



DATE: August 12, 2020
TO: Planning Commission Members
FROM: Brian Halvorson, Planning Manager
SUBJECT: Public Hearing Item # 1 (RHNA)

As requested by the Planning Commission, a presentation by the Santa Barbara County Association of Governments (SBCAG) regarding the Regional Housing Needs Allocation (RHNA) plan will be made during public hearing item #1.

Presentation slides are attached for your review in advance of this presentation. At the end of the presentation, staff will be available to answer any questions you may have about the RHNA plan.

Thank you.



SBCAG RHNA 6th Cycle

Mike Becker
Director of Planning

Brian Bresolin
RHNA Project Manager

August 12, City of Lompoc Planning
Commission

RHNA Timeline

- ▶ 8-year RHNA cycle
- ▶ Current RHNA Plan approved August 2013
- ▶ Next RHNA Plan due August 2021 (RTP-SCS)
- ▶ Housing elements due February 2023
- ▶ Next RHNA planning period 2023 - 2031

State Process

- ▶ Forecast future housing need
 - ▶ 2031 Forecasted Population, less group quartered population
 - ▶ 2031 Forecasted Households
 - ▶ Existing households (-)
 - ▶ Vacancy Rate adjustment (+)
 - ▶ Overcrowding adjustment (+) (new)
 - ▶ Replacement allowance (+)
 - ▶ Cost Burden adjustment (+) (new)
- ▶ Determination by income level

SBCAG Process

- ▶ Develop RHNA Plan
 - ▶ RHNA Supplemental Report
 - ▶ Collaborate with local agencies
 - ▶ Survey local jurisdictions (ongoing)
 - ▶ Consult with HCD on determination (ongoing)
 - ▶ Develop RHNA methodology (early stages)

SBCAG Process

- ▶ ...continued
 - ▶ Develop draft allocations
 - ▶ Ensure consistency with RTP-SCS
 - ▶ Process appeals via public hearing
- ▶ Approve RHNA Plan

Future Board Actions

- ▶ Authorize objection to HCD determination (Sept./Oct. if needed)
- ▶ Approve regional methodology (for review by HCD) (~Oct.)
- ▶ Adopt regional methodology (post HCD review)
- ▶ Consider allocation appeals (spring '21, if needed)
- ▶ Approve RHNA Plan (Aug. '21)

RHNA Objectives

- ▶ Increase supply and mix of housing types, tenure, and affordability
- ▶ Promote infill development and socioeconomic equity
- ▶ Promote improved relationship between jobs and housing
- ▶ Seek to balance income strata across the region (existing + new)
- ▶ Affirmatively further fair housing

SBCAG RHNA Website

Date	Topic	Materials
2/24/2020	RHNA Project Development Team: Meeting #1	Agenda Minutes Presentation
5/7/2020	Technical Planning Advisory Committee: Item 4 - Regional Housing Needs Supplemental Report Item 5 - Regional Housing Needs Assessment Survey Review and Formula Discussion	Agenda and Materials
5/13/2020	South Coast Subregional Planning Committee: Item 7 - Regional Housing Needs Supplemental Report	Agenda and Materials
5/13/2020	North County Subregional Planning Committee: Item 8 - Regional Housing Needs Supplemental Report	Agenda and Materials
6/18/2020	SBCAG Board Meeting: Item 4D - Regional Housing Needs Supplementary Report	Agenda and Materials
7/16/2020	SBCAG Board Meeting: Item 9 - Regional Housing Needs Allocation Primer	Agenda and Materials RHNA Primer
7/20/2020	RHNA Project Development Team: Meeting #2	Agenda Meeting Notes Memorandum - July 16, 2020 SBCAG Draft Determination Countywide and Annualized Allocations Comparison Allocation Scenarios

RHNA 6th Cycle

- ▶ RHNA Overview Questions
- ▶ SBCAG RHNA Process – Brian Bresolin

SBCAG 5th Cycle Sub-county RHNA

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
South County	1,356	964	1,118	2,305	5,743
Carpinteria	39	26	34	64	163
Santa Barbara	962	701	820	1,617	4,099
Unincorporated	120	80	90	210	501
Goleta	235	157	174	413	979
Santa Ynez Valley	110	73	73	202	457
Solvang	42	28	30	75	175
Buellton	66	44	41	124	275
Unincorporated	2	1	1	3	7
Lompoc Valley	138	92	101	244	575
Lompoc	126	84	95	221	525
Unincorporated	12	8	7	24	50
Santa Maria Valley	1,021	681	758	1,795	4,255
Santa Maria	985	656	730	1,731	4,102
Guadalupe	12	8	13	16	50
Unincorporated	25	16	14	47	103
Unincorporated	159	106	112	284	661
Total					
County Total	2,625	1,810	2,049	4,545	11,030

SBCAG 5th Cycle Progress

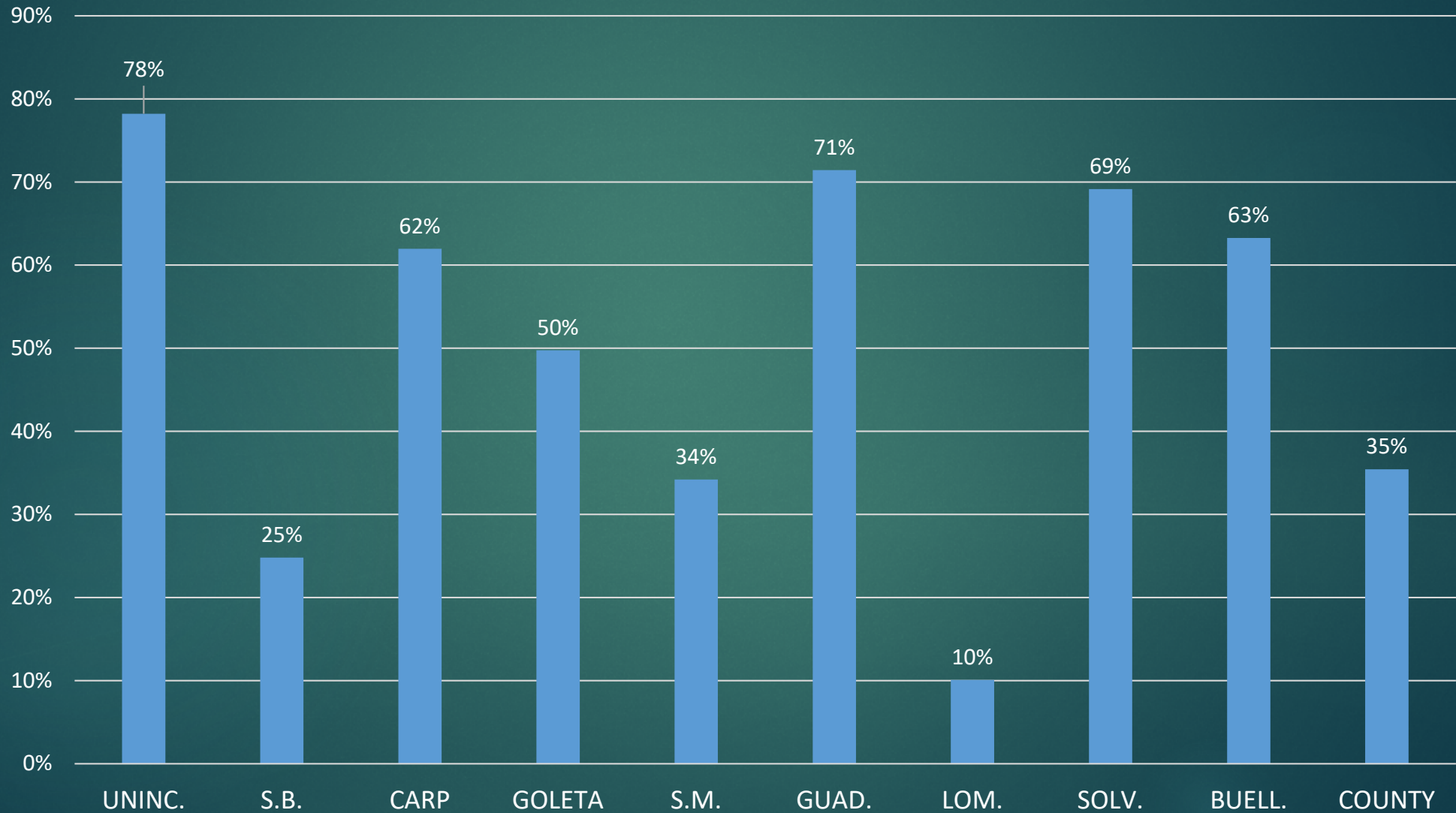
Permitted Units (all income Levels) 2015-April 2019



