b>Total</b>	<b>No. of Parcels</b>	36	76	252	7,532	113	8,009
	<b>Acres of Land</b>	152	16	83	1,270	101	1,622
	<b>Existing Dwellings</b>	-	140	1	8,521	-	8,662
	<b>Maximum Potential</b>	564	189	1,063		-	1,816
	<b>Forecasted Units</b>	196	10	1,062	-	-	1,268

**Source:** Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**Note** See Table H-46.

<b>Table H-48 Development Capacity High Density</b>		<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<b>MU (21.8 du/ac)</b>	<b>No. of Parcels</b>	9	25		99		133
	<b>Acres of Land</b>	3	5		19		27

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	Existing Dwellings	-	16		138		154
	Maximum Potential	61	133				194
	Forecasted Units	30	44		-		74
OTC (21.8 du/ac)	No. of Parcels	12	18	1	61	17	109
	Acres of Land	3	4	0	14	3	23
	Existing Dwellings	-	-	-	-	-	-
	Maximum Potential	63	90	34		-	187
	Forecasted Units	29	43	34	-	-	106
R3 (21.78 du/ac)	No. of Parcels	8	52	6	1,053	5	1,124
	Acres of Land	2	18	4	215	4	244
	Existing Dwellings	-	183	1	4,152	-	4,336
	Maximum Potential	41	427	78		-	546
	Forecasted Units	30	176	77	-	-	283

Table H-48 Development Capacity High Density		Vacant	Under- utilized	Entitled	Devel- oped	Unavail- able	Grand Total
Total	No. of Parcels	29	95	7	1,213	22	1,366
	Acres of Land	7	28	4	247	7	293
	Existing Dwellings	-	199	1	4,290	-	4,490

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	<b>Maximum Potential</b>	165	650	112		-	927
	<b>Forecasted Units</b>	89	263	111	-	-	463

**Source:** Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**Notes:**

1. See Table H-46.
2. In calculating "Forecasted Units" for the OTC Zone District, a development intensity factor of 54% is used (corresponding to the MU Zone District) insofar as a separate calculation for the OTC Zone could not be made utilizing the GIS data base.

Table H-49 Development Intensity	Density (Units/Acre)	No. of Dwellings		% Developed
		Actually Developed	Maximum Potential	
RA	2.178	21	63	33%
SP	3.5 - 4.312	1	4	25%
10-R-1	4.356	13	24	54%
7-R-1	6.223	6,193	9,266	67%
R-2	14.52	2,293	3,382	68%
MU	21.8	138	257	54%
OTC	21.8	n.a.	n.a.	n.a.
R3	21.78	3,901	4,689	83%
<b>Total</b>		12,560	17,685	71%

**Source:** Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**Note:** Development Intensity is derived from the inventory of residentially developed property with each zone district and is calculated as follows: Existing Dwellings/ (Parcel Acreage x Density Allowed).



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Table H-50 Underutilized Land	Total Land Value	Total Structure Value	Valuation Ratio	Valuation Benchmark
RA	\$ 4,768,165	\$ 6,914,130	59%	30%
SP	\$ 227,426	\$ 205,103	47%	24%
10-R-1	\$ 743,596	\$ 1,541,085	67%	34%
7-R-1	\$498,751,073	\$ 767,567,302	61%	30%
R-2	\$124,601,270	\$ 206,121,895	62%	31%
MU	\$ 9,234,678	\$ 13,582,901	60%	30%
OTC	\$ 7,722,929	\$ 13,448,589	64%	32%
R3	\$ 99,808,160	\$ 225,419,634	69%	35%
<b>Total</b>	<b>\$745,857,297</b>	<b>\$1,234,800,63</b>	<b>62%</b>	<b>31%</b>

**Source:** Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**8.4 Entitled Projects**

Included with the inventory of available land and reflected in **Tables H-46, H-47 and H-48** are dwelling units that have received discretionary land use approval but have not yet been constructed or occupied (**Table H-51**). As discussed in Section 5.0, attached ownership units and multi-family rental dwellings are generally affordable to households at or above the moderate income level. These units are counted toward the RHNA goals for corresponding income categories. The affordability analysis in Section 5.0 also shows that market rate units, regardless of type, are beyond the reasonable financial means of lower-income households, Policies 1.11 and 1.12 attempt to moderate this disparity by requiring 10% of all residential projects containing 10 or more units to provide affordable housing to target income groups. Within the Old Town Redevelopment Project Area, the inclusionary requirement is 15% and must be satisfied on site unless substantial evidence of infeasibility can be demonstrated, in which case relief may be granted. Outside of the redevelopment area, the inclusionary requirement may be satisfied by payment of fees in lieu of on-site construction. In-lieu fees, while helpful in capitalizing housing trust funds, do not necessarily guarantee the production of affordable units. For this reason, RHNA credits appearing in **Table H-52** are limited to inclusionary units within the Old Town Redevelopment Project Area.

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Table H-51 Entitled Projects Summary	Single Family		Multi-Family		Total Units
	Detached	Attached	2-4 Units	5+ Units	
<b>Under Construction</b>					
308 North K Street	2				2
Laurel Crossing	11				11
1420 East Ocean Avenue					60
912 West Apricot					55
<b>Total</b>	13				128

**Source:** City of Lompoc, Annual Report on the General Plan: 2007, March 2008. City of Lompoc, Current Project List, May, 2008.

Table H-52 Entitled Projects Unit Allocation	Unrestricted		Grand Total
	Moderate	Below Moderate	
308 North K Street		2	2
Laurel Crossing		11	11
1420 East Ocean Avenue	60		60
912 West Apricot		55	55
<b>Total</b>			128

**Source:** City of Lompoc, Annual Report on the General Plan: 2013, February 2014.

**Notes:**

1. Inclusionary Units listed above are expressly limited to projects located within the Old Town Redevelopment Project Area which must restrict 15% of the total residential units for occupancy at affordable costs for persons of low and moderate income by operation of the California Health and Safety Code.
2. Unrestricted Units represent the difference between Inclusionary Units and the Grand Total of all entitled dwellings. Unrestricted Units assigned to Moderate Income consist of Attached Single Family and all Multifamily as shown in Table H-51.

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**8.5 H Street Corridor Infill**

Policies 3.2 and 3.4 of the Land Use Element expressly encourage development of vacant and underutilized properties along the H Street Corridor under a mixed-use overlay. These policies and associated overlay standards provide for an intensification of land use that equals or exceeds the maximum 21.8 du/ac density currently allowed within all land use designations. Utilizing a maximum floor area ratio of 0.75 and dwelling size of 700 square feet, in combination with a development intensity factor of 54% that corresponds to existing MU (Mixed Use) Zone District, the resulting assessment of development potential of the H Street Corridor Infill overlay is displayed in **Table H-53**. In summary, an additional 147 high density units are forecast by application of the H Street Corridor Infill Overlay. As noted, this figure is highly conservative compared to the hypothetical maximum of 333 units that the new mixed use designation could otherwise accommodate.

<b>Table H-53 H Street Infill</b>		<b>Vacant</b>	<b>Under- utilized</b>	<b>Entitled</b>	<b>Devel- oped</b>	<b>Unavail- able</b>	<b>Grand Total</b>
<b>C2 (0.75 FAR)</b>	<b>No. of Parcels</b>	20					20
	<b>Acres of Land</b>	13					13
	<b>Existing Dwellings</b>						
	<b>Maximum Potential</b>	333					333
	<b>Forecasted Units</b>	147					147
<p><b>Source:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.  <b>Notes:</b> See Table H-46.</p>							

**8.6 Site Suitability**

**8.6.1 Small Sites**

As noted in Appendix B, 44 of the 49 high density vacant land inventory (including H Street Infill sites) consists of parcels under one acre in size. Often times, the nature and conditions associated with small parcels render the provision of

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affordable housing infeasible. However, on closer examination, Appendix B also shows that small parcels comprise the overwhelming majority of high density residential property that is either developed or entitled (defined in Table H-53A as “Utilized”). As shown in Table H-53A, the actual built density of small and large “utilized” parcels is identical. This evidences that small parcels can be developed to same level of intensity as those which exceed one acre in size. In forecasting the development of vacant high density parcels, a lower density factor is utilized (12 du/acre vs. 17.5 du/acre). The result is a very conservative estimate of development potential as opposed to overstating capacity for purposes of RHNA.

Table H-53A Small Sites Suitability		Small Parcels		Large Parcels		Total	
		Vacant	Utilized	Vacant	Utilized	Vacant	Utilized
High Density Residential Inventory	No. of Parcels	44	1,201	5	19	49	1,220
	Acres of Land	10.51	174	8.87	78	19.29	252
	Forecasted Units	126		104		230	
	Developed Units		3,038		1,365		4,403
	Density Units/Acre	12	17.5	12	17.5	12	17.5
<p><b>Source:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Small Parcels are defined as those under one acre in size. Large Parcels are defined as those equal or greater than one acre in size. Utilized consists of parcels that are either Developed or Entitled per Tables H-48 and H-53.</li> <li>2. See Appendix B for a detailed listing of parcels.</li> </ol>							

**8.6.2 Underutilized Sites**








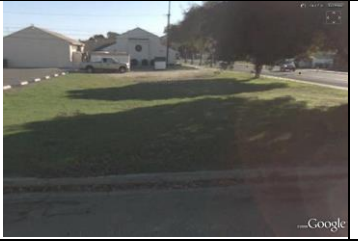


As defined in Table H-46, Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within the each respective zone; and (ii) exclude parcels that are “Entitled.” As individually categorized in Appendix B-2 and collectively summarized in Table H-53B, the inventory of underutilized sites with a high density land use designation encompasses 95 separate parcels spread among 14 land use categories totaling 28 acres. The

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overwhelming major of these sites consist of vacant land, parking lots and single family units located on property zoned for high density residential use which account for 86% of the development forecast. While valuation may be seen as an arbitrary benchmark, it serves as good filter for identifying properties that are ripe for intensification. This is evidenced in Table H-53C; specifically, the properties and corresponding photos appearing in this table have been selected as representative of the typical level of existing development for each land use category of underutilized parcels. In similar fashion to that described for small sites, the estimated development potential of underutilized land is highly conservative; a forecast of 263 dwellings compared to a maximum allowable of 650.

<b>Table H-53B Inventory of Underutilized Sites</b>	<b>No. of Parcels</b>	<b>Acres of Land</b>	<b>Existing Dwellings</b>	<b>Maximum Allowable</b>	<b>Forecast Potential</b>
<b>Attached Residential</b>	3	0.95	8	22	4
<b>Auto Repair &amp; Service</b>	2	0.72	0	17	8
<b>Automobile (Sales Only)</b>	1	0.32	0	8	4
<b>Developable Vacant Land</b>	6	1.57	5	38	17
<b>Miscellaneous Retail</b>	1	0.20	0	5	2
<b>Multi-Family Residential</b>	8	2.09	45	50	-6
<b>Private Parking</b>	21	3.98	0	98	49
<b>Public Parking</b>	1	0.48	0	11	5
<b>Public Recreation Centers</b>	1	0.24	0	6	4
<b>Religious Facilities</b>	1	0.19	0	5	2
<b>Services</b>	1	0.24	0	6	3
<b>Single Family Residential</b>	43	12.25	51	286	160
<b>Trailer Park</b>	1	3.44	90	76	0
<b>Vacant Structures</b>	5	0.89	0	22	11
<b>Total</b>	<b>95</b>	<b>27.57</b>	<b>199</b>	<b>650</b>	<b>263</b>
<b>Source:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.					
<b>Notes:</b> See Table H-46 for a definition of terms and Appendix B for a detailed listing parcels.					









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Table H-53C Development Characteristics of Underutilized Sites		
<b>Attached Residential</b>		
APN 8514113		
		<p><b>Improvement to Value Ratio:</b> 30%</p> <p><b>Comments:</b> Large contiguous vacant land on which a small structure is located.</p>
<b>Automobile Repair and Service</b>		
APN 8502104		
		<p><b>Improvement to Value Ratio:</b> 4%</p> <p><b>Comments:</b> Small structure on a lot with readably moveable rolling stock.</p>
<b>Automobile (Sales Only)</b>		
APN 8512309		
		<p><b>Improvement to Value Ratio:</b> 4%</p> <p><b>Comments:</b> Small structure on a lot with readably moveable rolling stock.</p>
<b>Developable Vacant Land</b>		
APN 8517108		
		<p><b>Improvement to Value Ratio:</b> 13%</p> <p><b>Comments:</b> Large contiguous vacant land on which a small assessor structure is located.</p>
<b>Miscellaneous Retail</b>		
APN 8512318		
		<p><b>Improvement to Value Ratio:</b> 26%</p> <p><b>Comments:</b> Prominent corner lot with limited building lot coverage and blighted site conditions.</p>

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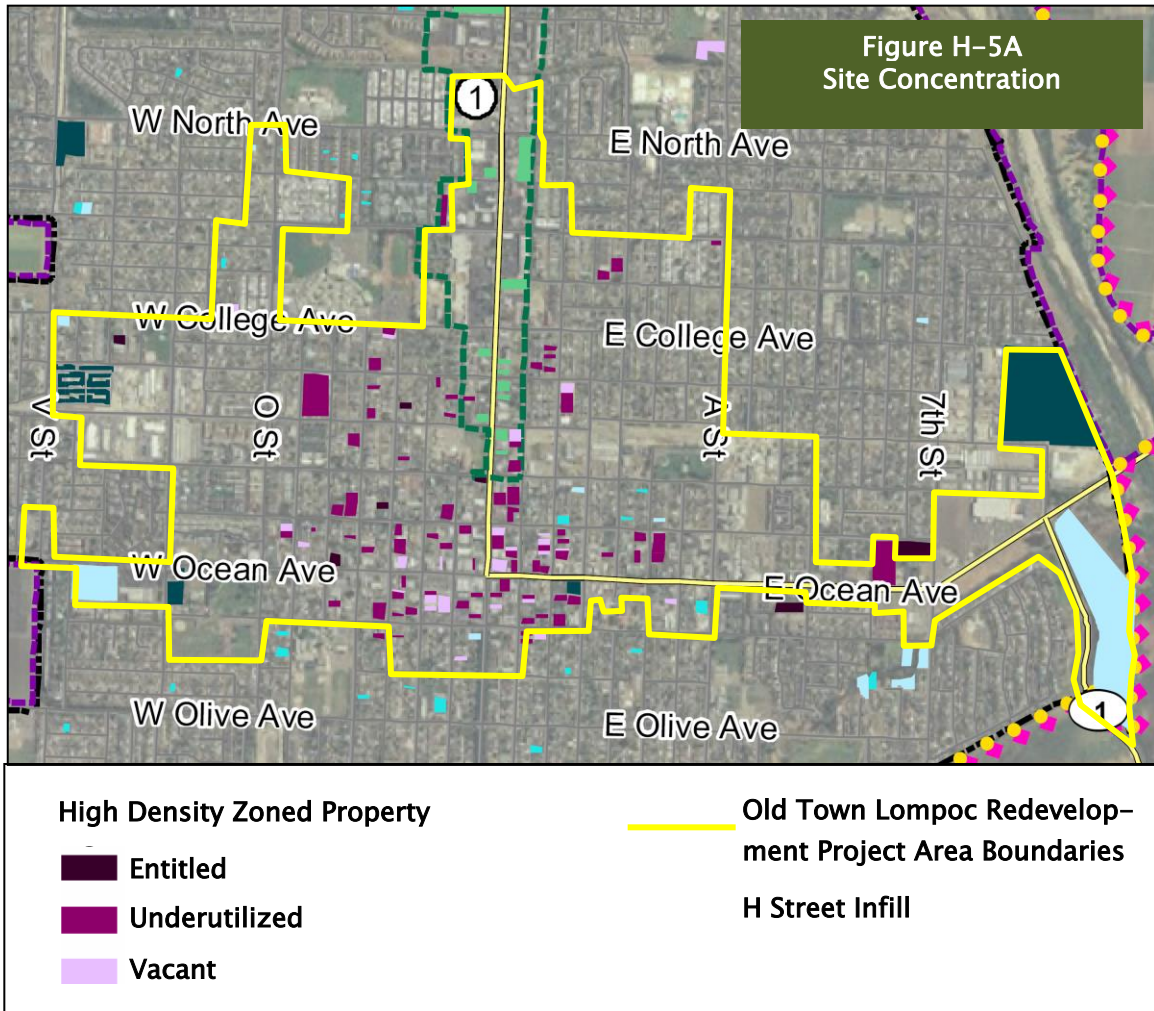
Table H-53C Development Characteristics of Underutilized Sites			
<b>Multi-Family Residential</b>			
APN 9102221			<p><b>Improvement to Value Ratio:</b> 29%</p> <p><b>Comments:</b> Single family dwelling on a large lot surrounded by multi-family uses.</p>
<b>Private Parking</b>			
APN 88517109			<p><b>Improvement to Value Ratio:</b> 13%</p> <p><b>Comments:</b> Paved private parking lot with limited/occasional use.</p>
<b>Public Parking</b>			
APN 8512221			<p><b>Improvement to Value Ratio:</b> 2%</p> <p><b>Comments:</b> Unimproved public parking lot with limited/occasional use.</p>
<b>Public Recreation Centers</b>			
APN 8919101			<p><b>Improvement to Value Ratio:</b> 19%</p> <p><b>Comments:</b> Prominent corner lot with limited building lot coverage.</p>
<b>Religious Facilities</b>			
APN 8513301			<p><b>Improvement to Value Ratio:</b> 26%</p> <p><b>Comments:</b> Prominent corner lot with limited building lot coverage and blighted site conditions.</p>

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Table H-53C Development Characteristics of Underutilized Sites		
<b>Services</b>		
APN 8512207		
		<p><b>Improvement to Value Ratio:</b> 17%</p> <p><b>Comments:</b> Prominent corner lot with limited building lot coverage.</p>
<b>Single Family Residential</b>		
APN 8719310		
		<p><b>Improvement to Value Ratio:</b> 24%</p> <p><b>Comments:</b> Single family dwelling on a large lot with contiguous vacant land fronting a major street.</p>
<b>Trailer Park</b>		
APN 8922204		
		<p><b>Improvement to Value Ratio:</b> 31%</p> <p><b>Comments:</b> Blighted trailer park, but not included in the site inventory due to the presence of existing dwellings.</p>
<b>Vacant Structures</b>		
APN 9110316		
		<p><b>Improvement to Value Ratio:</b> 6%</p> <p><b>Comments:</b> Large lot with abandoned accessory structure and contiguous vacant land fronting a major street.</p>
<p><b>Source:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008. Google Earth, 2009.</p>		



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**8.6.3 Environmental Constraints**

Updating the Housing Element for the current planning horizon is part of a broader review and revision of the City’s entire General Plan. An Environmental Impact Report (“EIR”) has been prepared to assess the physical ramifications of contemplated actions. Under the EIR, four potential environmental constraints have been identified that have relevance to the infill, mixed-use and intensification policies of the Housing Element: (i) impacts to historic buildings within the downtown core; (ii) the presence of hazardous materials from prior development; (iii) hydrology and drainage constraints that arise from recently adopted stormwater management policies; and (iv) land use compatibility between infill residential and nearby commercial and industrial uses. These factors are not evaluated on a parcel-specific basis; rather, the EIR is pro-

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grammatic in nature and defers analysis to site-specific projects. These constraints are not extraordinary and would normally be dealt with by way of conditions of approval at time of entitlement. It is noteworthy that the capacity to accommodate the City's assigned share of regional housing needs is nearly three times its RHNA goals (Table H-54); thus, there is a comfortable cushion to compensate for one or more sites that may be adversely effected by environmental constraints.