SBCAG 5th Cycle Progress

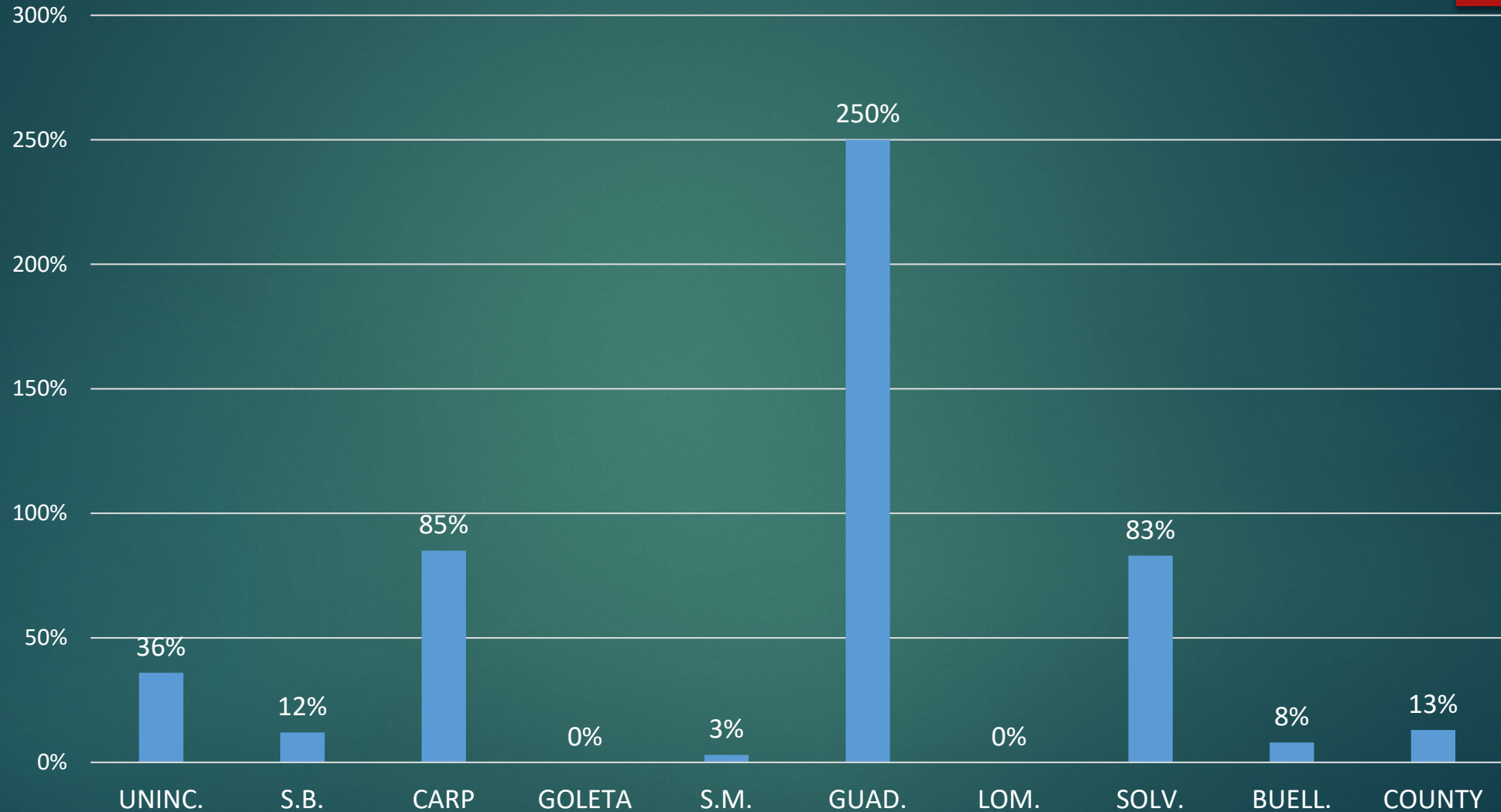
% RHNA Completed for all Income Levels

(note: does not include units beyond RHNA requirement)