### 8.6.3 Development Feasibility

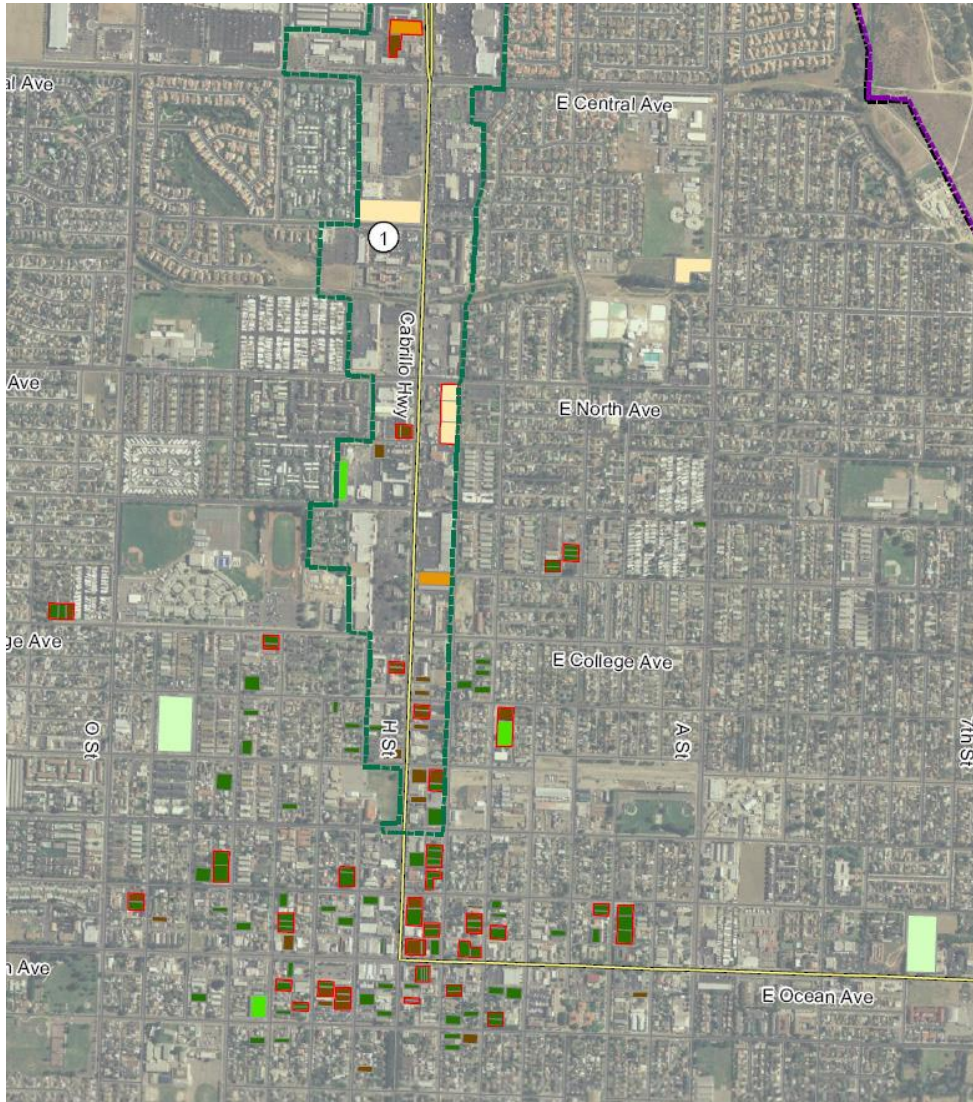
Approximately 60% of the total inventory of high-density vacant and underutilized parcels is less than one-half acre in size (Table H-53D and Figure H-5B). It is generally believed that development of such parcels at high density is problematic by virtue of their limited size. However, as shown in Table H-53D, entitled as well as existing developed parcels of similar size have a development intensity of 18 and 20 units per acre, respectively. This compares favorably to the intensity of entitled and existing developed parcels over one-half acre in size; 19 and 17.5 dwellings per acre, respectively. The feasibility of developing small vacant and underutilized properties is further illustrated in Table H-53E which summarizes affordable housing projects approved during previous housing element cycles on parcels less than one acre in size. It is also noted that: (i) the majority of both small and underutilized sites are contained within the City's redevelopment project area boundaries (Figure H-5A); (i) 54% of the total inventory of vacant and underutilized parcels are contiguous to one another (Figure H-5B); and (ii) 45% of the total combined acreage of all vacant and underutilized sites under one acre in size form contiguous groups of parcels (Figure H-5B). These conditions lend themselves to lot consolidation to facilitate affordable housing development in furtherance of City infill objectives. One such example is Chestnut Crossing (Table H-52) which entailed the assemblage of seven separate parcels, each totally less than 0.6 acres, in order to develop 34 total units (including six deed-restricted affordable units) on a combined site area of 1.85 acres (translating to 18.38 units/acre; Figure H-5C). Drawing upon this example, an Implementation Measure has been included in the current Housing Element to facilitate the consolidation and intensification of small and underutilized sites.

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Table H-53D Development Feasibility		Vacant & Underutilized		Entitled But Not Constructed		Existing Development	
		< 0.5 Acres	> 0.49 Acres	< 0.5 Acres	> 0.49 Acres	< 0.5 Acres	> 0.49 Acres
High Density Residential Inventory	No. of Parcels	132	12	11	2	1,064	39
	Acres of Land	27.86	19.08	3.07	2.86	134.55	90.02
	Entitled Units			56	55		
	Developed Units					2,711	1,579
	Density-DU/Ac			18	19	20	17.5

Source: Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

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**Contiguous Parcels**

 77 Total in 33 Contiguous Groups (19.07 acres)

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Table H-53E Small Lot Development	Affordable Projects on Small Lots (<1 Acre) Approved in Past Housing Element Cycles	
	Project #1	Project #2
Project Name	Transitions Community Counseling & Advocacy	Las Casitas
Location	513 North G Street	109 South Third Street
Parcel Size	0.48 acres	0.96 acres
Development Scope	3,250 sq. ft. office and 39 residential units	15 new single family residences
No. of Affordable Units	39	2
Approval Date	July 2006	March 2007
	Project #3	Project #4
Project Name	Habitat for Humanity	
Location	1404 West College Avenue	516 North T Street
Parcel Size	0.29 acres	0.32 acres
Development Scope	4 residential units	5 condominium units
No. of Affordable Units	4	5
Approval Date	August 2008	October 2004
	Project #5	
Project Name		
Location	328-330 North K Street	
Parcel Size	0.24 acres	
Development Scope	4 residential units and child-care center	
No. of Affordable Units	4	
Approval Date	September 2003	

Source: Current Project Lists, City of Lompoc, 2003-2008.

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**8.6.4 Environmental Constraints**

Updating the Housing Element for the current planning horizon is part of a broader review and revision of the City's entire General Plan. An Environmental Impact Report ("EIR") has been prepared to assess the physical ramifications of contemplated actions. Under the EIR, four potential environmental constraints have been identified that have relevance to the infill, mixed-use and intensification policies of the Housing Element: (i) impacts to historic buildings within the downtown core; (ii) the presence of hazardous materials from prior development; (iii) hydrology and drainage constraints

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that arise from recently adopted stormwater management policies; and (iv) land use compatibility between infill residential and nearby commercial and industrial uses. These factors are not evaluated on a parcel-specific basis; rather, the EIR is programmatic in nature and defers analysis to site-specific projects. These constraints are not extraordinary and would normally be dealt with by way of conditions of approval at time of entitlement. It is noteworthy that the capacity to accommodate the City's assigned share of regional housing needs is nearly three times its RHNA goals (**Table H-54**); thus, there is a comfortable cushion to compensate for one or more sites that may be adversely affected by environmental constraints.

### 8.6.5 Availability of Services

The availability of necessary public services such as water, sewer, electrical, and solid waste disposal to facilitate attainment of RHNA goals is fully discussed within the Public Services Element of the General Plan. Information within this Element and companion EIR indicates that adequate public service capability exists to accommodate housing projections through 2030. As noted in Figure H-5A, the majority of sites on which RHNA capacity has been calculated are located within predominately developed areas, clustered near the downtown core of the City. While the City has adopted Subdivision Standards, many of these requirements will not apply to infill situations, as would be the case for most of the high density and H Street infill sites. These areas are already subdivided and fully improved; thus, subdivision level requirements will not contribute significantly to the cost or supply of housing for target income groups.

### 8.7 Goal Assignment

Housing affordability is an important component of RHNA insofar as the evaluation of development capacity must also consider the appropriateness of the inventory relative to development economics. Under Housing Element law, a community may either conduct its own economic feasibility analysis or default to land use densities prescribed by statute. In the case of Lompoc, the minimum density for housing to be deemed affordable to lower income persons is 20 dwellings per acre. No minimum density requirement is prescribed for income groups other than lower income. Included within the lower income category are persons and families classified as extremely low, very low or low income. While single family homes are only affordable to those at the upper higher end of the income scale, attached ownership units and multiple family rental dwellings are at least affordable to persons and families with moderate incomes

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(Section 5.0). For purposes of RHNA, this means that existing residential densities should be sufficient to meet new construction goals for moderate income households so long as it can be evidenced that there is an adequate inventory of land to produce the numeric count. The same holds true for those with incomes above the moderate level. The more difficult challenge is to ascertain whether there is an adequate inventory of land with an underlying zoning density of at least 20 units per acre, and up to 44 units per acre for those within the City Urban Limit Line. sufficient to produce a minimum of 210 units which is the combined RHNA goal for very low and low income households. If this cannot be accomplished, the City will need either to conduct a more indepth economic analysis of affordability or commit itself to a program which provides the zoning necessary to meet the shortfall in units.

### 8.8 RHNA Comparison

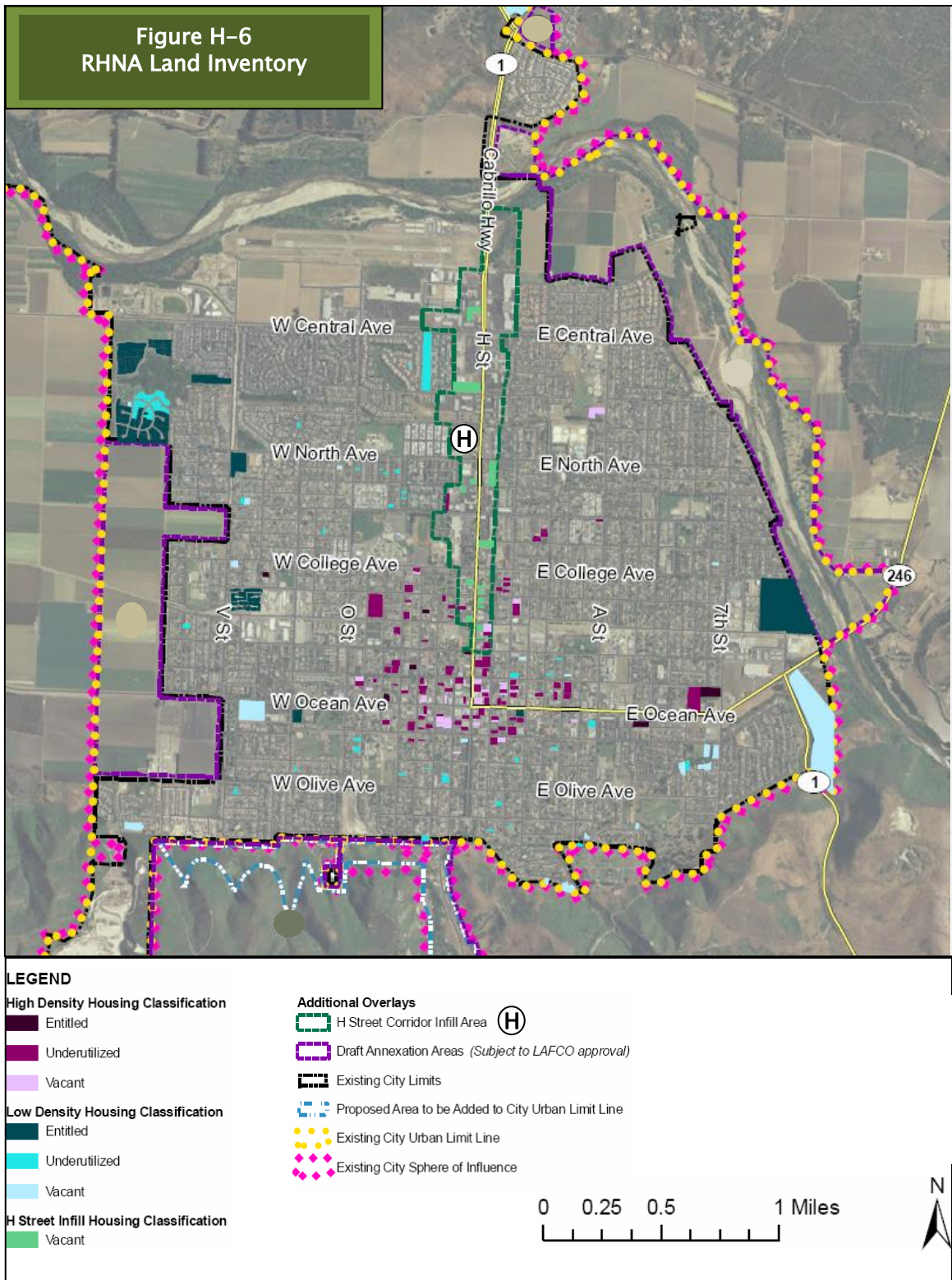
As noted in Paragraph 8.2, the City has been assigned a total of 525 dwellings as its total RHNA goal. This target compares favorably to the hypothetical development capacity of 1,878 units above the current baseline (1,731 units under existing residential zoning and 147 units resulting from the H Street Infill Overlay). Insofar as the analysis of affordability (Section 5.0) shows that the existing housing stock (other than detached single family homes) is affordable to persons with incomes at and above the moderate level, development capacity at lower densities is appropriate relative to meeting the RHNA goals assigned to this particular population segment. Addressing need of housing affordability to below moderate and moderate income households, projects currently under construction are allocated towards below moderate and moderate-income households, and construction of above-moderate housing has stalled. Nevertheless the inventory of land under current zoning, coupled with the new H Street Corridor Infill Overlay, evidences excess capacity to meet the City's assigned share of future housing needs. **Figure H-6** provides a graphic depiction of land available for residential development while **Appendix B-1** contains a detailed inventory and development assessment of parcels appearing in the figure.



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Table H-54 RHNA Analysis	Target Groups				
	V. Low	Low	Moderate	Above Mod	Total
<b>Goal Allocation</b>					
Gross Allocation	126	84	95	221	525
<b>Land Inventory</b>					
Vacant Parcels	44	45		196	285
Underutilized Parcels	131	132		10	273
<b>Entitled Projects</b>		68	60		128
<b>H Street In-Fill</b>	73	74			147
<b>Goal Attainment</b>					
Forecasted Units			627	206	833
Over(+)/Under(-)			322	-15	+308
<b>Source:</b> Land Inventory – Table H-46; Entitled Parcels – Table H-52; H Street Infill – Table H-53.					
<b>Notes:</b>					
1. Forecasted Units is the sum of Land Inventory, Entitled Parcels and H Street Infill.					
2. Over (+)/Under (-) is calculated as follows: Adjusted Goal – Forecasted Units.					

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### HOUSING CONSTRAINTS

#### 9.0 Introduction

Housing development constraints take many forms. They can be institutional, financial, or environmental and may be necessary to protect public health and safety or enhance the quality of life within a community. However, unnecessary constraints may discourage the development or conservation of needed housing and result in detrimental social consequences including: dilapidated housing, household overpayment, overcrowding, and homelessness.

#### 10.0 Governmental Constraints

While governmental regulation is necessary to protect the quality of development in a community, it increases the cost of development and thus the cost of housing. Existing governmental constraints include: land use controls, building codes and enforcement, on/off site improvements, fees and exactions, permit processing procedures, and State and Federal requirements. Land use controls limit the type and density of development, thus increasing the cost per housing unit. Building Code standards may require more expensive construction methods and materials. On-site and off-site improvements, like undergrounding of utilities, road widening, installation of traffic signals, or sewer line extensions increase a project's cost. Fees and exactions contribute directly to the increase in costs. Processing and permit requirements delay construction, increasing financing costs and other overhead costs associated with housing development. The following describes governmental constraints which may affect the cost of housing in Lompoc.

##### 10.1 Land Use Controls

The City of Lompoc currently has no growth control ordinance designed to limit residential development. The City's General Plan and Zoning Ordinance provide for a range of housing types and density allowances. The General Plan has the following six land use designations and permitted densities that allow residential uses: Very Low, Low, Medium, and High Density residential, as well as Mixed-Use and Old Town Commercial. The Mixed-Use land use designation allows for residential development as a primary or secondary use on a proportion of the total floor area, at High Density residential range. The Old Town Commercial land use designation allows for residential development as a secondary use in excess of High Density residential range. The density

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ranges and average population density according to each of these designations are shown in Table H-55.

Table H-55 Density Analysis	Residential Land Use Categories		
	Dwelling	Population	Description
	Unit Density	Density	
<b>Rural Density (RD)</b>	0.2	1	Rural large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland.
<b>Very Low Density (VLD)</b>	2.2	6	Semi-rural large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland.
<b>Low Density (LD)</b>	2.5 – 6.2	7 – 18	Single family dwellings and mobilehomes.
<b>Medium Density (MD)</b>	6.2 – 14.5	41	Mixture of unit types such as townhouses, duplexes, triplexes, four-plexes, low-rise apartments, and mobilehomes.
<b>High Density (HD)</b>	14.5 – 22.0	62	Single-story and multi-story apartment buildings.
<b>Mixed Use (MU)</b>			Mixture of pedestrian-oriented uses, including commercial, residential, civic, cultural, and recreational uses, combined to produce a town center that is economically vibrant and socially inviting.
Residential	14.5 – 44	124	
Mixed Com. & Res.	Footnote 2	Varies	
<b>Old Town Commercial (OTC)</b>	20.0 – 44.0	124	Residential uses in conjunction with on-site pedestrian-oriented commercial uses.

**Source:** General Plan, Land Use Element, City of Lompoc, 2013.

**Notes:**

1. Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.9 according to the 2010 Census).
2. Allowable building density for commercial is 1.00 FAR with a minimum of 33% of floor area for residential use.
3. Mixed Use Developments: Allowable building density is 1.00 FAR with a minimum of 25% – 50% of floor area for residential use; Residential Developments: Allowable building density is 2.00 FAR.