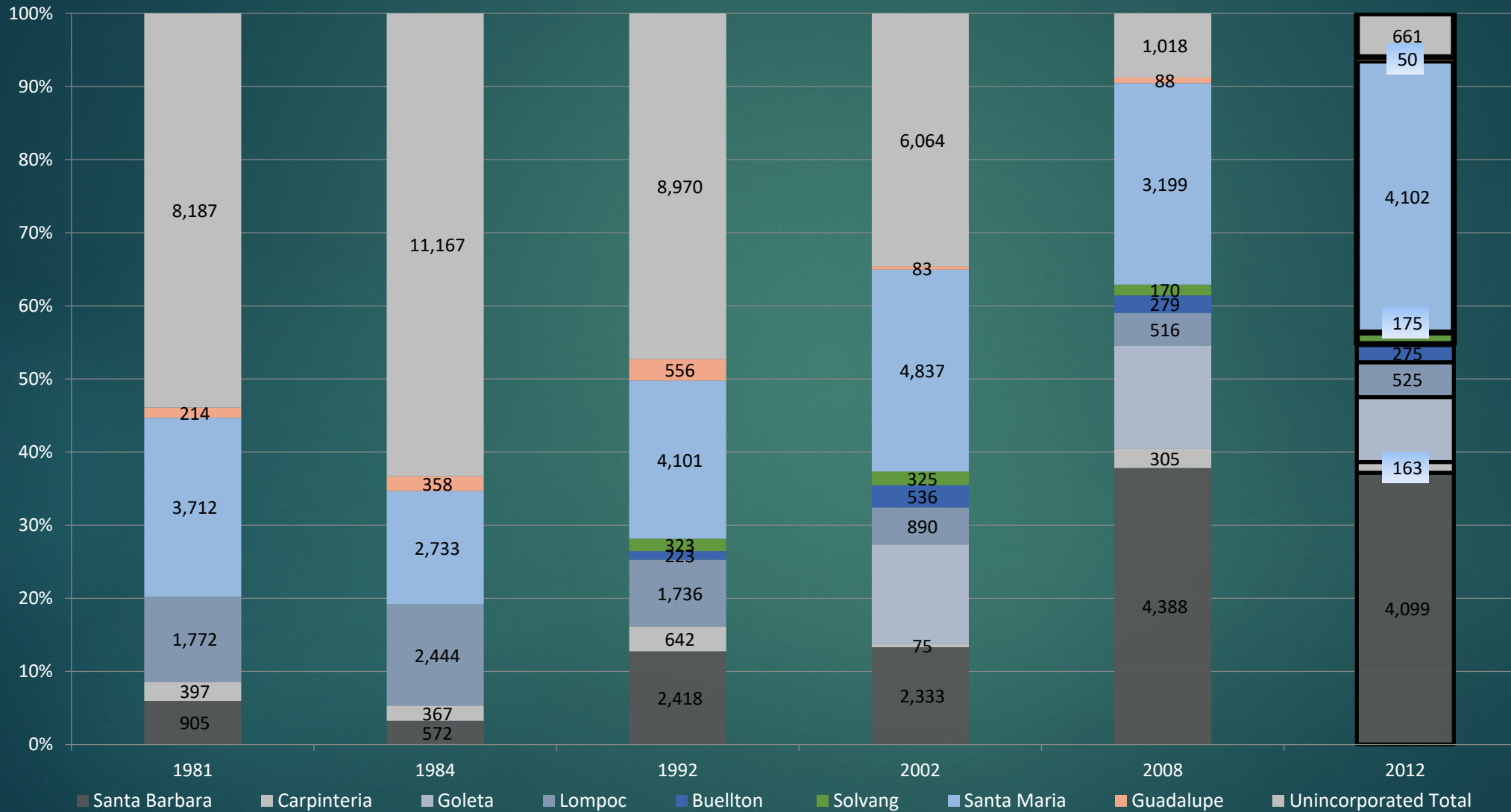


SBCAG 5th Cycle Progress

% RHNA Completed for Very-low income



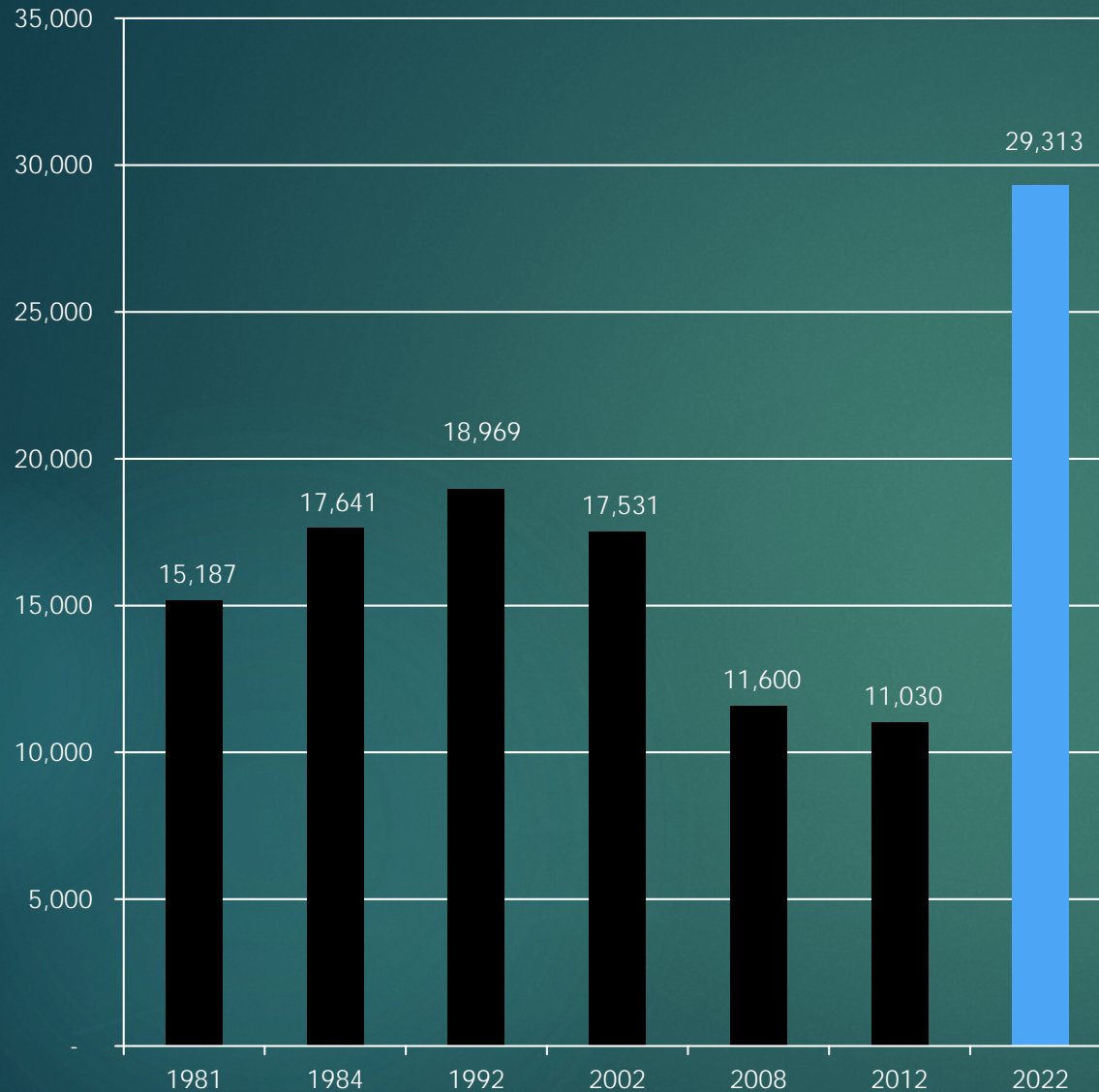
Comparison of Jurisdictions RHNA, 1981-2012

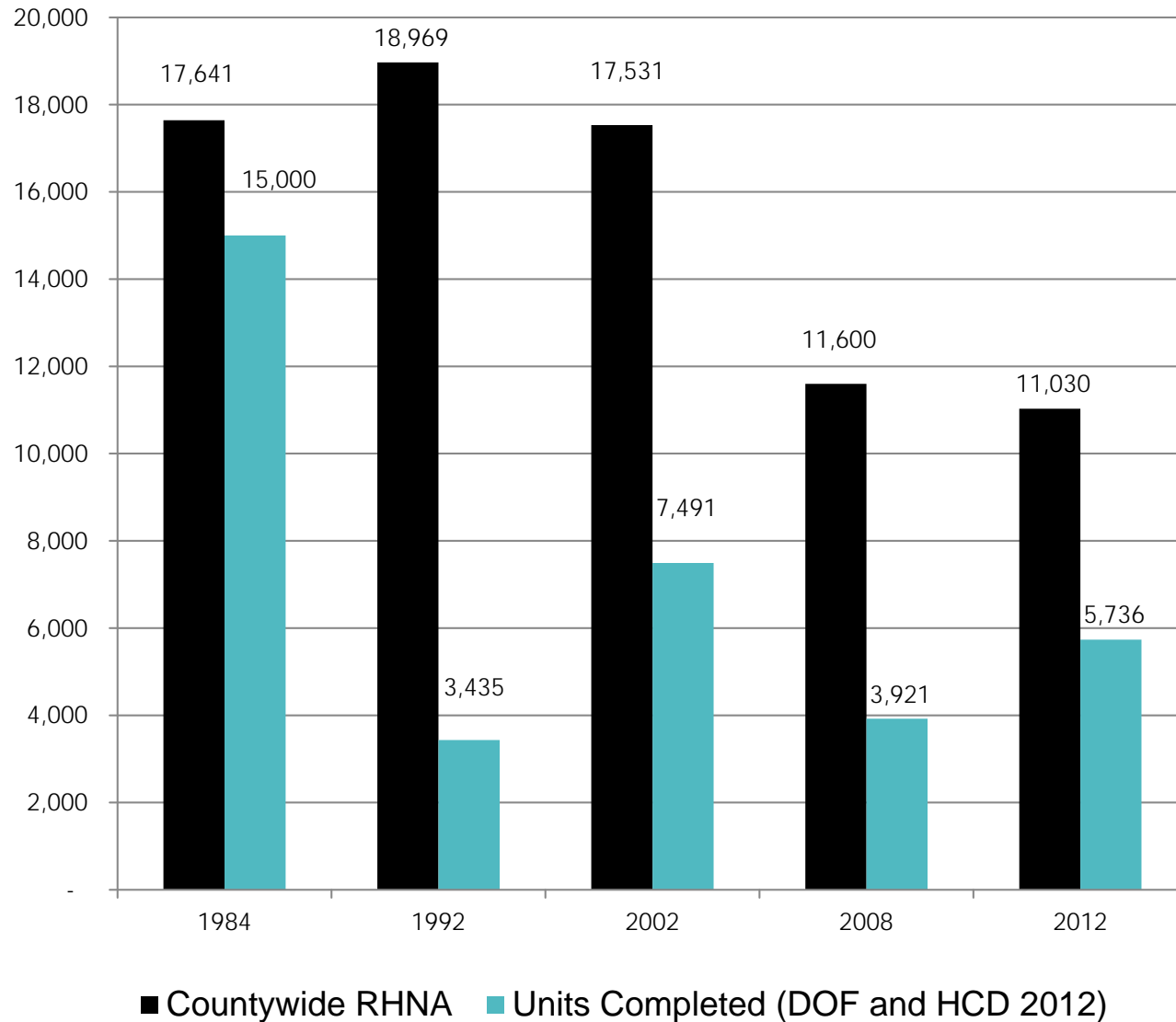


6th Cycle RHNA Calculation

	5th Cycle	6th Cycle	6 th Cycle Without SB 828
Household Forecast	10,741	9,025	9,025
Replacement	56	804	804
Vacancy Rate	233	5,173	3,573
Overcrowding		11,711	
Cost Burden		2,600	
Total	11,030	29,313	13,402

RHNA Countywide Allocations 1981-2022



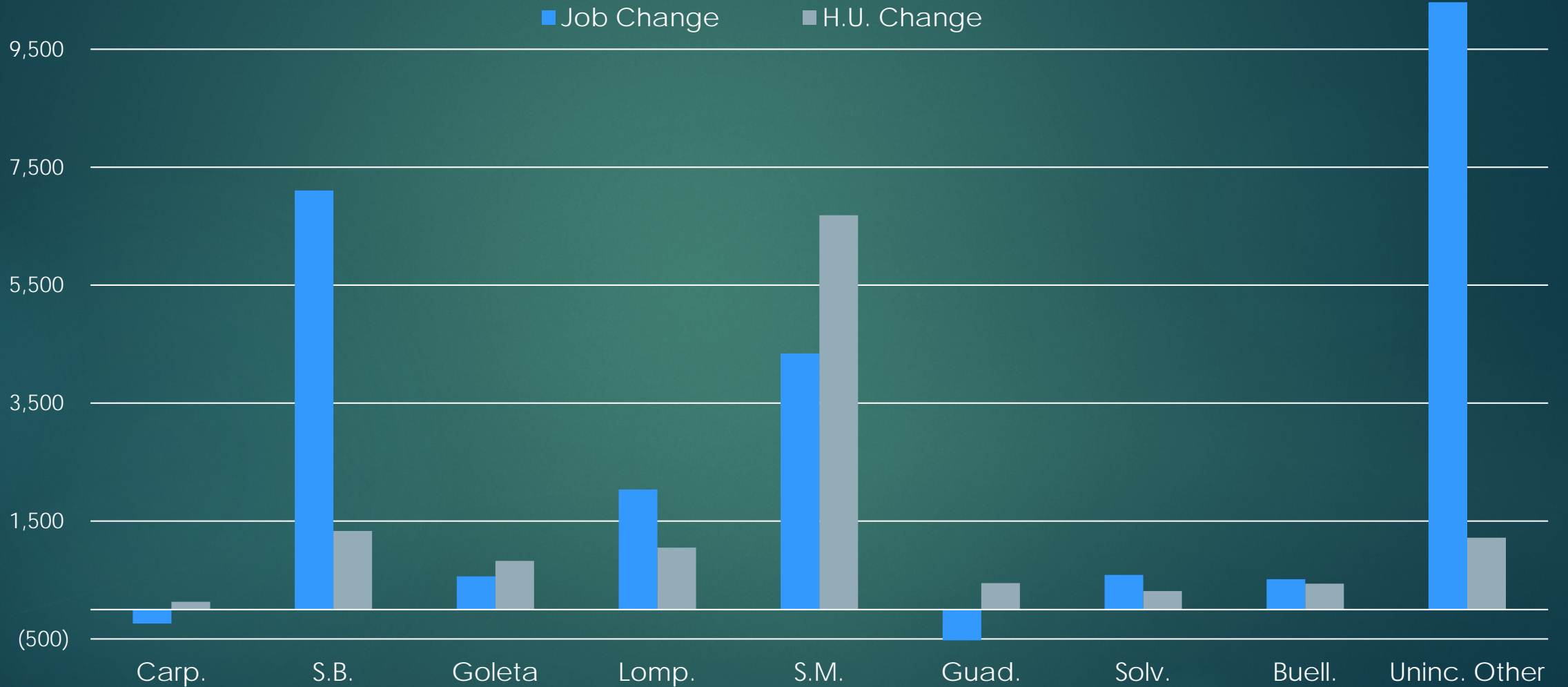


RHNA Countywide Allocations 1981-2022

SBCAG RHNA Methodology Comparisons

Planning Period	Method	HCD Consultation
2014-2022	North County South Coast allocation 80% existing jobs, 10% job growth, 10% household growth Local allocation-based on land use capacity	Reduced by 1,923 units
2007-2014	50% Existing jobs, 25% Job growth, 25% Household growth Averaged with Workforce housing (jobs/workers per HSLD)	Reduced by 1,522 units
2001-2008	70% household growth, 30% Existing jobs	Reduced by 2,249 units
1990-1997	85% household growth 15% Vacancy rate, demo. replacement units	SBCAG submitted 20% less than HCD-rejected
1985-1990	100% household growth, overpayment for rent, farmworker jobs	
1980-1985	100% local household growth local projections	