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The City of Lompoc Zoning Ordinance contains seven zones that permit residential uses. The Zoning Ordinance regulates such features as lot coverage, building height, lot area, lot dimensions, setbacks, and landscaped open space requirements. Development standards for the eight zones are provided in **Table H-56**.

Table H-56 Residential Development Standards											
District	District Name	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions		Minimum Setback <sup>1</sup>			Landscaped Open Area
						Width	Depth	Front	Side	Rear	
R-A	Residential Agriculture	One	nr	35 ft	20000 sf	100 ft	nr	20 ft	10% lot width; min 5 ft, max 10 ft; 10 ft corner side	15 ft	nr
R-1	Single Family	One	40%	30 ft	7000 sf	65 ft interior lot; 70 ft corner lot	nr	varies progressively from 15 ft to 25 ft with min 3 ft variations; 30 ft max	9 ft one side, 5 ft other, total 15 ft; 10 ft corner side adjacent street	20 ft; may be 5 ft with min 1,000 sf open area to rear of main building or in any "L" or "U" design	nr
7-R-1											
10-R-1		One	40%	30 ft	10000 sf	75 ft	nr				
R-2	Mdium Density	One for each 3,000 sf of land area	50%	30 ft	6000 sf	60 ft interior lot; 70 ft corner lot	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	300 sf for each du
R-3	High Density	One for each 2,000 sf of land area	60%	35 ft	7000 sf	75 ft	nr	15 ft	5 ft both sides interior lot; 10 ft corner side adjacent street	10 ft	250 sf for each du
T	Residential Mobile Home Park	Seven spaces for each acre	nr	nr	Park: 10 ac	nr	nr	Mobilehome space 5 ft to park's exterior property lines; 20 ft. to exterior property line abutting street. Mobilehome 5 ft to space boundary line.			Refer to footnote 2
C-2 refer to footnote 3	Central Business	14.5 - 21.8, min. 33% of floor area	nr	50 ft/ 4 stories	7,000	60 ft	nr	nr	10 ft (refer to footnote 4)	10 ft (refer to footnote 5)	nr
OTC	Old Town Commercial	14.5 - 21.8	2.0 FAR max 25% for resi use	20 ft. min; 45 ft/3 stories max	5,000	25 ft	nr	nr	nr	10 ft	nr

(1) Standard setbacks unless bordering a thoroughfare, major or collector street.  
(2) Mobilehome Parks, Family parks: 300 sf for each space up to 100 spaces and 200 sf for each space over 100. Adult parks: 200 sf for each mobilehome space. Travel trailer parks and recreation vehicle parks, 100 sf for each travel trailer or recreation vehicle space.  
(3) C-2 zoning district with a land use designation of MU (Mixed Use).  
(4) No requirement unless the lot or parcel of land in the C-2 zone has a side lot line adjoining property in a residential zone then the side yard of the C-2 zoned property adjoining the residential lot shall have a side yard of not less than 10 feet.  
(5) No requirement unless the lot or parcel of land in the C-2 zone has a rear lot line adjoining property in a residential zone then the rear yard of the C-2 zoned property adjoining the residential lot shall have a rear yard of not less than 10 feet.  
nr = no requirement

The minimum lot size for new single-family homes in the 10-R-1 zone is 10,000 square feet, 7-R-1 is 7,000 square feet, R-2 is 6,000 square feet, R-3 is 7,000 square feet, C-2 is 7,000 square feet, and OTC 5,000 square feet. The Residential Agriculture (R-A) zone is a designation generally used for large-lot detached single family homes on prominent bluffs, steep hillsides, or adjacent to farmland. Appropriate uses include light agricultural activities, agricultural workers' living quarters, and single family detached dwellings. The R-A zone has a minimum lot size of 20,000 square feet.

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There is one vacant parcel zoned R-A that is 29.75 acres in size. The T zone is a designation for mobile home parks and requires a minimum of 10 acres.

The Medium Density Residential (R-2) zone requires a minimum land area of 3,000 square feet per unit and the High Density Residential (R-3) zone requires a minimum land area of 2,000 square feet per unit.

The maximum densities permitted by the General Plan for the Very Low Density Residential (R-A) is 2.2 dwelling units per acre, Low Density Residential (R-1) ranges from a minimum of 2.5 to a maximum of 6.2 dwelling units per acre, Medium Density Residential (R-2) ranges from a minimum of 6.2 to a maximum of 14.5 dwelling units per acre, High Density Residential (R-3) ranges from a minimum of 14.5 to a maximum of 22.0 dwelling units per acre. The Mixed Use (MU) zone allows a minimum density of 14.5 dwelling units per acre to a maximum of 44.0 dwelling units per acre. The Old Town Commercial (OTC) District allows a range of dwelling units per acre with a minimum of 20.0 to a maximum of 44.0.

With the exception of the R-A, T, and OTC zones, minimum lot widths range from 60 to 75 feet. The R-A zone requires a minimum lot width of 100 feet and the OTC zone 25 feet. There is no minimum lot width for the T zone. In addition, there are no minimum lot depths for any of the zones allowing residential uses.

Yard and setback requirements are not excessive and range from 5 feet to 20 feet. Front setbacks in single family zones allows a progressive setback from 15 to 25 feet. The MU/C-2 zone has no front yard setback and a 10 foot side and rear setback only if the MU/C-2 parcel has a side or rear lot line adjoining residential property. The OTC zone has no front or side yard setback, but has a 10 foot rear yard setback. Height limits in residential zones (R-A, R-1, R-2, and R-3) allow two and three stories (maximum of 30 and 35 feet). Height limits in the MU and OTC zones are four stories or 50 feet and three stories or 45 feet, respectively.

With the exception of the R-A zone having no requirement, maximum lot coverage ranges from 40 to 60 % for residential zones (R-1, R-2, and R-3) which is more than sufficient to accommodate the maximum densities permitted under the General Plan. The MU zone has no lot coverage restriction. The OTC has a 2.0 floor area ratio (FAR) of which a maximum of 50 % may be residential use.

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Landscaped open area requires 300 square feet for each dwelling unit in the R-2 zone and 250 square feet for each dwelling unit in the R-3 zone. There is no landscaped open area requirement in the R-A, R-1, MU/C-2, or OTC zones.

The City’s residential parking requirements are summarized in **Table H-57**.

<b>Table H-57 Residential Parking Standards</b>	<b>Required Parking Spaces</b>
<b>Single Family Dwelling</b>	2 covered <sup>1</sup> spaces
<b>Multi-Family Dwellings &amp; Duplexes</b>	
Studio and 1-Bedroom	1 covered <sup>1</sup> space per unit
2, 3, 4 or More Bedroom Units	2 covered <sup>1</sup> spaces per unit
<b>Dwelling, 100% Affordable Units<sup>2</sup></b>	
Studio and 1-Bedroom	1 covered <sup>1</sup> space per unit
2 + Bedroom Units	1.5 covered <sup>1</sup> spaces per unit
<b>Dwelling, expressly for elderly &amp; handicapped housing assistance projects</b>	
Studio and 1-Bedroom	.75 covered <sup>1</sup> space per unit
2 + Bedroom Units	1 covered <sup>1</sup> spaces per unit
<b>Old Town Commercial and Mixed Use</b>	
Residential Developments	As specified above according to dwelling unit type
<p><b>Source:</b> Zoning Ordinance, City of Lompoc, 2013.</p> <p>1. Spaces within a garage or carport, or any combination thereof.</p> <p>2. Landowner must covenant to restrict the use of property to 100% affordable or provide additional off-street parking as required if the property is converted to other uses.</p> <p>3. Landowner must covenant to restrict use of property to elderly and handicapped or provide additional off-street parking as required if the property is converted to other uses.</p>	

Parking requirements in the City of Lompoc are normal for a city of its size: two spaces per unit for single family dwellings, and one and one-half to two spaces for multi-family dwellings depending on unit types and other project characteristics.

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### 10.1.1 Planned Development

The Planned Development (PD) District (Lompoc Municipal Code, Division 2, Chapter 17.032) is intended to provide for the orderly development of land in conformance with the Elements of the General Plan of the City by permitting a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot-by-lot land use development.

Various land uses may be considered in a PD District including residential, commercial, and light industrial parks, or any other use or combination of uses which can be made appropriately a part of a planned development.

With respect to residential development, PD Districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the strict application of the development standards of the base zoning districts. The flexibility provides for, and can promote the cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks, lot coverage, and parking.

### 10.1.2 Permitted Uses in Residential Zoning Districts

The Lompoc City Code designates permitted and non-permitted uses for all developable use types in the City. As summarized in **Table H-55**: (i) single family dwellings, detached, are permitted in the R-A, R-1, and R-2 zones, and are conditionally allowed in the R-3 zone; (ii) single family dwellings, attached, are permitted in the R-2 and R-3 zones. (iii) duplexes are not permitted in the R-A or R-1 zones, but are permitted in the R-2 and R-3 zones; (iv) triplexes and uses with more than two detached single family dwellings are conditionally allowed in the R-2 zone, and are permitted in the R-3 zone; (v) apartments for three or more families are permitted in the R-3 zone; (vi) group dwellings are permitted in the R-3 zone; (vii) second residential units are permitted in the R-1 zone; (viii) mobilehome parks, travel trailer parks, and recreational vehicle parks are only permitted in the T zone; and (ix) residential care providers are permitted in the R-1, R-2, and R-3 zones.

### 10.1.3 Residential Development in Mixed Use Zone Districts

Residential dwellings are encouraged in conjunction with commercial uses within the Old Town Commercial (“OTC”) and Mixed Use (“MU”) zone dis-



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trict. Applicable zoning regulations restrict residential uses to stories above the first floor and must be built with a 2.00 FAR with a maximum of 50% of floor area for residential. Single family and two family dwellings are prohibited uses unless they meet specified criteria. Multiple-family dwellings (three dwelling units but no more than four dwelling units) conditionally permitted uses unless they meet the criteria of the Mixed Use Development. As noted in **Table H-48**, no residential units have been developed within the Old Town Commercial district.. However an update to the Land Use Element has increased the maximum density within this district from 21.8 dwelling units per acre to 44.0 dwellings per acre. This was established to encourage the City’s goal to promote development of residential uses within mixed-use projects.

Table H-58 Permitted and Conditionally Allowed Residential Uses							
Residential Type	Zoning District						
	R-A	R-1	R-2	R-3	T	MU/C-2 <sup>2</sup>	OTC <sup>3</sup>
Single family dwellings	X	X	X	X (CUP) <sup>4</sup>		Refer to Footnote 2.	Refer to Footnote 3.
Duplexes or detached single family dwellings			X	X		Refer to Footnote 2.	Refer to Footnote 3.
Triplexes and uses with more than two detached single family dwellings			X(CUP)	X		Refer to Footnote 2.	Refer to Footnote 3.
Apartments <sup>5</sup>				X		Refer to Footnote 2.	Refer to Footnote 3.
Travel Trailer Park Recreational Vehicle Park					X (CUP) <sup>4</sup>		
Care of nonrelated 6 or less persons 7 or more persons		X X (CUP)	X X (CUP)				
Mobilehomes <sup>8</sup>		X			X		
Agricultural workers’ living quarters, for persons employed and deriving the major portion of their income from employment on the premises	X (CUP) <sup>4</sup>						

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Caretaker's residence	X <sup>9</sup>						
<p>1 Does not include CO, CC, General Commercial/C-2, or PCD zones or group quarters.</p> <p>2 Residential Uses in MU designated areas: May include one, two, and multiple family uses provided the residential use is built with a 1.00 FAR with a minimum of 33% of floor area for residential use.</p> <p>3 Residential Uses in OTC zone: Mixed Use Developments allowed in the OTC zone, including residential and office/retail/service components within the same structure. Residential must be located above the first floor and shall be built with a 2.00 FAR with a maximum of 25% of floor area for residential. Single family and two family dwellings are prohibited uses unless they meet the criteria of the Mixed Use Development. Multiple-family dwellings (three dwelling units but no more than four dwelling units) conditionally permitted uses unless they meet the criteria of the Mixed Use Development.</p> <p>4 CUP Conditional Use Permit</p> <p>5 Apartments: A multiple family dwelling, as herein defined (see dwelling, multi-family6), which is expressly for the purpose of providing dwelling units for rent or lease. This definition excludes other types of multi-family dwellings such as stock cooperatives and condominiums even if said stock cooperatives and condominiums provide dwelling units for rent or lease.</p> <p>6 Dwelling, multi-family: A building designed or used for occupancy by three (3) or more families, living independently of each other.</p> <p>7 Group dwellings: six or less, permitted by right: seven or more requires a conditional use permit.</p> <p>8 Mobilehomes in R-1 zone shall be on permanent foundations in accordance with Health and Safety Code, Section 18551</p> <p>9 Caretaker's residence allowed as an accessory use.</p>							

**10.1.4 Conditional Use Permit Process**

The Conditional Use Permit (CUP) process is described in the Lompoc Municipal Code (Division 3, Chapter 17.124). Applications for use permits are reviewed by the Planning Commission which then has the authority to approve, conditionally approve, or deny the application. The total process of a CUP takes approximately six weeks to complete.

In granting a CUP, the Planning Commission must make all of the following findings: (i) the site of the proposed use is adequate in size and topography to accommodate the proposed use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity; (ii) the site for the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use; (iii) the proposed use will have no adverse effect upon abutting property from the permitted use; and (iv) the conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare. The conditions may include but are not limited to: *regulations of use; special yards, spaces, and buffers; surfacing of parking areas; requiring street, service road, or alley dedications and improvements or appropriate bonds; special fences, solid fences, and walls; regulation of points of vehicular ingress and egress; regulation of signs; landscaping plan designed by landscape architect, to be reviewed and approved by the City Planner; requiring maintenance of the*

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*grounds; regulation of noise, vibration, odors; regulation of hours for certain activities; time periods within which the proposed use or portions thereof shall be developed; duration of use or portions thereof; posting of a bond or bonds sufficient to guarantee the removal of any non-conforming; structures or uses of the land upon the expiration of the period of the conditional use permit; requiring the dedication of access rights; and such other conditions as will make possible the development of the City in an orderly and efficient manner.*

The Planning Commission may impose additional conditions on the following residential uses which require a CUP, but only if the conditions serve to ensure that the appropriate findings can be made: single family dwellings in R-3 zone, triplexes and uses in which more than two detached single family dwellings in R-2 zone, and agricultural workers' living quarters for persons employed and deriving the major portion of their income from employment on the premises in the R-A zone.

The CUP process does not act as a constraint to the development of affordable housing because: (i) a CUP is not required for multiple family uses such as duplexes, triplexes, apartments, and group dwellings in the R-3 zone; (ii) where a CUP is required it does not add significant time or delay to the approval of a project; (iii) the Planning Commission does not impose additional development standards through the CUP, but rather addresses the findings that are described in Chapter 50 of the Lompoc City Code; and (iv) the City's CUP application packet provides clear direction on submit-tal requirements and the process and standards for review.

### 10.1.5 Architectural Review (Design Review)

The Architectural Review [Design Review (DR)] process is de-scribed in the Lompoc City Code (Title 17, Division 3, Chapter 17.104) The purpose of the architectural review is to determine a project's compliance with provisions of the technical codes and development policies of the City and consistency with the estab-lished Architectural Review Guidelines. Additionally, architectural review is intended to promote an aesthetically and environmentally pleasing and economically viable commu-nity. Typically development projects in the mixed use and Old Town Commercial areas would be subject to the architectural review process.

With the exceptions noted below, applications for architectural review are reviewed by the City Planning Manager. As noted above, the Architectural Review authority is limited to a review of the project's consistency with architectural guidelines and includes review

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of the building elevations, site and landscaping plans, and signs. The Planning Commission performs the architectural review on the following: (i) all major projects which are located on parcels or lots with frontage on Ocean Avenue, Central Avenue, and “H” Street north of Cypress Avenue; (ii) major commercial and industrial projects on “A” Street north of Cypress Avenue; (iii) all projects involving the designated landmarks and historical structures and places referred to in the 1988 City of Lompoc Cultural Resources Study; and (iv) on any application for architectural review, the City Planning Manager may refer, with or without recommendation, the project directly to the Planning Commission for decision.

In approving the architecture and design of a project, the City Planner and Planning Commission will consider the following criteria: (i) protection of the quality of life of the residents of Lompoc by use of designs that preserve and enhance privacy and minimize detrimental conditions such as noise, glare, unattractive uses, and unsightly elements is required for all projects; (ii) development of residential neighborhoods to preserve unity of character, unique features, and natural conditions to advance toward the goal of neighborhoods harmonious with others and of new residences compatible with existing homes and with the neighborhood; (iii) protection and preservation, to the extent feasible, views, open space, historically significant sites and structures and privately owned public art on private property.

The City Planning Manager and Planning Commission have the authority to approve, conditionally approve, or disapprove a project. Other than single family homes in R- 1 zones which are not part of a parcel map or subdivision map, all applications for permits for the construction of any building, structure, or sign in all zone districts, are required to be reviewed for consistency with the architectural guidelines.

The Architectural Review process does not act as a constraint to the development of affordable housing because: (i) the Architectural Review is used to guide the development in the City of Lompoc, the guidelines are based on recognized principles of design, planning, and aesthetics, and they follow written policies that are published in the City’s “Architectural Review Guidelines” booklet; (ii) the architectural guidelines explain why the City requires architectural review and what the benefits are, and provide clear standards which will improve and quicken the architectural review process; (iii) the City encourages creative design and new ideas in the use of building Materials; and (v) and innovative construction methods, provided what is proposed

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falls within the City's guidelines; (iv) a stated goal of architectural review is development that not only is well designed, but also fits in Lompoc, with projects that strike a balance between the developer's preference and the public interest; (v) projects which are acted upon by the City Planning manager are required by Lompoc City Code to be approved, conditionally approved, or disapproved within ten (10) working days of the date of receipt of a complete application; (vi) projects which are acted upon by the Planning Commission are required by Lompoc City Code to be approved, conditionally approved, or disapproved within thirty (30) working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting; (vii) Planning Commission meetings are held at least once a month for regularly scheduled meetings and more often as determined necessary; (viii) the City's Development Review application packet provides clear direction on submittal requirements and on the process and standards for review; and (ix) the Architectural Review Guidelines relating to all design and development within the City of Lompoc are on file in the office of the City Clerk, at the Economic Development Department Planning Division public counter and are available online on the City's website

In conclusion, the Architectural Review process does not add significant time or delay to the approval of projects.

### 10.2 Mobilehome Park Standards

A mobilehome, defined by the National Mobile Home Construction Act of 1974, 42 USC Section 5401 et seq.), is a permitted use in the R-1 zone. The mobilehome in the R-1 zone shall be on a permanent foundation in accordance with California Health and Safety Code Section 18551.