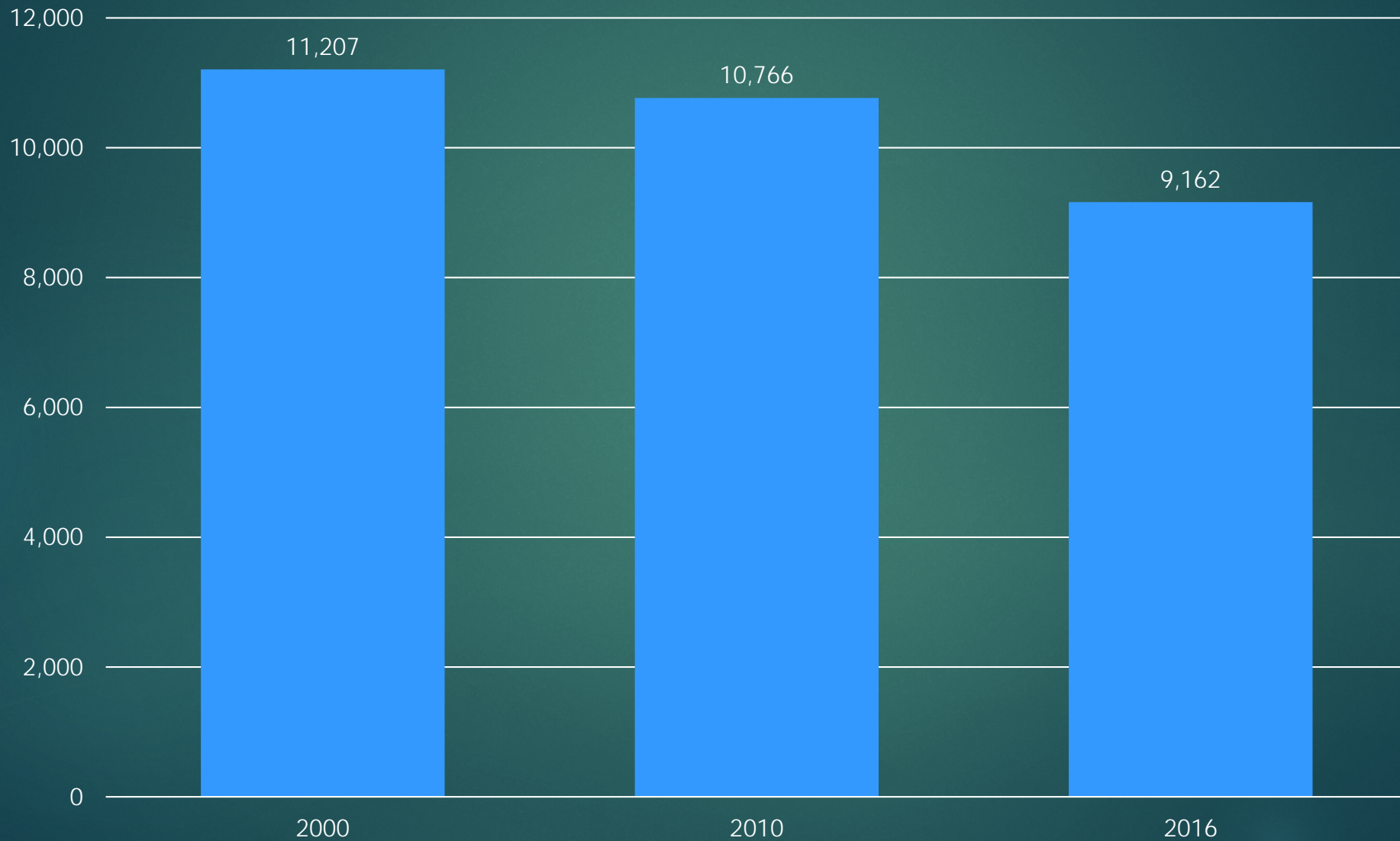
Job and Housing Change 2000-2017



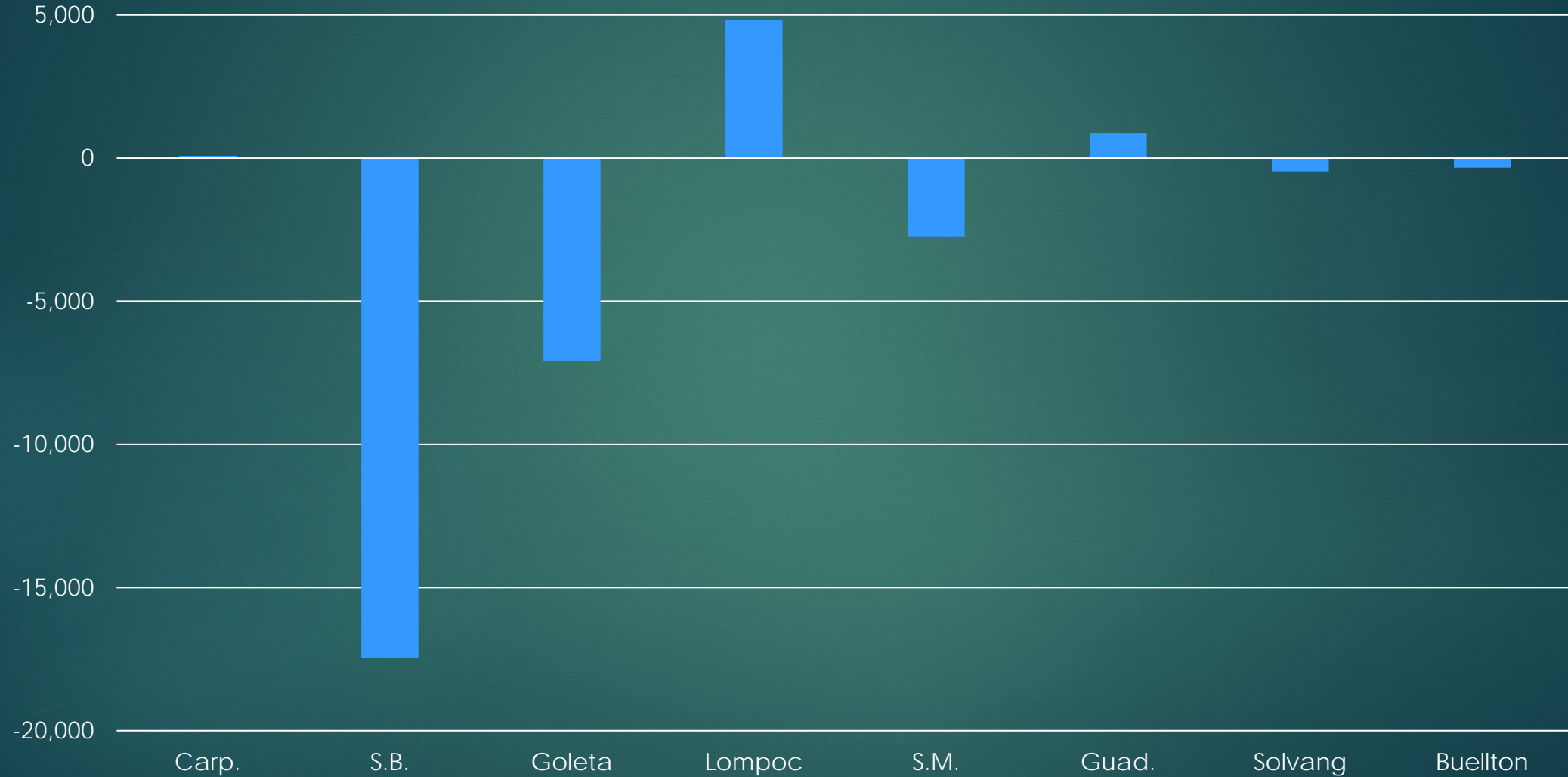
Source: InfoUSA Jobs, DOF and Census Housing Units

Commuting Trends

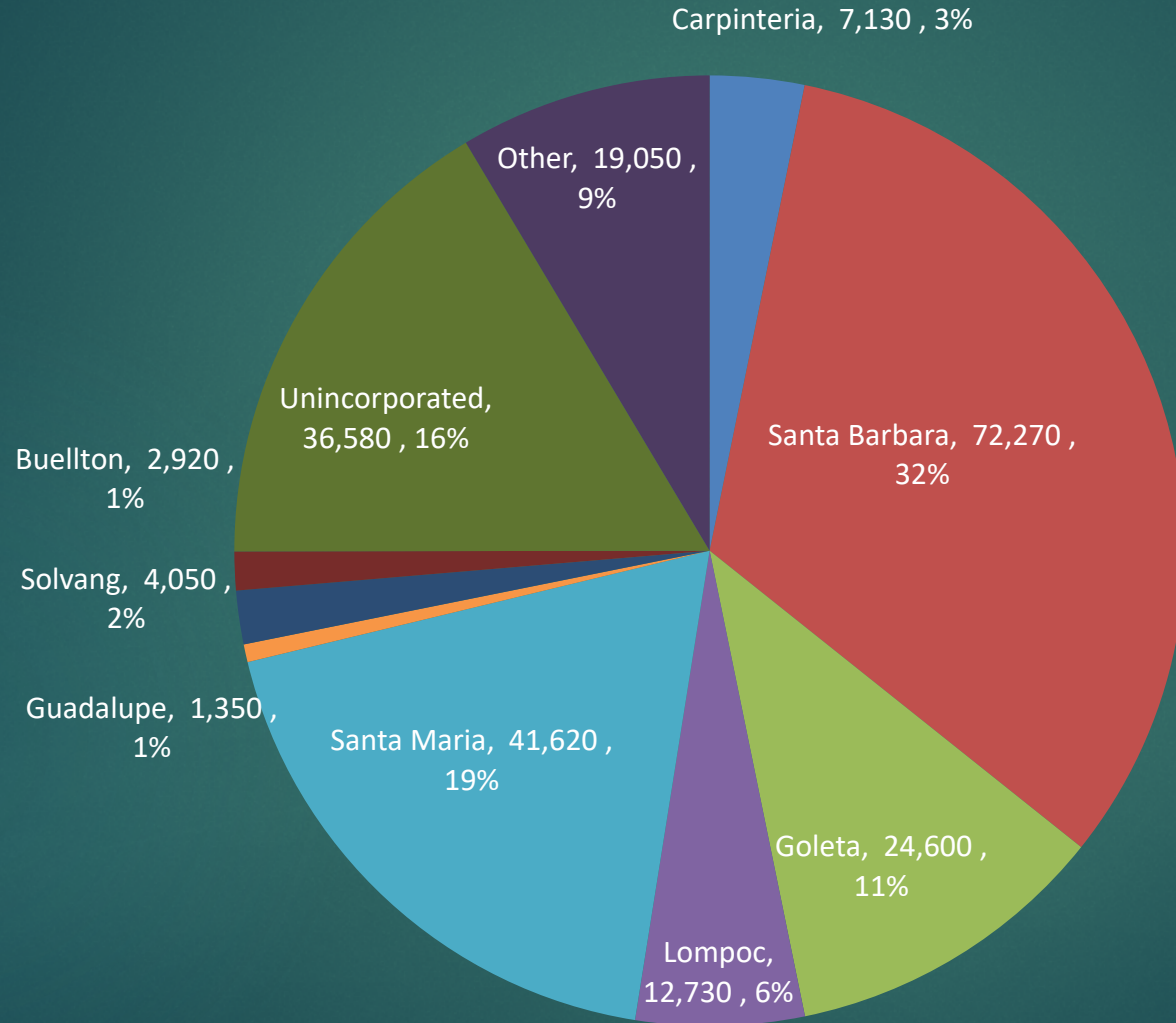
N.C. Commuters to the S.C.