The City also has a designated zone (T) for land for use as a mobilehome park and mobilehome subdivision. The zone is also for travel trailer parks and recreational vehicle parks. The T zone development standards for a mobilehome park include the following: (i) each park must have an area of not less than 10 acres; (ii) seven (7) mobilehome park spaces are allowed per acre of land within the mobilehome park or subdivision; (iii) each mobilehome space must be located a minimum 20 feet from an exterior property line of the mobilehome park when the exterior property line abuts a public street, a minimum 5 feet from any other portion of exterior property line of the mobilehome park and a minimum 5 feet from mobilehome to its side lot or space boundary line; (iv) perimeter landscaping must be provided on sides of the mobilehome park or subdivision abutting a public street; (v) a solid wall or fence six (6) feet high

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must be provided on all exterior boundary lines of the mobilehome park or subdivision abutting a public street; (vi) internal streets must be a minimum of thirty (30) foot wide, surfaced with 2-1/2 inches of asphalt on four (4) inches of base and rolled curbs four (4) inches in height; (vii) a minimum storage area equivalent to 100 square feet per mobilehome space must be provided for storage of boats, campers, camping trailers, utility trailers, and extra vehicles enclosed with a six (6) foot high chain link fence. (viii) in family parks, a minimum of 300 square feet of open space must be provided per mobilehome space up through 100 spaces plus 200 square feet per mobilehome space beginning with the 101 space; (ix) in adult parks, a minimum of 200 square feet of open space must be provided per mobilehome space; (x) in travel trailer parks and recreation vehicle parks, a minimum of 100 square feet of open space must be provided per travel trailer space or recreation vehicle space; (xi) on-site parking for the resident of the mobilehome must be provided in accordance with the residential parking standards included in **Table H-57** for multi-family dwellings; and (xii) guest parking must be provided at a ratio of one additional off-street parking space for each seven (7) mobilehome sites in the park.

### 10.3 Building Codes and Enforcement

The City has adopted the 2013 California Code as a standard for development within the City. The California Code includes the California Building Code, Mechanical Code, Plumbing Code, California Electric Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, and Uniform Fire Code. This code has been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the California Code of Regulations, however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing.

A review of the City's amendments to the uniform codes indicates they have no substantial impact on the cost of residential development. Lompoc's amendments to the State Building Code standards are primarily procedural and administrative, such as the appeals procedures, flood plain management process, and reroofing procedures.

### 10.4 On- and Off-Site Improvements

Lompoc is currently experiencing no capacity limitations with the City's water, wastewater, storm drain, and electric utility systems. Development regulations

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do, however, require the extension of utilities in order to tie into the City systems, such as the construction of a sewer trunk line to serve new development; the payment of charges for installed improvements, such as the installation of electric transformers; contributions to aid in the expansion of existing facilities and the construction of new facilities necessitated by new development, such as a retention basin to accommodate run-off produced by paving.

Currently, Lompoc Unified School District (LUSD) facilities are operating at capacity and the fees charged for new construction are not sufficient to build additional new facilities needed to accommodate projected enrollment increases. All other City-required improvements are similar to those of surrounding communities, therefore, no other inordinate constraints have been identified regarding the City's utility infrastructure. While the City has adopted Subdivision Standards, many of these requirements do not apply to infill situations, as would be the case for most of sites identified for high density residential that address the needs possessed by target income groups. These areas are already subdivided and fully improved; thus, subdivision level requirements will not contribute significantly to the cost or supply of housing for target income groups.

### 10.5 Fees and Exactions

Land development within the City is subject to fees imposed by the City to offset future capital expenditures and to accommodate future development or defray the cost of water treatment, street maintenance, environmental review, development review, permit processing, field inspections, police protection, fire protection, and recreational activities. The City departments which levy fees include: Public Works, Building, Economic Development, Police, Fire, and Parks and Recreation. Each type of capital improvement fee that is levied by the City is imposed in relationship to an estimated future capital expenditure and conforms to the stipulations of AB 1600 legislation. The size of City permit processing fees collected varies. See **Appendix C** for detailed information on the fees that apply to residential projects. In brief, the fees are assessed on the basis of the following factors: (i) complexity of application review; (ii) the valuation of the land proposed for development; (iii) the number of acres proposed for development; (iv) the number of dwelling units; (v) the valuation of proposed construction and improvements; (vi) square footage of floor area; and (vii) the number of plumbing fixtures per unit.

The last authoritative study of fees charged throughout Santa Barbara was performed by the Homebuilders Association of the Central Coast ("HBACC") in 2000.

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Table H-59 provides a comparative analysis of fees derived from the HACC study for hypothetical single and multiple family projects. Comparatively speaking, development fees charged by the City of Lompoc are less than the median and considerable below the average charged for residential dwellings. The difference is more dramatic for multiple family dwellings with Lompoc charging among the lowest fees Countywide. The same is holds true for processing fees with Lompoc reportedly the lowest among all jurisdictions included in the survey.

Table H-59 Development Fees	Single Family			Multiple Family		
	City Fee	Schools	Total	City Fee	Schools	Total
Santa Barbara	\$9,407	\$3,860	\$13,267	\$2,105	\$1,544	\$3,649
Santa Maria	\$10,624	\$3,860	\$14,484	\$5,672	\$1,544	\$7,216
Lompoc	\$11,179	\$3,680	\$14,859	\$2,363	\$1,472	\$3,835
Buellton	\$14,461	\$4,100	\$18,561	\$9,378	\$4,100	\$13,478
Carpinteria	\$18,819	\$3,860	\$22,679	\$8,119	\$1,544	\$9,663
County	\$35,158	\$3,860	\$39,018	\$14,575	\$1,544	\$16,119
Mean			\$20,478			\$8,993
Median			\$16,710			\$8,439

Source: Home Builders Association of the Central Coast, Fee Study, June 2000.

Table H-60 Processing Fees	13.0 Land Use Entitlement Permit Processing Fees Only					
	14.0 Single Family			15.0 Multiple Family		
Lompoc	16.0	\$289		17.0	\$451	
Santa Maria	18.0	\$369		19.0	\$719	
County	20.0	\$316		21.0	\$597	
Santa Barbara	22.0	\$596		23.0	\$803	
Buellton	24.0	\$848		25.0	\$597	
Carpinteria	26.0	\$955		27.0	\$721	
Mean	28.0	\$562		29.0	\$648	
Median	30.0	\$483		31.0	\$658	

Source: Home Builders Association of the Central Coast, Fee Study, June 2000.  
Note: Table 60 only reflects those communities included in the HBACC Fee Study. In the Table entitled "Land Use Entitlement Processing Fees Only," building permit fees serve as the basis of comparison for Multiple Family construction.



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**10.6 Permit Processing Procedures**

All processing time increases the cost of development. The residential development review process normally begins with the filing of a preliminary map or site plan for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place. These steps include: plan check, architectural review, and other forms of approval. Each step requires some form of administrative process and various amounts of time.

Processing time varies considerably from a few weeks to several months depending on the complexity of the proposed project and its conformance with the General Plan and Zoning Ordinance. Projects range from the development of a single unit on an existing lot with appropriate zoning and land use designations to the annexation or subdivision of land needing numerous improvements, zone changes, and an environmental impact report (EIR).

<b>Table H-61 Processing Timeframes</b>	<b>Type of Permit Process and Approximate Length of Time to Public Hearing</b>
<b>Single Family Dwelling</b>	2 weeks Building Permit
<b>Duplexes or Two Single Family Residences in R-2 or R-3 Zoning Districts</b>	Architectural Review
<b>Three or More Residential Units in R-2</b>	Conditional Use Permit
<b>Three or More Residential Units in R-3</b>	Architectural Review
<b>Four or More Residential Units in R-3</b>	Architectural Review
<b>Conditional Use Permit</b>	6 weeks to Planning Commission
<b>Architectural Review</b>	2 weeks administrative review; 6 weeks to Planning Commission
<b>Tentative Parcel Map</b>	6 weeks to Planning Commission
<b>Tentative Tract Map</b>	6 weeks to Planning Commission
<b>Variance</b>	6 weeks
<b>Zoning Amendment or Zone Change</b>	16 weeks
<b>Environmental Documentation</b>	4 to 10 weeks (average 8 weeks)
<b>General Plan Amendment</b>	12 weeks
<b>Final Map</b>	8 weeks
<b>Plan Check</b>	2 to 8 weeks
<b>Source:</b> Project Case Files, City of Lompoc, 2014.	
<b>Note:</b> All timeframes are based on the date an application is deemed complete.	

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Architectural Review is conducted by the Planning Manager or Planning Commission. Conditional Use Permits and Tentative Maps are reviewed by the Planning Commission. Variances, Zoning Amendments or Zone Changes, General Plan Amendments are reviewed by both the Planning Commission and City Council.

The City does not have a separate architectural review board or environmental review committee. These reviews are a function of the Planning Commission in the case of conditional use permits, development plans, and tentative maps and of both the Planning Commission and City Council in the case of variances, zoning amendments or zone changes, and General Plan amendments. In an effort to provide complete preliminary information on a project to an applicant, the City instituted the Development Review Board (DRB) process in the mid-1980's. The DRB is comprised of City staff from the various City departments that have the responsibility for reviewing development proposals, drafting Conditions of Approval, and enforcing City requirements and regulations. The DRB meets on an as needed basis as a result of project applications submitted to the City. A pre-application process is available at the request of an applicant who wants to get an early indication of a project's requirements. Upon submittal of a preliminary site plan or a complete application package for a discretionary permit, City staff will schedule the project within two weeks of its submittal date. City staff will review the submittal and prepare verbal and a summary letter. A regular DRB is held following submission of a complete application. Draft Conditions of Approval are formulated for Planning Commission Consideration. The availability of complete information from one DRB meeting allows an applicant an early indication of potential issues and conditions and can save the applicant time and money in the long term. The City regularly receives positive comments regarding its development review process.

### 10.7 Inclusionary Zoning

In 1992, the City of Lompoc adopted a policy that requires all residential development of ten units or more to provide 10 % of the units affordable to very low-, low-, and median-income households. In 1997, this policy was amended to require that projects located within the City's Old Town Redevelopment Project, Amendment No. 2 area provide 15 % of new housing affordable to low- and moderate-income households with at least 40 % of those units to be reserved for very low-income households. This action was followed in 2003 with the codification of a formal Housing In-Lieu Fee Program by adoption of Ordinance 1492(03). In 2008 the Housing In-Lieu Fee program

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was updated and fees increased to be in line with current development costs (Resolution No. 5457 (08)).

With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, the inclusionary requirement may be satisfied by payment of a Housing In-Lieu Fee. Within the Old Town Redevelopment Project, Amendment No. 2 area, the affordable obligation may only be satisfied through on-site construction. The Housing In-Lieu Fees are calculated in their entirety at the time of issuance of the first building permit for construction of the first dwelling unit in a residential project, apportioned to all units within the project and collected at time of building permit issuance. The fee amount represents the difference between the total estimated construction cost of a market rate single family residence and the price deemed affordable to a low income buyer. The fee, if paid, may be used to satisfy all or part of the inclusionary requirement with the remaining portion satisfied through on-site construction of the affordable units. Fees collected are deposited into an Affordable Housing Fund and may only be used to affirmatively further Housing Element housing goals for target income groups.

While inclusionary requirements may have the potential for constraining housing development, the City's policy provides for flexible application. For a project that is not in the City's Old Town Redevelopment Project, Amendment No. 2 area, Policy 1.11 allows inclusionary requirements to be satisfied through off-site construction or payment of in-lieu fees; within the redevelopment area, the more stringent inclusionary requirement flows from statute (i.e., California Health and Safety Code Section 33413). The policy further provides that current market prices for housing may be taken into consideration in fulfilling a portion of the affordability requirement. This is achieved when the median market price for housing is less than the maximum cost of housing that is deemed affordable to target income households. The Planning Commission may find that median income housing opportunities are fulfilling a portion of the requirement. In such cases, not less than 5 % of the total units in the project are to be affordable to very low-, low-, and median-income households.

Key indicators that the City's inclusionary policies do not impede housing production are comparative statistics on units constructed and vacancy rates (**Tables H-62 and H-63**). During the Housing Element cycle 2010 to 2014, Lompoc ranked third among all Santa Barbara County jurisdictions in the number of new dwellings completed. In regard to vacancies, Lompoc ranked fourth highest. It is noteworthy that the jurisdiction which produced the most number of new residential units (Santa Barbara) had a va-

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cancy rate slightly lower than Lompoc, but generated a significant more amount of new housing in the same timeframe. In general, the lower a vacancy rate is, the higher the need and demand for housing expansion. Together, these statistics suggest that Lompoc’s inclusionary policies have had no measurable effect on supply or demand.

Table H-62 New Construction	No. of Households			Rank Order
	2010	2014	Change	
Buellton	1,845	1,856	11	7
Carpinteria	5,431	5,555	124	4
Goleta	11,473	11,508	35	6
Guadalupe	1,887	1,890	3	8
Lompoc	14,416	14,594	178	3
Santa Barbara	37,820	38,393	573	1
Santa Maria	28,294	28,525	231	2
Solvang	2,485	2,522	37	5
Unincorporated	49,183	49,890	707	n.a.
Source California State Department of Finance, Population and Housing Estimates, 2010-2014.				

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Table H-63 Vacancy Rates	Year					Rank Order
	2010	2011	2012	2013	2014	
<b>Buellton</b>	4.6	4.5	4.5	4.5	4.5	8
<b>Carpinteria</b>	12.3	12.3	12.3	12.3	12.3	2
<b>Goleta</b>	5.0	5.0	5.0	5.0	5.0	6
<b>Guadalupe</b>	4.1	4.1	4.1	4.1	4.1	9
<b>Lompoc</b>	7.4	7.4	7.4	7.4	7.4	4
<b>Santa Barbara</b>	6.3	6.3	6.3	6.3	6.3	5
<b>Santa Maria</b>	4.9	4.9	4.9	4.9	4.9	7
<b>Solvang</b>	12.6	12.6	12.6	12.6	12.6	1
<b>Unincorporated</b>	8.5	8.4	8.4	8.2	8.3	3
<b>Source:</b> California State Department of Finance, Population and Housing Estimates, 2010-2014.						

**10.8 Availability of Services**

As discussed in Section 8.6.5, the availability of necessary public services such as water, sewer, electrical, and solid waste disposal to accommodate the additional housing units within the City are fully discussed within the Public Facilities and Services Element of the General Plan. General Plan build-out is anticipated for the year 2030. Information within this element and the General Plan indicates that adequate public service capability exists to accommodate the housing units planned for within the Housing Element.

**11.0 Non-Governmental Constraints**

There are a number of financial components involved in the development of housing. These components include the cost of developable land, construction and site improvement costs, sales and marketing, and financing and profit. Because these costs respond to market forces, it is not possible for a local governmental body to control them.

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### 11.1 Cost of Developable Land

As of 2007, Lompoc has approximately 159 acres of vacant developable land which is either zoned for residential use or which are contained within a zone district that allows residential dwellings in combination with commercial uses. Although the cost of land and housing in Lompoc is reasonable, the impending shortage of land will become a constraint in the future. Based on residential land sales during 2006 and reported in the County's Assessor Parcel Data base, the Citywide average fair market value of a typical acre of unimproved residentially zoned land within the City of Lompoc is \$487,000 per acre. Depending on the density of a project that could be developed on a particular site, this equates to approximately \$48,700 per dwelling unit on average.

### 11.2 Construction and Site Improvement Costs

Although the amount of building materials and labor can be estimated, the market costs of these development inputs is unpredictable. The materials are a market-driven commodity (e.g. lumber) which operates outside the direct influence of the local governmental body. Transportation costs associated with the materials are also subject to market forces. Lompoc's distance from major metropolitan areas can also effect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Due to Lompoc's relative small size, the labor force required for the construction of new housing units may not be adequately supplied by the City's population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

### 11.3 Sales and Marketing

The sales and marketing approach which a developer pursues can have an effect on the selling price of a housing unit. If a developer is concerned with a prompt return on his/her investment, it may be necessary for advertisement and marketing to a broader market.

### 11.4 Financing and Profit

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add signifi-

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cantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to homeownership.

The City has not uncovered any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California. Even in the City's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

### 12.0 Special Housing Needs

During past Housing Element cycles, three laws were adopted that specifically address the needs possessed by special needs population: (i) Senate Bill 2, effective January 1, 2008, is directed toward accommodating emergency shelters and transitional housing for homeless; (ii) Senate Bill 520 passed during the 2001-02 California Legislative Session and effective January 1, 2002, clarifies and strengthens Housing Element law regarding the accommodation of persons with disabilities; and (iii) Assembly Bill 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 % of area median and below).

#### 12.1 Homeless Accommodation (SB 2 Analysis)

##### 12.1.1 Legislative Overview

Senate Bill 2, passed during the 2007-08 California Legislative Session and effective January 1, 2008, clarifies and strengthens housing element law regarding the accommodation of emergency shelters and transitional housing. The law essentially requires an analysis of zoning regulations, development standards and available land sufficient to: (i) accommodate the need for emergency shelters and at least one year-round facility; (ii) allow emergency shelters "by right" within at least one zone district; and (iii) remove regulatory barriers that prevent or otherwise impede the development of emergency shelters. Homelessness is a Countywide concern and arises

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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 the deinstitutionalization of the mentally ill. The estimated number of homeless in Lompoc appears in **Table H-37** (i.e., 104 total persons) and is based on a single “Point in Time” This computation is made for planning purposes only and does not presuppose that this population segment resides in Lompoc or requires housing services.

### 12.1.2 Baseline Needs

As discussed in Section 7.3.6, the City and the Lompoc Valley community have a long and supportive history in assisting the homeless population. Facilities and programs currently in operation include: (i) Bridgehouse Homeless Shelter with a 56-bed capacity; (ii) Marks House providing 19 transitional beds for up to 24 months; (iii) Domestic Violence Solutions serving up to twelve persons with emergency shelter and counseling for battered women and children; (iv) Hope House providing three one-bedroom apartments for family transitional housing for 24-months ; (v) Catholic Charities providing vouchers for lodging in local motels, food, clothing and household goods to homeless and “at risk” individuals; (vi) New Life Christian Center and Academy providing beds and shelter, (vii) Lompoc Police Department, in cooperation with the Salvation Army, providing temporary housing and meals; (viii) Transitions Mental Health Drop-In Center providing supportive domestic, health care and referral services for walk-in traffic; and (ix) Good Samaritan’s Recovery Way Home providing 16 transitional beds for women and children. These resources notwithstanding, the City has a residual unmet need of 104 persons.

### 12.1.3 Zoning Provisions

At present, emergency shelters are not expressly listed as allowed uses within any zone district of the City. Instead, the homeless are accommodated within the parameters of existing use and development regulations (e.g., churches, extended stay hotels and motels and hospitals). Likewise, transitional and supportive housing are not expressly defined as residential uses, but are accommodated within the meaning of care homes and group dwellings that are allowed under present zoning. In compliance with SB 2, Implementation Measure 2 expressly provides for amendments to the City’s Zoning Ordinance to: (i) incorporate definitions of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code; (ii) acknowledge that transitional and supportive housing are considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone; (iii) allow emergency shelters by condi-



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tional use permit within all zone districts (in addition to the “by right” provisions described in Section 12.1.5); and (v) codify objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4).

### 12.1.4 Capacity Analysis

As discussed in Section 8.0, the inventory of land under current zoning, coupled with the new H Street Infill Overlay, evidences excess capacity to meet the City’s assigned share of future housing needs. The numeric surplus amounts to 308 units overall, the majority of which is currently allocated towards moderate and below-moderate income groups. This total is well in excess of homeless persons in Lompoc. SB 2 expressly encourages the development of shelter facilities in locations proximate to transit, job centers and community services, free of hazards and inherent land use conflicts. Commercial zone districts are best suited to meeting this criteria, excluding those which either require discretionary land use approval (Planned Commercial Development – PDC) or are critical to meeting the City’s future housing needs (Mixed Use and Old Town Commercial – MU and OTC). **Table H-66** provides an assessment of emergency shelter potential for the remaining commercial zone districts, utilizing a methodology similar to that used in forecasting future residential development potential (**Table H-65**). The resulting analysis reveals a build-out potential of between 954 and 1,439 additional shelter beds. The upper end of this range reflects the “Maximum Potential” for all parcels based on a development intensity of 81 beds per acre of land. This benchmark corresponds to the intensity of development of the most recently approved transition housing facility in the City (i.e., Transitions Facility located at 513 North G Street; 39 extended stay units on 0.48 acres of land). The lower number reflects “Forecasted Capacity” based on the actual intensity of developed parcels within each zone district appearing in **Table H-66** utilizing the following formula: Maximum Potential x Valuation Ratio. This lower number is a more realistic estimate insofar as properties typically do not achieve their full development potential.

### 12.1.5 Shelter Production

SB 2 expressly requires that zoning accommodations be made that allow for the development of at least one year-round emergency shelter as a permitted use without the requirement for a conditional or discretionary approval. In compliance with this requirement, Implementation Measure 3 provides for the establishment of an Emergency Shelter Overlay Zone (“ESOZ”) that would apply to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ, a cap of 82 emergen-

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cy shelter beds would be imposed, corresponding to the unmet need identified for Lompoc. Once the cap is reached, the ESOZ would sunset subject to the following provisions: (i) shelter facilities lawfully permitted under the ESOZ would be deemed to be a conforming use under the City’s Zoning Ordinance following expiration of the ESOZ; and (ii) the ESOZ may be extended and the numeric cap may be increased upon a finding by the City Council that unmet homeless needs assignable to the City persist. The ESOZ would also codify objective management and development standards consistent with the provisions of Government Code Section 65583(a) (4). Finally, Implementation Measure 2 provides

<b>Table H-65 Emergency Shelter Commercial Lands</b>	<b>Total Land Value</b>	<b>Total Structure Value</b>	<b>Valuation Ratio</b>	<b>Valuation Benchmark</b>
<b>C-2</b>	\$ 7,779,059	\$ 11,215,667	59%	30%
<b>C-O</b>	\$ 3,934,594	\$ 4,824,357	55%	28%
<b>C-C</b>	\$ 5,177,835	\$ 12,268,905	70%	35%
<b>Total</b>	\$ 16,891,488	\$ 28,308,929	63%	31%
<p><b>Source:</b> Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.</p> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Valuation Ratio is computed as: Total Structure Value/ (Total Land Value + Total Structure Value).</li> <li>2. Valuation Benchmark is computed as: Valuation Ratio x 50%.</li> </ol>				

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Table H-66 Emergency Shelter Capacity		Va- cant	Underuti- deruti- lized	Enti- tled	Devel- oped	Grand Total
<b>C2 Central Business District</b>	<b>No. of Parcels</b>	2	15	1	43	61
	<b>Acres of Land</b>	0	3	0	11	14
	<b>Maximum Potential</b>	39	258			297
	<b>Forecasted Capacity</b>	23	152			175
<b>CO Commercial Office District</b>	<b>No. of Parcels</b>		2		26	28
	<b>Acres of Land</b>		2		9	11
	<b>Maximum Potential</b>	-	162			162
	<b>Forecasted Capacity</b>	-	89			89
<b>CC Convenience Center District</b>	<b>No. of Parcels</b>	7	2		46	55
	<b>Acres of Land</b>	12	0		8	20
	<b>Maximum Potential</b>	944	36			980
	<b>Forecasted Capacity</b>	664	25			689
<b>Total</b>	<b>No. of Parcels</b>	9	19	1	115	144
	<b>Acres of Land</b>	12	6	0	28	46
	<b>Maximum Potential</b>	984	455	-	-	1,439
	<b>Forecasted Capacity</b>	687	266	-	-	953

**Source:** Assessor Parcel Data Base, County of Santa Barbara, 2007. Land Use Inventory, GIS Data and Current Project Lists, City of Lompoc, 2008.

**Notes:**

1. In calculating "Maximum Potential," the Transitions Facility at 513 North G Street is used as a density benchmark. This facility was approved by the City in July 2006 and allows for 39 extended stay units on 0.48 acres. The resulting calculation is: Acres of Land x (39 Units/0.48 Acres).
2. Forecasted Capacity is based on the actual intensity of developed parcels within each zone district utilizing the following formula: Maximum Potential x Valuation Ratio. Vacant Parcels: (i) are those with zero improvement value and not otherwise owned by a tax-exempt entity; and (ii) exclude parcels that are "Entitled."
3. Underutilized Parcels: (i) are those having an improvement value of less than 50% of the mean improvement value of all developed properties within each respective zone (Table H-65); and (ii) exclude parcels that are "Entitled."
4. Entitled Parcels encompass all projects for which discretionary approvals have been granted but not yet constructed.
5. Developed Parcels are those having an improvement value of greater than 50% of the mean value of all improved parcels or which are owned by non-profit organizations and classified as developed.

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**12.2 Disability Accommodations (SB 520)**

**12.2.1 Legislative Overview**

Senate Bill 520 passed during the 2001–02 California Legislative Session and effective January 1, 2002, clarifies and strengthens housing element law regarding the accommodation of persons with disabilities. The special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Section 7.3, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements. SB 502 expressly requires localities to: (i) analyze potential constraints on the development, maintenance and improvement of housing for persons with disabilities; and (ii) include programs that remove constraints or provide reasonable accommodations for persons with disabilities. Chapter 671, **Table H–66A** presents a detailed review of the City’s current land use regulations along with recommended actions to remove identified constraints. The paragraphs that follow address principal findings.

Table H–66A Special Needs Constraints Analysis		
Topical Area	Current Situation	Proposed Action
Compliance with Fair Housing Laws.	Not Currently Addressed.	Amend Zoning Ordinance to Codify Non-Discriminatory Occupancy Provisions Stipulated in Fair Housing Statutes (Implementation Measure 2).
Provisions for Group Homes Over Six for the Disabled.	Not Currently Addressed (See Discussion in Section 7.4.2 of the Housing Element).	Amend Zoning Ordinance to Allow Residential Care Homes Serving More than Six Persons by Conditional Use Permit in All Residential Zones (Implementation Measure 2).
Definition of Family Without Reference to Unrelated Persons.	Current Definition Distinguishes Between Types of Individuals and Places a Numeric Limit on Unrelated Persons (Section 17.008.020).	Amend Zoning Ordinance to Remove Distinctions and Numeric Restrictions in the Definition of Family and Household Occupancy (Implementation Measure 2).
Siting or Separation Requirements for Residential Care Facilities.	Current Regulations Contain both Concentration and Separation Standards (Section 17.100.050.D).	Amend Zoning Ordinance to Remove Concentration and Separation Standards for the Siting of Residential Care Facilities (Implementation Measure 23).
Siting or Separation Requirements for Special Needs Housing.	Not Currently Addressed.	No Changes Necessary.

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Table H-66A Special Needs Constraints Analysis		
Topical Area	Current Situation	Proposed Action
Alternative Parking Requirements.	Current Regulations Impose Less Onerous Requirements on Affordable Housing and Dwellings Occupied by Elderly and Handicapped Persons (Section 17.112.020.G).	No Changes Necessary.
Process for Accommodating Accessibility Retrofits.	Not Currently Addressed.	Amend Zoning Ordinance to Codify an Abbreviated Procedure for Adaptive Retrofit Requests (Implementation Measure 19).
“By Right” Provisions for Residential Care Facilities For Less than Six Persons.	Current Regulations Limit the Type and Residential Zone Districts Where Care Facilities are Allowed “By Right” (See Discussion in Section 7.4.2 of the Housing Element).	Amend Zoning Ordinance to Allow Residential Care Homes Serving Six or Fewer Persons As a Permitted Use in All Residential Zones (Implementation Measure 2).
Conditions or Use Restrictions on Residential Care Facilities With Greater than Six Persons.	Current Regulations Only Address Day Care Homes as Defined in California Health and Safety Code Section 1596.70 (Section 17.100.050).	Codify Objective Management and Development Standards for All Residential Care Facilities, Comparable to Those Specified in Government Code Section 65583(a) (4) (Implementation Measure 2).
Group Home Public Comment Period.	Not Currently Addressed.	No Changes Necessary.
Building Code Adoption and Amendments Affecting Persons with Disabilities.	The City has Adopted the International Building Code, 2006 Edition, and Amended by Local Ordinance 1549 in 2007. Local Amendments Do No Affect Persons with Disabilities.	Amend Municipal Code to Provide the Authority and Means for Granting Building Code Exceptions Necessary to Provide Reasonable Accommodations for the Disabled (Implementation Measure 23).

**12.2.1 Code Adaptations**

As earlier noted, the City is subject to the State Uniform Building Code (“UBC”) that establishes minimum standards for all classes of construction. A component of the State Building Code 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

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bar installation and removal of base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other State Building Code provisions, are aggressively enforced as part of the plan check and inspection process.

### 12.2.2 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. At present, the City's Zoning Ordinance does not distinguish between variances required by virtue of occupant disabilities and those justified by physical circumstances particular to the property. The Zoning Ordinance, as presently written, limits variances to the narrow application of criteria set forth in Section 65906 of the California Government Code. This traditional variance approach: (i) requires a noticed public hearing before the Planning Commission; and (ii) limits deviations in development standards to those which are necessitated by virtue of circumstances particular to the property (rather than the occupant). A new abbreviated procedure, expressly designed to accommodate adaptive retrofit requests, is included as Implementation Measure 19, while Measure 23 provides for the establishment of a streamlined procedure to receive and process reasonable accommodation requests requiring flexible application of zoning, building and subdivision regulations.

### 12.2.3 Group Homes

As defined in Section 7006 of the Lompoc Municipal Code, the term "care home" is defined as the "...care of non-related persons...on a twenty-four (24) basis...not exceeding six (6) non-related individuals or eight (8) total persons...". While the City's Zoning Ordinance does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the meaning of a care home. So as to clarify intent, the following Zoning Ordinance amendments are included as Implementation Measure 2: (i) include shared living arrangements as an allowed residential use (within the revised definition of "residential care home" as discussed in Section 7.4.2), with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; and (ii)

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acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless).

### 12.3 Extremely Low Income (AB 2634)

#### 12.3.1 Legislative Overview

Assembly Bill 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% of area median and below). As noted in Section 5.0, the needs of extremely low income are magnified by their limited financial capacity to secure affordable housing. And while the cost to purchase or rent housing is generally beyond the means of all target income groups, the affordability gap is far more profound for those with extremely low incomes (**Tables H-34** and **H-35**). This in turn translates to the need for non-traditional living arrangements and government-assisted housing (e.g., shared living, single room occupancy and public housing), requiring deeper subsidies in combination with supportive services.

#### 12.3.2 Baseline Needs

Based on census data used by the U.S. Department of Housing and Urban Development in connection with its Comprehensive Housing Affordability Strategy ("CHAS") process, 81% of all extremely low income households currently experience some type of housing problem: overcrowding, substandard conditions or excessive cost (**Table H-67**). Most notably, renters paying in excess of 30% of income toward housing represents 90% of the extremely low income households, yet 91% of the same group is also living in some form of substandard housing. While the number of such households is the least of all income groups (16%) next to very low income, the overall needs possessed by the extremely low income group is by far the most acute (nearly twice the need possessed by the population at large: 89% vs. 51%). And while the needs of extremely low income renters is greater than those possessed owner-occupants, the needs are equally profound (91% of renters are in need compared to 75% of owners).

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<b>Table H-67 Extremely Low Income</b>	<b>Renter- Occupied</b>	<b>Owner- Occupied</b>	<b>Total Households</b>	
<b>Extremely Low</b>	1,775	360	2,135	16%
Total Need	91%	75%	89%	
Overpaying for Housing	90%	71%	87%	
<b>Very Low</b>	1,300	570	1,870	14%
Total Need	85%	50%	75%	
Overpaying for Housing	79%	50%	70%	
<b>Low</b>	1,410	1,430	2,840	22%
Total Need	66%	65%	65%	
Overpaying for Housing	54%	57%	55%	
<b>Other</b>	2,270	3,910	6,180	47%
Total Need	15%	36%	24%	
Overpaying for Housing	14%	32%	21%	
<b>Total Households</b>	6,755	6,270	13,030	100%
Total Need	59%	42%	51%	
Overpaying for Housing	54%	38%	46%	

Source: U.S. HUD, CHAS Data Query Tool for Lompoc 2007-2011

**12.3.3 Future Needs**

In quantifying future needs attributable to extremely low income households, Section 65583(a)(1) of the California Government Code expressly allows agencies to presume that 50 % of the locality’s share of regional housing need assigned to very low income households qualify as extremely low income households. As shown in Table H-68, the statutory tabulation results in 63 extremely low income households assigned to Lompoc for the planning period of 2014-2022.



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<b>Table H-68 2014-2022 RHNA Allocation</b>	<b>Unadjusted Goal</b>
<b>Extremely Low</b>	63
<b>Very Low</b>	63
<b>Low</b>	84
<b>Moderate</b>	95
<b>Above Moderate</b>	221
<b>Total</b>	525
<b>Source:</b> Santa Barbara County Association of Governments, RHNA Allocations for 2014-2022. .	

**12.3.4 Programmatic Considerations**

As noted in Section 8.0, the City has considerable development capacity by which to broaden the supply of housing, simultaneously addressing construction needs possessed by both existing and future households (including those with extremely low incomes). **Table H-41** matches categories of housing types allowed by current zoning to the particular needs possessed by special population groups. Housing types of particular relevance to extremely low income households include group dwellings, multifamily dwellings and secondary dwellings. Particularly noteworthy is the fact that single room occupancy (SRO) is not expressly authorized in the City’s Zoning Ordinance. In furtherance of housing opportunities for extremely low income households, the following Implementing Actions are proposed:

- **Program Targeting.** Acknowledge this particular population segment among the target income households served under the City’s inclusionary housing policies and partnerships with non-profit housing organizations.
- **Single Room Occupancy (SRO).** Amend the Zoning Ordinance to add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit.

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### MISCELLANEOUS TOPICS

#### 13.0 Program Resources

##### 13.1 Federal Programs

The Federal Government is a major source of funding for assisting in the production, preservation and improvement of affordable housing. Although not all-inclusive, the programs described in the paragraphs that follow represent the principal means of addressing housing needs identified Sections 7.0 and 8.0.

##### 13.1.2 HUD – Home Investment Partnership Act (HOME)

The purpose of HOME is to: expand the supply of safe, sanitary and affordable housing for low- and very low-income families with emphasis on rental housing; build state and local capacity to carry out affordable housing programs; and provide for coordinated assistance to participants in the development of affordable low-income housing. Eligible activities for funding under HOME are rehabilitation, new construction, acquisition, and tenant based rental assistance. There are matching fund requirements of 25% for both new construction and for substantial rehabilitation. HOME funds used in conjunction with rental units must comply with the following requirements: (i) 90 % of funds must be allocated to families whose income does not exceed 60 % of the Santa Barbara County median income; (ii) the remaining funds must be allocated to families whose income does not exceed 80 % of the Santa Barbara County median income; and (iii) for properties with five or more HOME-assisted units, at least 20 % of the units must go to very low-income families paying no more than 30 % of their gross adjusted income on housing costs.

HOME funds used to facilitate homeownership must go entirely to: families earning less than 80 % of the Santa Barbara County median income; who are first time homebuyers; and, who will utilize the unit as their principal residence.

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### 13.1.3 HUD – Section 8 Program

This program makes certificate and voucher funds available to local housing authorities on a competitive allocation basis. Through this program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible tenants. Section 8 assistance provides the difference between one-third of a household income and the monthly cost of an apartment up to a certain standard price (set regionally and according to the number of bedrooms).

### 13.1.4 HUD – Section 202 Program

The program provides funding to expand the supply of housing with supportive services for elderly persons. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long as the housing units remain available for occupancy by very low-income elderly persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating costs per unit and the amount the resident pays. Eligible development methods are new construction, rehabilitation, and acquisition of housing from the Resolution Trust Corporation. Occupancy of Section 202 housing is open to very low-income elderly persons 62 years of age or older.

### 13.1.5 HUD – Section 811 Program

The program provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities. The types of financing available are capital advances and project rental assistance. The capital advances (bearing no interest) are used to finance the development of units and are not required to be repaid as long

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as the housing units remain available for occupancy by very low-income disabled persons for a period of at least 40 years. Project rental assistance is available to cover the difference between HUD-approved operating cost per unit and 30 per cent of the resident's adjusted income. Eligible development methods are new construction, rehabilitation, acquisition of housing for group homes, and acquisition of housing from the Resolution Trust Corporation for group homes and independent living facilities. Occupancy of Section 811 housing is open to very low-income persons with disabilities who are at least 18 years old. A variety of housing options may be developed under this program including:

**Group Homes** – a single family residential structure for no more than eight persons with disabilities combining multiple bedrooms (single or double occupancy) with a kitchen, shared living areas, utility areas, and at least one bathroom for every four persons;

**Independent Living Facilities** – a structure containing separate, self-contained units (each must have a kitchen and bath) for not more than 24 persons with disabilities except for projects for persons with chronic mental illness which may not exceed 20 such persons; and

**Intermediate Care Facilities** – a group home for persons with developmental disabilities that is licensed by the State Medicaid Agency and receives Title 19 funds to cover the cost of services.

### 13.1.6 HUD – Shelter Plus Care Homeless Rental Housing Assistance Program

This program provides rental assistance, in concert with supportive services from other Federal, State, and local sources, to homeless persons with disabilities. The assistance is targeted primarily to homeless persons who are seriously mentally ill, have chronic problems with alcohol or drugs, or both, or who have acquired immunodeficiency syndrome and related diseases. The Shelter Plus Care Program provides rental assistance

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including grants through three components: 1) homeless rental housing assistance program (S+C/HRHA); 2) Section 8 Moderate Rehabilitation Program for Single Room Occupancy Dwellings for Homeless Individuals (S+C/SRO); and 3) Section 202 rental housing assistance (S+C/202). This program component provides assistance in connection with rental assistance under Section 202 of the Housing Act of 1959. Rental assistance is for a period of five years for housing in group homes or independent living units. In 2011, \$582,000 was awarded for Shelter Plus Care vouchers to house homeless persons (County of Santa Barbara 2011). However, these funds went to agencies in City of Santa Barbara, and not City of Lompoc.