Housing Deficit or Surplus 2017

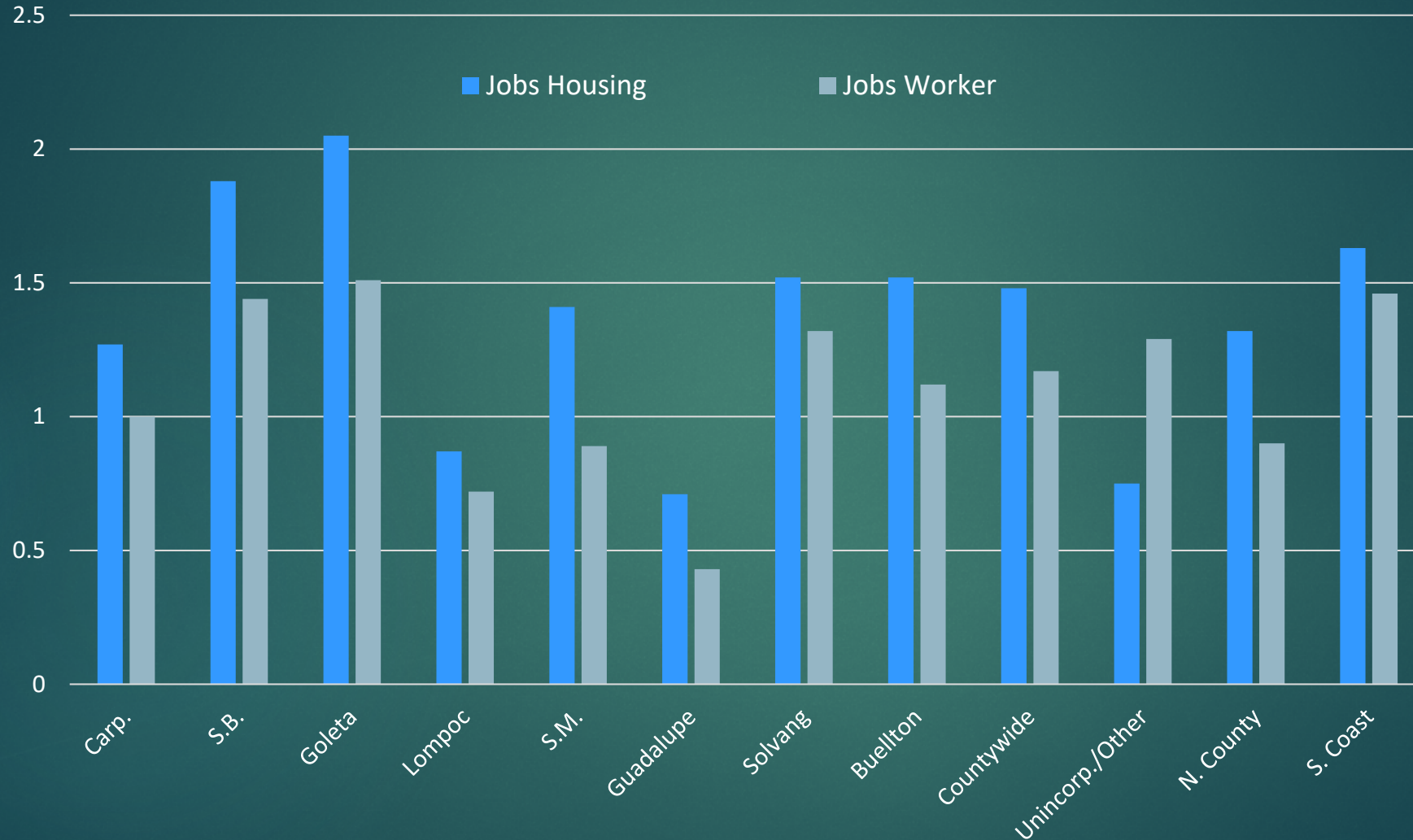


Existing Jobs 2017



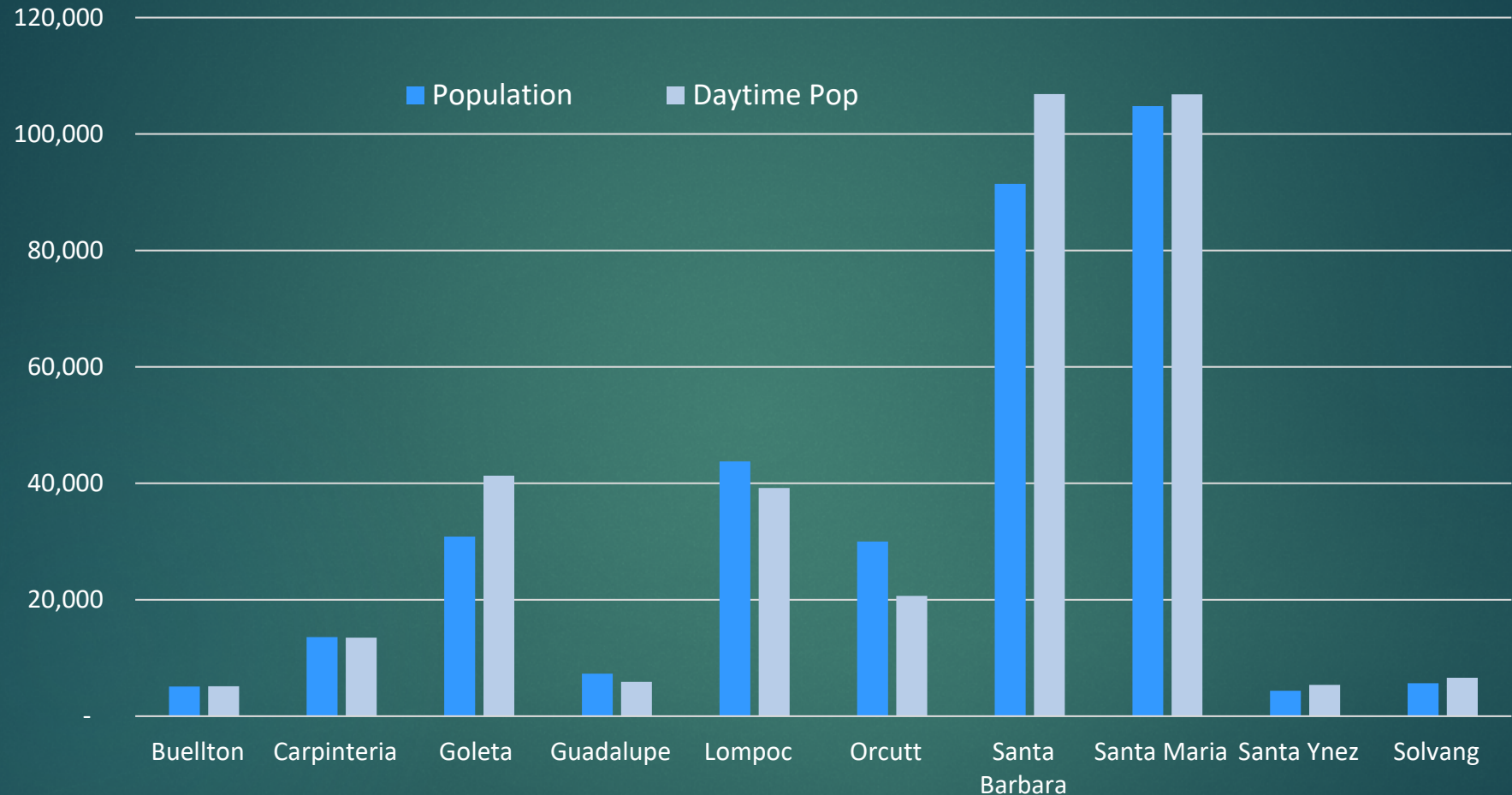
Jobs Housing-Jobs Resident Worker Ratio's