### 13.1.7 HUD – Emergency Shelter Program

This program provides grants according to the formula used for Community Development Block Grants (CDBG). Eligible activities include renovation, major rehabilitation, or conversion of buildings for use as emergency shelters for the homeless. With certain limitations, grantees may also spend funds on essential services

for the homeless, including homeless prevention efforts. In addition, grantees may spend funds on operating costs such as maintenance, insurance, utilities, and furnishings.

### 13.1.8 Community Development Block Grants (CDBG)

The program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low- and moderate-income persons. Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which either benefit low- and moderate-income persons, or aid in the prevention or elimination of slums and blight. In addition, activities may be carried out which the community certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or

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welfare of the community where other financial resources are not available to meet such needs.

Activities that can be carried out with block grant funds include the acquisition of real property, relocation and demolition, rehabilitation of residential and nonresidential structures, construction of public facilities and improvements, historic preservation and the conversion of schools for eligible purposes. In addition CDBG funds may be used to pay for public services and activities relating to energy conservation.

### State Programs

The State Department of Housing and Community Development (“HCD”) and California Housing Finance Agency (“CalHFA”) together administer more than 25 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. The breadth and financial capacity of available programs greatly expanded in 2002 and again in 2006 with the passage of Propositions 46 and 1C, which together provide \$4.9 billion in housing bond funds. A current listing of programs most applicable to Lompoc is summarized in **Table H-67**. A full listing of all programs available through HCD is contained in a catalogue entitled “Financial Assistance Program Director, June 2012” is available on line at [http://www.hcd.ca.gov/fa/Program\\_Directory\\_June%202012.pdf](http://www.hcd.ca.gov/fa/Program_Directory_June%202012.pdf), while CalHFA’s programs are viewable at <http://www.calhfa.ca.gov>.

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<b>Table H-69</b>		<b>Programs Administered by HCD</b>
<b>State Funding Programs</b>		
<b>Rental Programs</b>	<b>Program Description</b>	<b>Total Funds Available</b>
Multifamily Housing Program (MHP)	Low-interest loans for development of affordable rental housing, disabled persons, low income students and supporting services.	\$70 million
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	\$32.5 million
Affordable Housing Innovation Program	Acquisition financing for the development or preservation of affordable housing.	TBD
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Predevelopment grants to reduce insurance rates for condominium development.	TBD
<b>Homeownership Programs</b>	<b>Program Description</b>	<b>Total Funds Available</b>
CalHome	Grants and loans by HCD to local public agencies and non-profits to fund local home-ownership programs and developments.	\$80.0 million

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<b>Table H-69</b>		<b>Programs Administered by HCD</b>
<b>State Funding Programs</b>		
<b>Homeownership Programs</b>	<b>Program Description</b>	<b>Total Funds Available</b>
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.	\$40 million
CalHome: Self-Help Housing Set Aside	Grants to organizations to assist low and moderate income households who build their own homes.	\$3.3 million
Mobile Home Park Resident Ownership Program (MPROP)	Low interest loans to assist residents to acquire resident organization, non-profit sponsor or local public agency to purchase a mobilehome park.	\$8 million
Innovative Homeownership Program	Special financing to increase homeownership.	TBD
<b>Special Needs Housing</b>	<b>Program Description</b>	<b>Total Funds Available</b>
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) – General	Grants and loans for development of rental and ownership housing for farmworkers.	\$7.5 million
Emergency Housing Assistance Program (EHAP & EHAPCD)	Grants for development of emergency shelters (no operating subsidy).	\$34.8 million
Federal Emergency Shelter Grant Program (FESG)	Grants for operation of emergency shelters.	\$6.4 million
Governor’s Homeless Initiative (GHI)	Funds development of permanent supportive housing for homeless persons with mental illness	



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<b>Programs Administered by CalHFA</b>		
<b>Program Name</b>	<b>Description</b>	<b>Total Available Funds</b>
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	Ongoing Application Process
Residential Development Loan Program	Short term low interest loans to local government agencies for site acquisition and predevelopment related to infill and owner-occupied housing.	\$10 million
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.	Ongoing Application Process
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes	Ongoing Application Process
Mortgage Insurance	Insurance for home mortgages.	Ongoing Application Process
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	Ongoing Application Process
Preservation Opportunity Program	Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.	Ongoing Application Process
<b>Source:</b> HCD and CalFHA, State of California, June 2012.		

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### 12.3. Local Programs

#### 12.3.1 Density Bonus Ordinance

As an inducement to produce housing that is affordable to target income groups, California state law requires cities and counties to provide density bonuses to housing developments that propose qualifying percentages of affordable units. In compliance with this mandate, Lompoc adopted a density bonus ordinance in 1997 that incorporates all of the elements stipulated by law in effect at the time of adoption. Since that time, Senate Bill 1818 was passed and became effective on January 1, 2005, that significantly broadens and strengthens density bonus requirements. Previously, communities were required to grant density bonuses of at least twenty-five % (25%) for projects that provide prescribed percentage of housing for seniors and persons of low and very low income. Senate Bill 1818 broadened this requirement to include condominiums for moderate income persons and increased the density bonus requirement to a maximum of thirty-five % (35%). The new law also increased the obligations of local government to provide other incentives in the form of reduced parking requirements and modified development standards. In order to conform the City's current density bonus provisions with recent changes in State law, corresponding modifications to the Lompoc Zoning Ordinance are included as an Implementation Measure in the current Housing Element.

#### 13.3.2 Second Units

A second unit is an additional self-contained living unit, attached to the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. It is also known as a "granny flat", "in-law unit", or an "accessory dwelling." State law permits second units and establishes minimum standards for their development. The City has adopted a second unit ordinance which conformed with State law at the time of its codification into the Lompoc Zoning Ordinance. Since then, Assembly Bill 1866 was passed and became effective on January 1, 2003, that significantly broadens and strengthens second dwelling requirements. In particular, the new law requires that second units be granted "by right" as a ministerial land use action. The City's existing ordinance, on the other hand, requires issuance of a Conditional Use Permit for second dwellings within the R-1 Single-Family Residential Zone District. In order to conform the City's current second unit provisions with recent changes in State

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law, corresponding modifications to the Lompoc Zoning Ordinance are included as an Implementation Measure in the current Housing Element.

### 13.3.3 Inclusionary Zoning

As noted in Section 10.7, the City of Lompoc has adopted inclusionary policies that require affordable housing as part of all new residential development in an amount ranging between 5 and 15 %, depending on location and market conditions. For the first ten years of the inclusionary program, most developers satisfied their inclusionary requirements through on-site construction as part of each project. Beginning in 2003, the City's codified a Housing In-Lieu Fee Program that permits developers to make payments to the City's Housing Trust Fund in lieu of construction for projects located outside of the City's Old Town Redevelopment Project, Amendment No. 2 area. Payments deposited to the Housing Trust Fund are irrevocably committed to affirmatively furthering the expansion, improvement and preservation of affordable housing throughout the City.

### 13.3.4 Redevelopment Program

As of February 1, 2012, Redevelopment funding was no longer available for new affordable housing projects due to the dissolution of Redevelopment Agencies statewide. The City has assumed the requirements and responsibility as the Housing Successor Agency.

### 13.3.5 Tenant-Based Assistance Payment Programs

Through the Section 8 Housing Choice Voucher (HVC) Program, the Housing Authority of the County of Santa Barbara (HACSB) 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 % of a family's monthly-adjusted gross income for rent and utilities.

The Section 8 HCV Program administered by the HACSB currently provides rental assistance to 3,670 households in Santa Barbara County (excluding the City of Santa Barbara). It is estimated that 901, or 25 %, of these households reside within the City of Lompoc.

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

The Housing Authority of the County of Santa Barbara's (HACSB) Administrative Office is located in Lompoc at 815 West Ocean Avenue. The HACSB administers the Section 8 Voucher and Public Housing Program throughout the County. Area 2 includes all of Santa Barbara County except for the City of Santa Barbara. The total Section 8 Housing choice vouchers are 3,760 with 901 or 25% residing in the City of Lompoc, and an additional 43 senior households receiving rental assistance throughout the TBRA. There are 193 traditional public housing units in the City of Lompoc. In addition to these public housing units, HACSB and its affiliate partner Surf Development Company, manages 281 rental units which were either acquired or developed using low income housing tax credits, housing revenue bonds, or other financing. Including these other units, HACSB and/or Surf Development Company oversee 474 rental units. Of the 474 units, 182 or 38% are reserved for elderly and/or disabled households.

### 14.0 Equal Housing Opportunity

Fair Housing Act information is published on posters and in a brochure that is made available to the City by the U.S. Department of Housing and Urban Development. The brochure is published and is available in both English and Spanish. The posters and brochures are prominently displayed in City Hall, the Lompoc Public Library, the Anderson Recreation Center, the Dick DeWees Community Center, and the Legal Aid Foundation Office. Additionally, whenever the Code Enforcement Officer responds to a tenant-landlord complaint, the Code Enforcement Officer will make a field visit to the property and during the inspection the Fair Housing Act brochure is given to the tenants of the property.

The City of Lompoc contracts with the Legal Aid Foundation (LAF) to provide fair housing services in the City. Contract services with LAF include educating the public in fair housing practices and testing the local market to verify compliance with fair housing laws regarding instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family.

The LAF maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, CA 93436, (805) 736-6582. LAF is open from 9:00 a.m. to 4:30 p.m. Monday through Thursday. LAF information is posted at the public counter in the Economic and Community Development Department office at City Hall. The LAF office is located across the street to the east of City Hall.

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Legal Aid made two community presentations in the past 13 months, one for the general public and one for landlords and property managers. An LAF attorney presented an educational program in September of last year on the Lompoc Police Beat TV Program on the City of Lompoc's TAP TV cable station. A second LAF attorney presented an educational program at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting in May 2003 in the Lompoc Police Department conference room. The attorney discussed Fair Housing rules and regulations, provided handouts, considered hypothetical situations, and answered questions. Twenty-six people were in attendance.

The LAF conducted Fair Housing testing in June 2003 at five realty/apartment management office sites in Lompoc. The testing involved trained volunteers to verify compliance with the Federal Fair Housing law. The tests, so far, have shown that, overall, no overt signs of discrimination were exhibited.

During the 2002–2003 fiscal year, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, 139 clients who had landlord/tenant issues. The majority of these cases involved evictions, the remainder of these cases were concerned with lack of or improper repairs, disagreements regarding amounts of refunds on security deposits and habitability issues, such as infestation, leaky roofs, unsafe gas water heaters and furnaces, mold, mildew on walls and floors, and non-functioning plumbing. Habitability is a frequent issue in the Unlawful Detainer (Eviction) cases that come through the Lompoc office of the LAF.

In addition, residential projects in the Lompoc Redevelopment Agency Project Area were required to submit a marketing plan illustrating how the developer of the project will comply with fair housing opportunities. Since the dissolution of the Agency, the City has assumed the tasks and responsibilities of the Redevelopment Agency.

Also, application packets for single family and multi-family housing rehabilitation loans contain a "Fair Lending Notice" notifying applicants of the fair housing discrimination act. The "Fair Lending Notice" is required to be signed by the applicants of the rehabilitation loan.

Lastly, local newspaper advertising for the City's rehabilitation loans and the grant process incorporate the fair lending logo.

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### 15.0 Energy Conservation

The Government Code requirements (Section 65583) for housing elements require an analysis of opportunities for energy conservation in regard to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption include: increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the residence) both during and after construction. The primary form of energy consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built.

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure, patterns, windows, wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems may be used to supplement these design considerations when environmental considerations are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single family detached-units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible for Lompoc through better design and more environmentally-sound project orientation. Such measures could also include:

- The use of solar water heating systems.
- Insulation throughout a unit, including insulated glass and insulated hot water lines.
- Design and orientation of the structures. In Lompoc, heavy sun radiation loads will act most decisively on the roof and on the eastern and western exposures

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during the summer. Eastern and western walls are exposed to the sun for longer periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Lompoc are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.

- Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that reflective and/or absorbing glass is unnecessary on north to northwest-facing windows; and that clear glass is best for south-facing windows.
- The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature and decrease wind velocity; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- The project designs which encourage walking and bicycle riding. For example, mid-block bicycle and pedestrian easements are a design possibility.

### 16.0 At Risk Units

#### 16.1 Assisted Housing

Housing element law requires that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units including units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market-rate housing within the eight-year planning period of the housing element and the subsequent eight-year period following the planning period. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

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### 16.1.1 Inventory of Assisted Housing

The inventory of assisted units includes a review of all multi-family rental units under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees (inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions. As noted in **Table H-70** and described below, there are three assisted housing developments within the City in which affordability controls are due to expire during the eight-year planning period of this Housing Element.

- **Rainbow Plaza.** Rainbow Plaza is located at 220 West Pine Avenue and contains a total of 31 assisted units (27 one bedroom and 4 two bedroom units). This project is funded by HUD and is managed by a property management company. These units were required to be set-aside for occupancy by low-income individuals who are handicapped, disabled, or elderly (age 62 or older). Federal Preference Guidelines allow persons about to lose their homes or those living in substandard housing, who meet the other qualifying criteria, to have preference on the waiting list. Although the original Section 8 contract expired in 2001, the contract was renewed in that same year for a one year period. In 2002, the contract expired but was subsequently renewed for a five year period and was again renewed in 2007. The contract will expire again in 2012 but the risk of conversion is low. Each contract is subject to annual review by Congress. Five years is the maximum renewal period allowed by Congress.

- **Laurel Springs Apartments.** Laurel Springs Apartments is an assisted housing development in which affordability controls are due to expire during the time horizon of the current Housing Element. Laurel Springs Apartments (88 two bedroom units and 6 three bedroom units) currently contain 19 assisted units. These units were required to be set aside for occupancy by low- and moderate-income households. These units are affordability restricted until 2010.

- **Parkside Apartments.** Parkside Apartments is an assisted housing development in which affordability controls for low and very low income households initially applied to 18 of the 48 total dwellings. The Housing Authority of Santa Barbara County (HASBC) has recently acquired the project and extended affordability to all 48 units. The duration affordability is tied to the duration of HASBC ownership.



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**16.1.2 Conservation of Assisted Housing**

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Based on the recorded value of similar multi-family properties that were sold in the City of Lompoc during 2006, the acquisition cost per unit is approximately \$98,570. At this price, the combined acquisition cost of the 64 multi-family units at Rainbow Plaza, Laurel Springs Apartments and Parkside Apartments would be approximately \$6.3 million excluding closing costs and property repair costs that may be necessary. By comparison, the estimated cost to develop a similar number of new units (one, two, and three bedroom units) would be approximately \$205,000 per dwelling unit<sup>3</sup>. At this cost per unit, the total cost to replace 64 units would be 13.1 million.

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**Table H-70  
Inventory of Deed Restricted Affordable Housing**

Project Name	Address	Property Owner	Total Units	Total Assisted Units	Type	Affordability Restriction Expiration Date	Type of Assistance/ Program
Rainbow Plaza	220 W. Pine Street	Rainbow Plaza Inc.	31	31 Low	Elderly/ Handicapped	2007	Direct Loan - 40 Years, Deed Restriction
Laurel Springs Apartments	812 W. Laurel Avenue	Laurel Springs Associates	19*	9 Low* 10 Moderate*	Family	2010	Multi-Family Housing Revenue Bond
Parkside Apartments	240 W. Pine Avenue	682 Associates	48	18 Very Low/Low	Elderly	2016	Rental Housing Construction Program
Casa Serena	130 S. Fifth Street	Casa Serena Associates	48	24 Very Low 24 Low	Elderly/ Disabled	2050	Tax Credit Redevelopment
Janaki Apartments	536 N. U Street	Rajan Ryyar	11	14 Very Low	Family	2055	Tax Credit
Kailani Village	200 - 310 W. North Street	Kailani Village Ltd.	188	177 Very Low 11 Low	Family	2056	Tax Credit
West Creek Villa	222 N. T Street	Lompoc Village 88	88	88 Very Low	Family	2056	Tax Credit
Arbor Square (Valli-Hi)	800 N. G Street	Pacific American Properties Inc.	125	10 Very Low 115 Low	Family	2031	Tax Credit
T & College	521-537 N. T Street	Lompoc Housing Assistance Corporation (LHAC) <sup>1</sup>	35	35 Very Low	Family	2031	City/State HOME State CHFA
Jay Apartments	501-513 N. S Street 508 N. T Street	LHAC	26	26 Very Low	Family	2032	CDBG State CHFA
Courtyard	733 N. E Street	LHAC	18	18 Very Low	Family	2037	Redevelopment
Portabello	305-309 N. K Street	LHAC	12	12 Very Low	Family	2030	State CHFA
Southern Court	709-713 N. E Street	LHAC	12	12 Very Low	Family	2031	City HOME State CHFA
Casa Con Tres	434-438 N. L Street	LHAC	12	12 Very Low	Family	2058	City HOME State CHFA
Voelker	500-504 N. T Street	LHAC	8	8 Very Low	Family	2032	CDBG
North B Street	503, 507, 507 1/2 N. B Street	LHAC	3	3 Very Low/Low/ Moderate	Family	2029	CDBG
Courtyard South	717-721 N. E Street	LHAC	6	6 Very Low	Family	2029	CDBG City/State HOME
K Street	328-330 N. K Street	LHAC	2	2 Very Low	Family	2031	State CHFA
Chestnut Apartments	401-405 W. Chestnut Avenue	LHAC	3	3 Very Low	Family	2030	Direct Loan Redevelopment Funds
K Street Cottages	120 & 120 1/2 S. K Street	LHAC	2	2 Very Low	Family	2029	Direct Loan Redevelopment Funds
L Street Triplex	115 S. L Street	Frank Signorelli	3	1 Very Low 2 Low	Family	2032	Inclusionary Housing Program; Recorded Covenant

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Table H-70 Inventory of Deed Restricted Affordable Housing							
HomeBase	513 & 519 North G Street	HASBC	39	25 Very Low	Disabled SRO	2063	LHTC State HOME CHFA HELP
<p><b>Source:</b> Project Files, Redevelopment Agency, City of Lompoc, 2008. Inventory of Publicly Assisted Dwellings, California Housing Partnership Corporation, 2001.</p> <p><b>Note:</b> See Appendix D for a listing of existing, new and substantially rehabilitated housing units developed or otherwise assisted with RDA funds, or otherwise counted towards the requirements of subdivision (a) or (b) of Section 33413. Some double counting may occur between Table H-68 and Appendix D due to multiple funding sources. Nursery Expansion (Ventura County, 2007); Paseo Santa Clara (Oxnard 2007) and Villa Cesar Chavez (Oxnard 2006).</p>							

The new construction cost figure of \$205,000 per unit is based on a combination of recent development proformas for multifamily residential projects on the Central Coast.

### 16.1.2 Preservation of Assisted Housing

Housing element law also requires that localities identify local public agencies, public or private non-profit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects resulting in the preservation of at-risk units.