2017



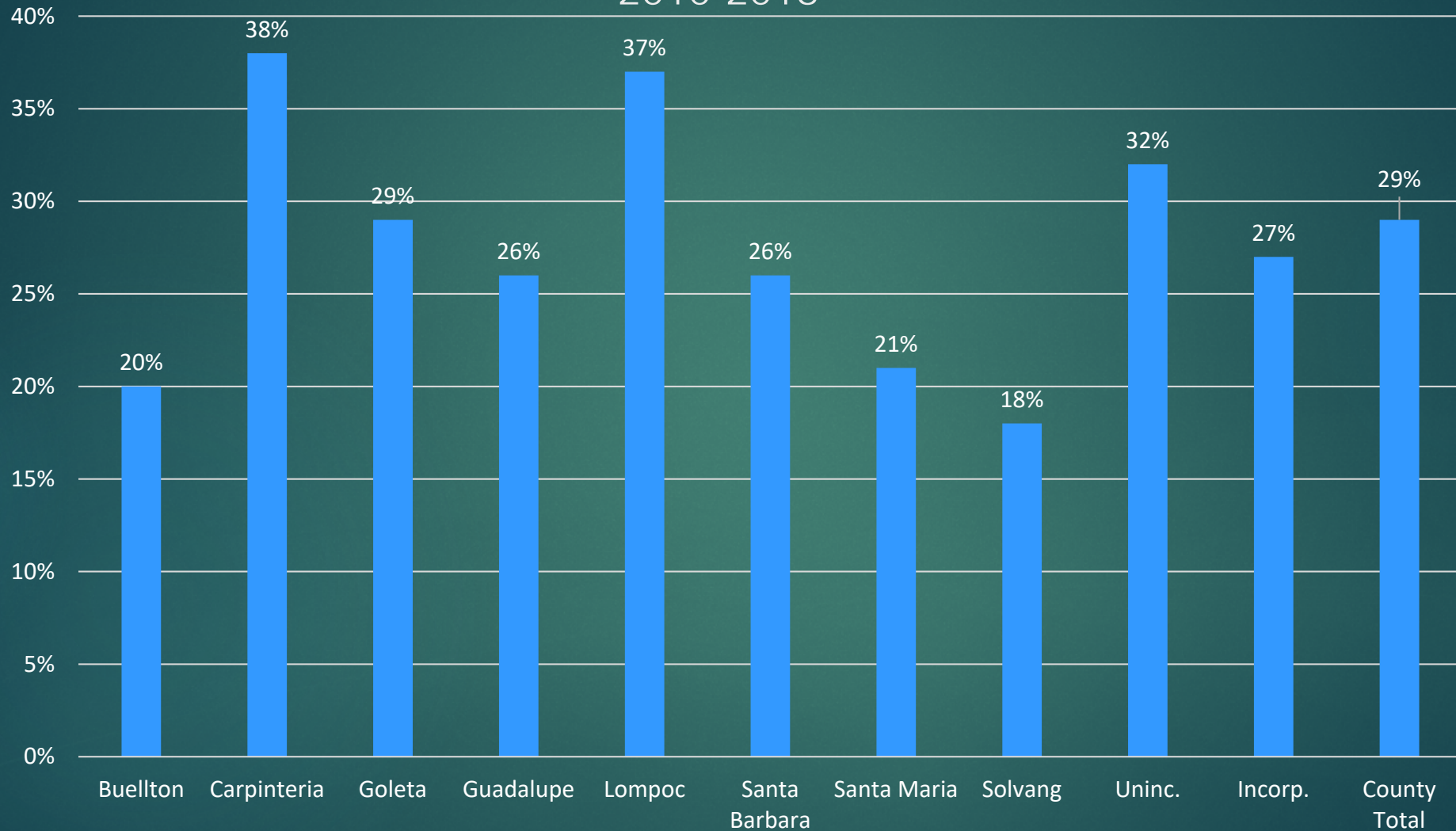
Source: 2017 InfoUSA (Jobs), Department of Finance (H.U.)
2017 Census ACS, Table B08008, WORKERS BY PLACE OF WORK--PLACE LEVEL)

Commuter Adjusted Daytime Population



Source: 2017 Census ACS, Table B08008, WORKERS BY PLACE OF WORK--PLACE LEVEL), Table B08604 Total Workers for Workplace Geography

Pop. Growth in Existing H.U.'s (H.H. Size Increase), 2010-2018



Source: Department of Finance household size estimates.

Households by Income Level, 2018

Jurisdiction	Very Low Hslds	Low Hslds	Moderate Hslds	Above Mod. Hslds	% Very Low	% Low	% Moderate	% Above Moderate
Carpinteria	1,043	854	966	2,239	20%	17%	19%	44%
Santa Barbara	8,548	5,507	6,171	16,437	23%	15%	17%	45%
Goleta	1,899	1,620	1,682	5,753	17%	15%	15%	53%
Unincorp./UCSB	6,174	2,503	2,614	11,118	28%	11%	12%	50%
Lompoc	4,654	2,517	2,659	3,624	35%	19%	20%	27%
Santa Maria	7,698	5,495	5,534	8,924	28%	20%	20%	32%
Guadalupe	776	458	340	441	39%	23%	17%	22%
Solvang	526	310	504	1,025	22%	13%	21%	43%
Buellton	368	219	314	973	20%	12%	17%	52%
County Total	35,728	22,993	24,960	61,280	25%	16%	17%	42%
North County	17,968	12,513	13,504	25,801	26%	18%	19%	37%
South Coast	17,664	10,483	11,432	35,547	24%	14%	15%	47%

Subsidized Housing Comparison

Includes Section 8

Santa Barbara-4,163 Subsidized Units, 37,280 Occupied Units.....	11.0% subsidized
Santa Maria-2,000 Subsidized Units, 29,018 Occupied Units.....	6.8% subsidized
Lompoc-1,700 Subsidized Units, 13,924 Occupied Units.....	12.2% subsidized

Source: DOF Household (occupied units) estimates 2020, SB Housing Authority Annual Report. County Housing Authority contact John Polanski for City of Santa Maria and Lompoc. Note: County HA does not include other non-profits.

Vacancy Rate Comparison

	Lompoc	Santa Barbara	Santa Maria
Total Housing Units	14,127	39,457	28,798
Total Vacant	659	2,758	1,147
For rent	377	410	436
Rented, not occupied	0	278	64
For sale only	29	192	68
Sold, not occupied	0	11	77
For seasonal, recreational, or occasional use	47	1,082	104
For migrant workers	0	0	110
Other vacant	206	785	288
Total Vacancy Rate	4.7%	7.0%	4.0%
For Rent or Sale Vacancy Rate	2.9%	1.5%	1.8%
DOF Vacancy Rate	5.2%	4.8%	4.6%

Source: Census 2018 ACS. DOF 2020 E-5 Report

Questions or Comments:

SBCAG: Brian Bresolin, bbresolin@sbcag.org

HCD Contact: Tom Brinkhuis, Tom.Brinkhuis@hcd.ca.gov

6th Cycle RHNA Calculation

- ▶ **Vacancy Adjustment:** (5% to total projected housing stock) and adjusts the percentage based on the region's current vacancy.
- ▶ **Replacement Adjustment:** Between 0.5% and 5% to total housing stock based on the 10-year annual average % of demolitions. (DOF local government housing survey).
- ▶ **Cost Burden Adjustment:** Region cost-burden (>30%) by income group greater than the national average.
- ▶ **Overcrowding Adjustment:** Region overcrowding is greater than the national average's.

RHNA Sub-county Methodology

Consider the following general factors:

- Jobs housing balance
- Development opportunities and constraints (due to federal or state laws)
- Maximization of public transportation
- Loss of units in assisted housing
- Overpayment in rent
- Overcrowding, farmworker housing need
- University housing need
- Loss of units in state of emergency
- GHG emission targets

Gov. Code Section 65584.04(d)(e)