Preserving at-risk units can be accomplished through purchase or management of the project by a non-profit organization. This preservation method would eliminate the costs associated with new construction of comparable housing and would eliminate displacement of households while the units are constructed.

The City currently works with several non-profit community-based service organization to provide affordable housing in Lompoc. These organizations include SBHAC and Habitat for Humanity of Northern Santa Barbara County. The City has provided loan funds to these organizations to acquire, rehabilitation and develop affordable housing. In addition, the City and RDA/SA jointly facilitated the acquisition of Jay Apartments (26 units for very low income) with a combination of Federal and local funds to extend the duration of affordability through 2032.

### 16.1.3 Financing and Subsidy Resources for Assisted Housing

As noted in the preceding paragraphs, two types of resources used in efforts to preserve affordable units at risk of conversion to market rate in the

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City of Lompoc are non-profit organizations that can acquire and manage assisted units with City funding.

Community Development Block Grant (CDBG) funding, California Housing Finance Agency (CalHFA), and Federal HOME funds are the primary sources of potential funding for preservation efforts. CDBG funds are used to provide community facilities, services, and residential acquisition and rehabilitation programs, as well as economic development programs in low- and moderate-income areas. CalHFA funds and Federal HOME funds provide a variety of housing financing opportunities including residential acquisition and rehabilitation programs. Redevelopment (RDA) set aside funds were previously another primary source of potential funding for preservation efforts, but these funds are no longer available due to the statewide dissolution of Redevelopment Agencies in 2012.

Since the year 2000 to present, the City of Lompoc appropriated \$3.5 million in CDBG, CHFA, RDA housing set-aside, and HOME funds toward acquisition of affordable housing units. These funds assisted a total of 141 units that are currently or will be affordable to very low- and low-income families. These same financing and subsidy resources are available for the preservation of at-risk units.

As noted in Policy 1.14, the City will monitor previous and new commitments for very low-, low-, and moderate-income publicly assisted housing through quarterly reports published by the City's Economic and Community Development Department. These reports will be generated from a database that has been established for tracking assisted projects. In addition to the funding sources used in the past (i.e., CDBG, CHFA, RDA housing set-aside, and HOME), the City will investigate other available funding sources from programs such as the California Multifamily Housing Program and HUD's Office of Multifamily Housing Assistance Restructuring program, and will work with property owners and non-profit organizations to acquire these units.

### 17.0 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

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cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. By SBCAG’s own standards, a ratio within the range of 0.75 to 1.25 evidences a job-housing balance. This finding influenced the “weighting” of variables that SBCAG used allocating RHNA goals for the current housing cycle. The result is a more equitable apportionment of future housing needs compared to a heavier emphasis on housing and population forecasts used in the past.

<b>Table H-71 Jobs Housing Balance</b>	<b>Jobs/Housing Ratio 2010</b>	<b>Jobs/Housing Ratio 2007</b>
<b>Lompoc</b>	0.81	1.03
<b>Guadalupe</b>	0.38	1.16
<b>Carpinteria</b>	n.a	1.39
<b>Santa Maria</b>	1.27	1.58
<b>Buellton</b>	1.06	1.59
<b>Solvang</b>	1.55	1.70
<b>Santa Barbara</b>	1.80	1.76
<b>Goleta</b>	1.94	2.07
<b>Unincorporated</b>	1.12	n.a.
<b>Source:</b> U.S. Census 2010, Info Packet		

**18.0 Past Performance**

**18.1 Background.**

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 Lompoc, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized in **Table H-72** while housing production goals appear in **Table H-73**. Shortfalls in goal achievement along with programmatic ramifications are summarized in Section 18.2.

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Table H-72 2007-2014 Housing Programs		
Implementation Measures	Implementation Measure	Status
<b>Measure 1</b>	The City shall work with the Lompoc Housing and Community Development Corporation (“LHCDC”), and other non-profit organizations and individuals to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain funding, when available, from the State Department of Housing and Community Development and California Housing Finance Agency to address the identified priorities:	Ongoing – in 2013 the City assisted in the development of two (2) new affordable housing projects: Cypress Court (60 units) and Santa Rita Family Apartments (55 units), which completed construction in December 2012. LHCDC has dissolved and its affordable housing projects have been put in receivership, transferred through foreclosure or sold.
	a. Construction of rental units affordable to target income groups. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]	
	b. Rehabilitation or acquisition and rehabilitation of substandard target income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]	N/A
	c. Preservation of existing affordable housing at risk of conversion to market rate housing. [Policy 1.14]	N/A
	d. Production, conservation and preservation of housing for special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income [Policy 1.8] □	N/A
<b>Measure 2</b>	The City shall amend the Zoning Ordinance to (i) consolidate care homes and group dwellings under a single term “residential care homes” and broaden the definition to include orphanages, rehabilitation centers, self-help group homes,	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. □

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	<p>agricultural employee housing and congregate care facilities; (ii) include transitional and supportive housing as an allowed residential use in all residential zone districts, only subject to those restrictions that apply to other residential uses of the same type in the same zone; (iii) codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4); (iv) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by conditional use permit; (v) remove the conditional use requirement for second dwellings and farmworker housing (for six or fewer persons); (vi) allow emergency homeless facilities by conditional use permit in all zone districts; (vii) acknowledge that the occupants of residential care homes, transitional houses and supportive housing are permitted without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless); (viii) broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density residential zones (R-2 and R-3); (ix) acknowledge extremely low income households as a target income group for purposes of inclusionary housing; and (x) add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit. [Policies 1.1, 1.5, 1.8 and 1.15] □</p>	
<p><b>Measure 3</b></p>	<p>The City shall modify its Zoning Ordinance and establish an Emergency Shelter Overlay Zone ("ESOZ") that applies to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ: (i) emergency shelters shall be a permitted</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>

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	<p>use without the requirement for a conditional or discretionary approval; (ii) the number of emergency shelter beds allowed by right within the ESOZ shall correspond to the current unmet need identified for Lompoc (“ESB Threshold”); and (iii) objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). The ESOZ zoning regulations and associated Zoning Ordinance amendment shall expressly provide as follows:</p> <ul style="list-style-type: none"> <li>a. The initial ESB Threshold for the ESOZ shall be 82 beds (as determined pursuant to Table H-64). Thereafter, the ESB Threshold may be increased (but not decreased) following the procedure described in subpart c below and utilizing information derived from the ongoing outreach described in Section 12.1.6.</li> <li>b. As new emergency shelter facilities allowed by right are developed within the ESOZ, the resulting number of beds shall be applied against the total unmet need. This information shall be furnished to the City Council and provided to State HCD as part of the planning report required by California Government Code Section 65400. Once the unmet need is reduced to zero, and subject to the mandatory review provisions of subpart c below: (i) the “by right” provisions of the ESOZ shall be suspended (unless the ESB Threshold is increased as provided in subpart c below); (ii) shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City’s Zoning Ordinance; and (iii)</li> </ul>	<p>No new activity.</p>
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	<p>shelter facilities may thereafter be allowed by conditional use permit within all zone districts, including parcels within the ES-OZ.</p> <p>c. The ESB Threshold for the ESOZ shall be subject to periodic review by the City Council at the following intervals: (i) annually in conjunction with the planning report required by California Government Code Section (64500; and (iii) upon reaching the ESB Threshold, and prior to suspending the “by right” provisions of the ESOZ. Each such review shall be conducted by the City Council at an advertised public meeting, preceded by at least 20 days notice as follows: (i) publication in a newspaper of general circulation in conformance with California Government Code Section 65090; and (ii) mailed notice to each of the homeless service providers described and identified in Section 12.1.6. As a result of testimony and information provided in connection with each review, supported by substantial evidence in the record, the ESB Threshold shall be modified to: (i) correspond to current unmet homeless estimates adopted in connection with periodic updates to the County of Santa Barbara Consolidated Plan and Continuum of Care Plans Point in Time Homeless Surveys); and (iii) adjusted, as appropriate, to account for homeless shelter production occurring during the planning horizon of the Housing Element.</p>	<p>No new activity.</p>
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	<ul style="list-style-type: none"> <li>d. Objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). Such standards shall be applicable to all emergency shelters, including those allowed “by right” and those allowed by Conditional Use Permit, both inside and outside the ESOZ.</li> <li>e. In the event that the ESP Threshold has not been reached but a homeless shelter project is proposed that would exceed the ESP Threshold, the ESP Threshold shall be automatically adjusted upward to accommodate the project “by right.” (Policies 1.1, 1.5, 1.8, and 1.15)</li> </ul>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development through the development review process.</p>
<p><b>Measure 4</b></p>	<p>The City shall work in cooperation with LHCDC, Habitat for Humanity, and other non-profit organizations to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:</p> <ul style="list-style-type: none"> <li>a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.</li> <li>b. Homeownership for People Everywhere (HOPE) Program to expand homeownership opportunities for target income groups.</li> <li>c. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.</li> </ul>	<p>No activity at this time. LHCDC is no longer a viable affordable housing organization.</p> <p>N/A</p> <p>City received CDBG funding allocations this year to improve housing for target income groups. HOME Consortium funds through SBC were frozen by HUD.</p>

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	<p>d. State HCD and CalHFA funds, local redevelopment housing set-aside funds and Lompoc Housing Trust Fund (LHTF). [Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1] □</p>	<p>CalHFA funds are currently loaned out. LHTF are currently loaned to Santa Rita Village. \$1.6 million.</p>
<b>Measure 5</b>	<p>The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]</p>	<p>N/A</p>
<b>Measure 6</b>	<p>The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]</p>	<p>A Needs Assessments hearing for the 2013–2014 fiscal year was held on October 29, 2012. Mobilehome park owners were notified of the meeting by mail. □</p>
<b>Measure 7</b>	<p>The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCD and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8 and 2.1] □</p>	<p>The City cooperates with other organizations to prevent homelessness in Lompoc. The dissolution of LHCD lead to the City accepting the Deed-in-Lieu on a homeless shelter in the City.</p>
<b>Measure 8</b>	<p>The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCD, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and</p>	<p>The City is part of the County Consortium and cooperates with the other organizations to provide rental housing assistance for homeless persons in Lompoc. The City accepted the Deed-in-lieu to a homeless shelter and contracts with Good Samaritan to provide services.</p>



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<b>Measure 13</b>	The City’s Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9]	Ongoing. □
<b>Measure 14</b>	The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2] □	
<b>Measure 15</b>	The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for “at risk” homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2] □	Ongoing – City continues to monitor affordable covenants of existing units. □
<b>Measure 16</b>	The City shall work in cooperation with local non-profit corporations to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist target income groups build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]	No activity this year.
<b>Measure 17</b>	The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]	This report is included in the Annual General Plan Report 2014.
<b>Measure 18</b>	The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]	
<b>Measure 19</b>	The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review

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	<p>strengthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15]</p>	<p>process. □</p>
<p><b>Measure 20</b></p>	<p>The City and Lompoc Redevelopment Agency shall encourage and support LHDC and/or other non-profit corporation's utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]</p> <ul style="list-style-type: none"> <li>a. Utilizing the Lompoc Redevelopment Agency as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).</li> <li>b. Working with tax credit applicants to identify matching funds and additional funding sources.</li> <li>c. Providing gap financing through City/Redevelopment Agency funding and programs.</li> <li>d. Providing letters of support and technical assistance.</li> </ul>	<p>The Lompoc Redevelopment Agency has been dissolved, however, the City will continue housing work as the Housing Successor Agency.</p> <p>The Housing Successor Agency staff will continue to be the local reviewing agency.</p> <p>Ongoing - The City worked with developers of two (2) tax credit projects, which were both awarded LIHTC in 2011.</p> <p>Ongoing - The City and RDA provided over \$4.6 million in Housing Set-aside, CalHFA Housing Trust Fund and Federal HOME to Santa Rita Apartments and Cypress Court projects with received LIHTC allocation in 2011.</p> <p>The Lompoc Redevelopment Agency has been dissolved.</p> <p>The City will continue housing work as the Housing Successor Agency.</p>
<p><b>Measure 21</b></p>	<p>The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with</p>	

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	units affordable to target income groups (if such procedures are not presently in place). [Policy 4.1]	
<b>Measure 22</b>	The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of the affected residential neighborhood. [Policies 2.3 and 2.4] □	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. □
<b>Measure 23</b>	The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. In furtherance of these objectives, the City shall amend its Zoning Ordinance to revise the definition of “family” by eliminating distinctions and numeric restrictions in related and unrelated individuals. In addition, the City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria: (i) the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; (ii) the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; (iii) the requested accommodation would not impose an undue financial or administrative burden on the City; and (iv) the requested accommodation would not require a fundamental alteration in the nature of the City’s land-use and zoning program. [Policy 1.17]	Ongoing - The City continued a contract with the Legal Aid Foundation of Santa Barbara County to provide workshops, aptitude testing for discriminatory practices, and investigation of fair housing complaints. □
<b>Measure 24</b>	The City shall conduct a detailed analysis of the Old Town Commercial (“OTC”) zone district to ascertain what development standards (if any) may impede the development of residential uses within mixed-use projects and identify incentives that might assist in facilitating this goal. □	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. □

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<b>Measure 25</b>	The Redevelopment Agency shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property and fostering mixed-use development. [Policy 1.21] □	The Lompoc Redevelopment Agency has been dissolved. □
<b>Measure 26</b>	The Redevelopment Agency shall update the 5-Year Implementation Plan for the Old Town Redevelopment Project to: (i) fully integrate redevelopment and Housing Element production goals and programs; (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; (iii) acknowledge extremely low income among the other target income groups for whom housing setaside funds are allocated (as a subset of very low income in accordance with the provisions of AB 2634); and (iv) grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units). [Policy 1.18] □	The Lompoc Redevelopment Agency has been dissolved. □

Source: City of Lompoc, Annual Report on the General Plan: 2013, February 2014

Table H-73 2007-2014 Housing Production Summary	RHNA Goal	Units Added							Residual Need
		2007	2008	2009	2010	2011	2012	2013	
Very Low	119		28	20	1	1	12	14	43
Low	89		10		2	1	12	15	25
Moderate	123		17	2			4		100
Above Moderate	185	51	33	63	14	21	39	75	0
<b>Total</b>	<b>516</b>	<b>51</b>	<b>88</b>	<b>85</b>	<b>17</b>	<b>23</b>	<b>67</b>	<b>104</b>	<b>168</b>

Source: City of Lompoc, Annual Report on the General Plan: 2013, February 2014.



**HOUSING ELEMENT**

**18.2 Program Ramifications**

**Table H-72** provides a qualitative assessment of existing housing programs along with recommended actions for the future. Of the 26 Implementation Measures, 24 measures have continued relevance and should be retained; and 2 measures are no longer relevant as they relate entirely to the Lompoc Redevelopment Agency, which has dissolved. **Table H-73** provides a quantitative assessment of numeric goals. In summary, the City realized 67% of its overall RHNA goals; 67% for target income groups and 100% for those earning above moderate income. While the disparity between goals and production has decreased since the previous housing element cycle, the City shall continue to address a need for continued subsidies, land use incentives and layered funding to make development of affordable housing possible.

## HOUSING ELEMENT

### 19.0 Glossary

**Above Moderate-Income Household** – A household earning more than 120% of median household income. The City uses the income limits which are determined by HUD and provided to the City by HCD.

**Accessible Housing** – Units accessible and adaptable to the needs of the physically disabled.

**Affordable Housing** – Units affordable to target income groups.

**Attached Single Family Dwelling** – A single family dwelling which is attached to another single family dwelling along a common wall which runs along the shared property line.

**CCD** – Census County Division.

**CDBG** – Community Development Block Grant Program.

**Detached Single Family Dwelling** – A single family dwelling (with or without an attached garage) which has open space on all four sides of the structure.

**Dwelling Unit (DU)** – A house, apartment, condominium, or mobilehome. See also Housing Unit.

**Family Household** – Two or more persons living in the same household who are related to each other by birth, marriage, or adoption.

**FHA** – Federal Housing Administration.

**HCD** – California Department of Housing and Community Development.

**Household** – One or more persons who occupy a housing unit.

**Housing Affordability** – Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining affordability are prescribed by State law and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 9%

## HOUSING ELEMENT

of the areawide median for extremely low income (i.e., 30% x 30% = 9%), 15% for very low, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 9% of the areawide median for extremely low income, 15% for very low income, 21% for lower income and 38.5% for moderate income.

**Housing Market Area (HMA)** – A geographical area which meets the social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective.

**Housing Unit** – A house, apartment, condominium, mobilehome, group of rooms, or single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

**HUD** – U.S. Department of Housing and Urban Development.

**Inclusionary Zoning** – A regulation that requires a minimum percentage of the units in housing projects to be reserved for households of a certain income level (e.g. low- or moderate-income).

**Median Household Income** – The mid-point at which half of the County's households earn more and half earn less.

**MFD** – Multi-Family Dwelling.

**MH** – Mobilehome.

**Multiple Family Housing Unit** – Housing where two or more units are located in the same structure on a single parcel.

**Nonfamily Household** – Two or more persons living in the same household who are not related by birth, marriage, or adoption.

**Persons per Household** – The statistical average number of persons in a household.

**RHNP** – Regional Housing Needs Plan.

**Separate living quarters** – Quarters in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

## HOUSING ELEMENT

**Single Family Dwelling Unit (SFD)** – A single dwelling unit located on a single parcel.

**SSI** – Supplemental Security Income

**Target Income Groups** – The California Department of Housing and Community Development (HCD) defines household income groups and the U.S. Department of Housing and Urban Development (HUD) calculates income levels relative to the county median for these groups. For purposes of the Housing Element, there are four household income group categories that are the focus of needs assessment and program delivery: extremely low, very low, low and moderate-income. Income limits that define these categories are published annually by HCD and follow (although not precisely) the following formulas: extremely low-income households are households with incomes less than 30 % of the area median income; very low-income households are households with incomes between 30 and 50 % of the area median income; low-income households are households with incomes between 51 and 80 % of the county median income; and moderate-income households are households with incomes between 81 and 120 % of the county median income.

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# **General Plan Housing Element Update 2014-2022**

## **Housing Element Update Workshop/Hearing**

September 24<sup>th</sup>, 2014



# Housing Element Status

- Requires certification by the State on a specific time schedule (by February 15, 2015)
- Addresses updated Regional Housing Needs Assessment (RHNA) allocation
- Must demonstrate accommodation of 525 residential units for the 2014-2022 planning period
- Draft Housing Element Update is now complete and ready for review and comments



# Streamlined Review Option

- Eligible Housing Element Updates can opt for a streamlined review from HCD
- Current cycle contains revisions and updates of previous cycle rather than new Housing Element from ground up
- Most revisions consist of updated demographics and statistics, minor changes in policy, and housing programs



# Housing Element Goals

- Provide a choice of housing opportunities for all economic segments of the community.
- Restore, protect, and improve the condition of existing housing and neighborhoods.
- Locate and design housing as to assure an attractive and high quality living environment.
- Maximize energy efficiency in existing and future residential development.

(Unchanged from Previous Housing Element Cycle)



# Implementation Measures

- New Housing Element Implementation Measures generally consistent with measures from previous Housing Element cycle
- Updated organizations that the City will work with for each Implementation Measure
- Removal of measures involving the Redevelopment Agency (dissolved in last cycle, February 1, 2012)



# What is RHNA?

- **RHNA Determination**

- HCD determines regional housing needs, in four income categories for the County as a whole. Demographic housing need is calculated based on rates of household formation and vacancy rates.

- **RHNA Allocation**

- The SBCAG RHNA process allocates a share of the RHNA allocation to each city in those four income categories.

- **RHNA Integration**

- Each local government's regional housing needs allocation is required to be accommodated in its local Housing Element within the statutory timeframe. Property only needs to be zoned to accommodate the required units.



# Lompoc's RHNA Distribution by Income Level

Table H-1 Target Income Groups	Household Sizes			
	1 Person	2 Person	3 Person	4 Person
<b>Extremely Low 30% Limit</b>	\$15,900	\$18,200	\$20,450	\$22,700
<b>Very Low 50% Limit</b>	\$26,500	\$30,300	\$34,100	\$37,850
<b>Low 60% Limit</b>	\$31,800	\$36,360	\$40,920	\$45,420
<b>Moderate 80% Limit</b>	\$42,400	\$48,450	\$54,500	\$60,550



# Previous Housing Element Cycle Housing Production Summary

2007-2014 RHNA Goals	Unadjusted Goal	2007-2013 New Construction	Remaining Goal
Very Low	119	76	43
Low	89	40	49
Moderate	123	23	100
Above Moderate	185	296	0
Total	516	435	192



# RHNA Housing Objectives

RHNA Goal Summary	2007-2014	2014-2022	% Change
Very Low	119	126	+5%
Low	89	84	-6%
Moderate	123	95	-22%
Above Moderate	185	221	+19%
<b>Total</b>	<b>516</b>	<b>525</b>	<b>+2%</b>





# Community Profile

- Slow population growth since last cycle, relatively unchanged
- Unemployment has decreased locally (15.5% to 9.7%)
- Housing Affordability has improved
  - Condominium ownership affordable to moderate and low income households
  - Single-family homes ownership affordable to moderate and above-moderate incomes
  - Rental housing in Lompoc is highly affordable compared to County at large, although still beyond means for many below-moderate income households



# Housing Affordability Comparison

Housing Cost Profile	Median Purchase Prices				Median Rental Rates		
	1990	2000	2007	2008-2012	1990	2000	2008-2012
<b>Lompoc</b>	\$144,400	\$143,000	\$377,354	\$256,700	\$514	\$562	\$958
<b>Guadalupe</b>	\$ 86,100	\$113,200	\$383,200	\$199,400	\$431	\$509	\$977
<b>Santa Maria</b>	\$140,300	\$140,000	\$384,813	\$267,200	\$548	\$613	\$1,117
<b>Buellton</b>	\$223,900	\$235,300	\$628,861	\$428,200	\$667	\$689	\$975
<b>Solvang</b>	\$303,600	\$339,500	\$827,250	\$631,700	\$688	\$798	\$1308



# Needs Assessment

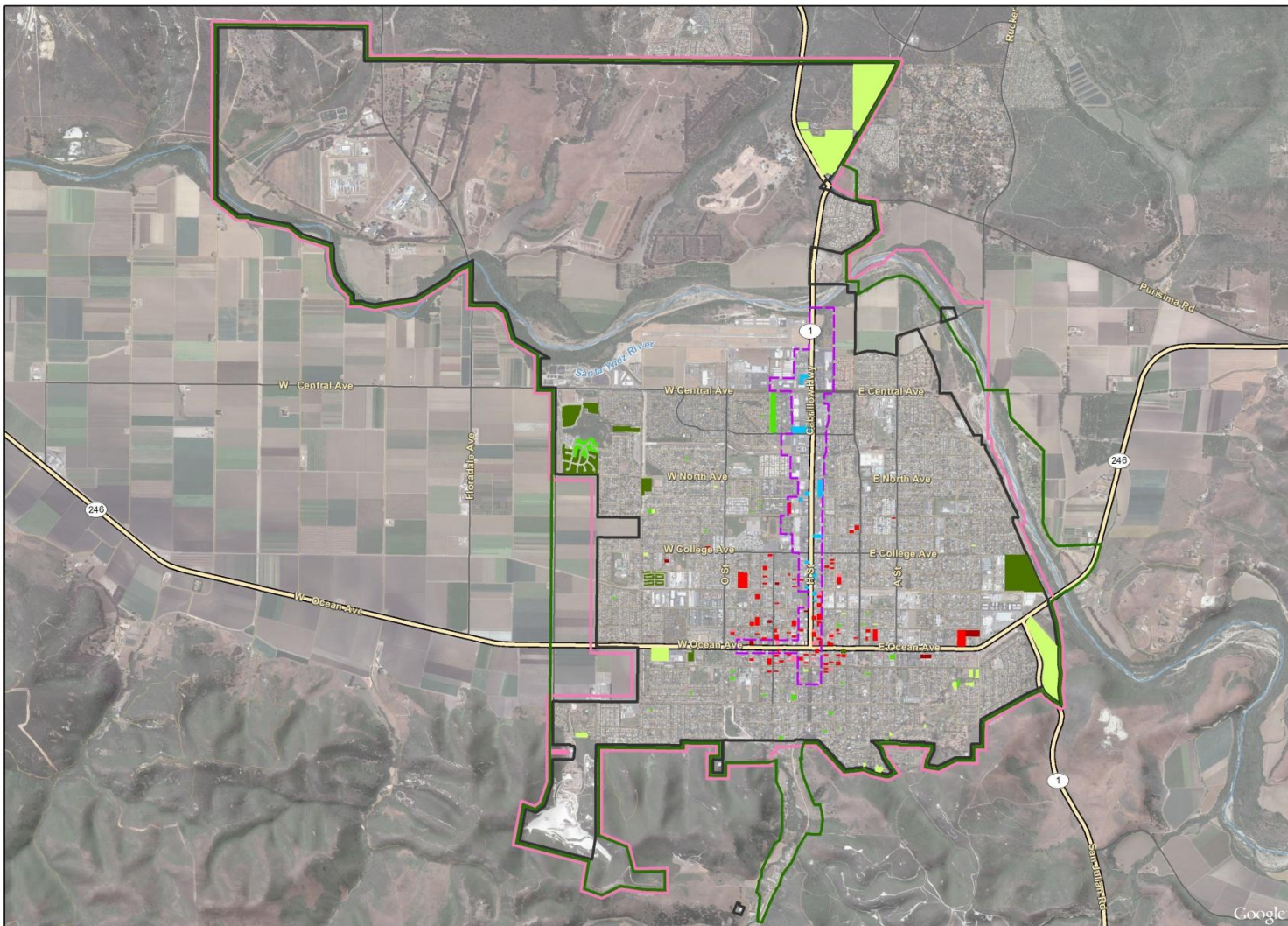
- Overcrowding has decreased
  - 14.9% to 12.5% from previous cycle
- Housing affordability has improved
  - However, 42% of households overpay for housing beyond financial means
  - Most overpaying are in lower-income categories
- New housing programs and shelters for elderly, disabled, homeless
- Homelessness – A point-in-time survey was conducted in January 2013
  - Encountered 1,466 homeless countywide
  - 104 in City of Lompoc



# Land Use Inventory

- Updated with revised City Urban Limit Line
- Some projects under construction during previous cycle have now been completed
- Affordable housing units in progress
  - 308 North K Street
  - Laurel Crossing
  - 912 West Apricot
- City has excess capacity to meet assigned share of future housing needs for Housing Element cycle

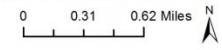


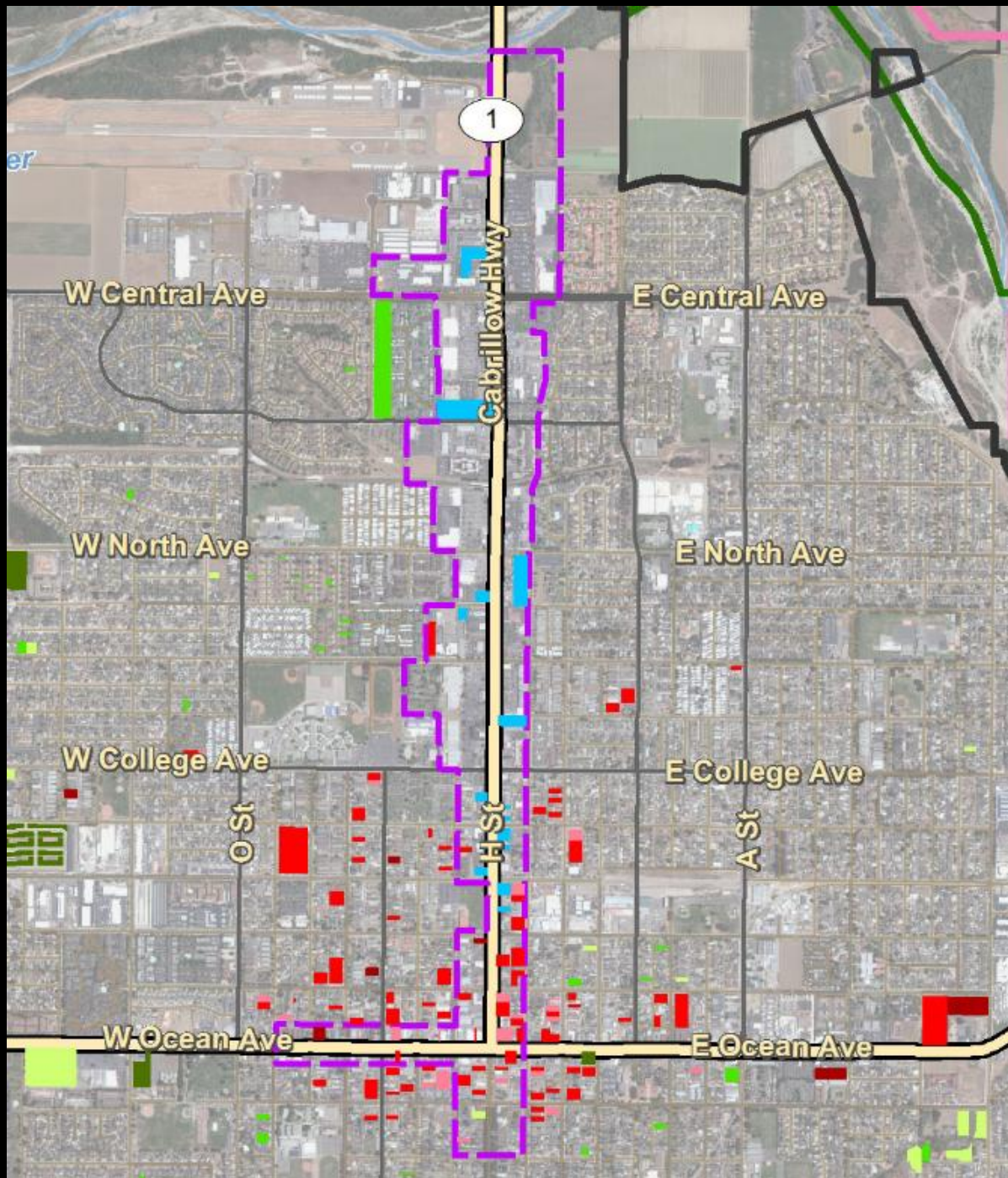


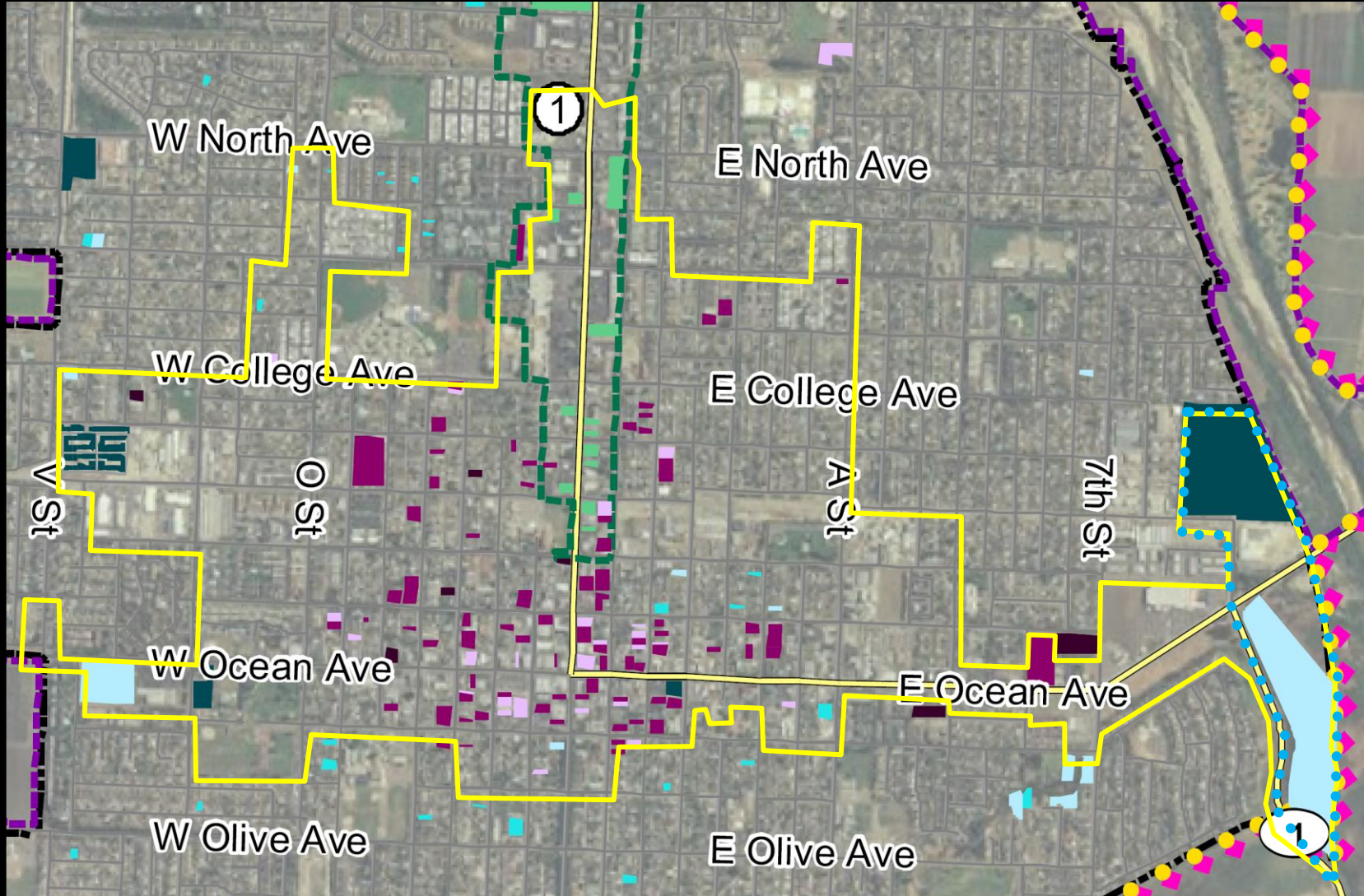
- Legend**
- City Limits
  - City Urban Limit Line
  - City Sphere of Influence
  - H Street Corridor Infill Area
- High Density Housing Classification**
- Entitled
  - Underutilized
  - Vacant
- Low Density Housing Classification**
- Entitled
  - Underutilized
  - Vacant
- H Street Infill Housing Classification**
- Vacant

RHNA Land Inventory

Imagery provided by Google and its licensors © 2014.  
 Open Space by City of Lompoc, 2014.







— Former Old Town Lompoc Redevelopment Project Area (As Amended)

- - - Old Town Lompoc, Amendment No. 2 Area



# Development Potential

RHNA Analysis	Total
<b>Goal Allocation</b>	<b>525</b>
<b>Land Inventory</b>	
Vacant Parcels	279
Underutilized Parcels	225
<b>Entitled Projects</b>	<b>1173</b>
<b>H Street In-Fill</b>	<b>148</b>
<b>Forecasted Units</b>	<b>1825</b>
<b>Over (+)/Under(-)</b>	<b>+1300</b>

*Source: Lompoc Land Inventory 2014*





# Infill Development Potential

- Old Town Redevelopment Area
  - Funding has ceased for new affordable housing projects due to dissolution of Redevelopment Agency in February 2012
  - Despite loss of funding, Old Town Redevelopment Area still has substantial potential for development
  - 15% of RDA housing must be allocated for below-moderate housing
- H Street Corridor
  - Identified in Land Use Element Update as suitable area for infill development



# H Street Infill and Old Town Redevelopment Area

- Consistency with Land Use Element
- Land Use Element Policy 1.7
  - Encourage infill development to meet City residential and commercial growth needs
  - H Street Corridor Infill Area designated as particularly suitable to infill development
- Land Use Element Policy 3.2
  - Encourage mixed-use development (in appropriate areas) to provide opportunities for jobs/housing balance
  - H Street Corridor Infill Area designated as appropriate for mixed-use development and redevelopment
- Land Use Element Policy 3.5
  - Encourage development and redevelopment of the H Street Corridor Infill Area and Old Town Specific Plan Area to revitalize these areas and provide a diverse and vibrant focal point for business
  - Strategies to revitalize these areas may include the use of eligible funds for infrastructure improvements and upgrades to encourage infill development of **vacant or underutilized lots.**”



# H Street & Chestnut Ave.



Today

# H Street & Chestnut Ave.



5 Years

# H Street & Chestnut Ave.



10 years

# Old Town



Today



# Old Town



5 Years



# Old Town



10 Years





# Summary

- In previous Housing Element cycle, City exceeded above-moderate RHNA goals and produced housing in all income categories
- Goals, Policies, and Implementation Measures have been updated but remain similar to previous cycle
- Housing affordability has improved with the economy, but gap still exists for moderate and below-moderate income groups



# Summary

- Need for increase in supply of lower cost housing allocated to moderate and below-moderate housing
- City of Lompoc has land capacity to meet RHNA goals this cycle
- Housing Development Potential based on available vacant lands
  - H-Street Infill and Old Town Area are also candidates for new projects



# Housing Element Schedule

Date	Action
September 24, 2014	Planning Commission Workshop/Hearing
September 25, 2014	Submit Housing Element to HCD
Within 1 week of submittal to HCD	HCD Analyst Confirms Receipt
Within 2 weeks of submittal to HCD	Completeness and Streamline Review Eligibility Determined
October 27, 2014 (Within 30 days of submittal to HCD)	HCD Analyst Completes Review
November 3, 2014	HCD Analyst Identifies Areas Requiring Clarification or Revision; Address HCD comments
November 26, 2014	HCD Analyst finalizes review
December 10 or January 14, 2014	Tentative Planning Commission Public Hearing
January 20 or February 3, 2014	Tentative City Council Public Hearing
February 15, 2015	Housing Element Due Date

