

RHNA Summary

Lompoc City Council, March 16, 2021

RHNA Process

1

Determination: HCD & SBCAG, 7/20-1/21

2

Methodology: SBCAG & local agencies, 7/20-3/21

3

Housing Elements: local agencies, 8/21-2/23

Determination

- 8-year housing need (§ 65580, et seq)
- Forecast population – existing population – future group quartered population
- Converted into households (DOF formation rates)
- Less existing households
- Apply adjustment factors for:
 - Vacancy rate
 - Overcrowding
 - Demolitions
 - Cost burden

Determination

- Senate Bill 828 (2018)
 - Vacancy Rate
 - Overcrowding
 - Cost Burden
 - Significant Increase in Housing Need

Determination

- Four Income Groups
 - Very Low (0-50% AMI)
 - Low (50-80% AMI)
 - Moderate (80-120% AMI)
 - Above Moderate (>120% AMI)
- 6th Cycle Determination
 - 24,856 housing units
 - 5,799 VL, 3,935 L, 4,397 M, 10,725 AM

RHNA Objectives

- Defined in law, methodology must support
 1. Increase supply and mix of housing types, tenure, and affordability
 2. Promote infill development and socioeconomic equity
 3. Promote improved relationship between jobs and housing
 4. Seek to balance income strata across the region (existing + new)
 5. Affirmatively further fair housing

Two-step methodology

- First Step

 - North County, South Coast allocation

 - 60% weighting on existing jobs

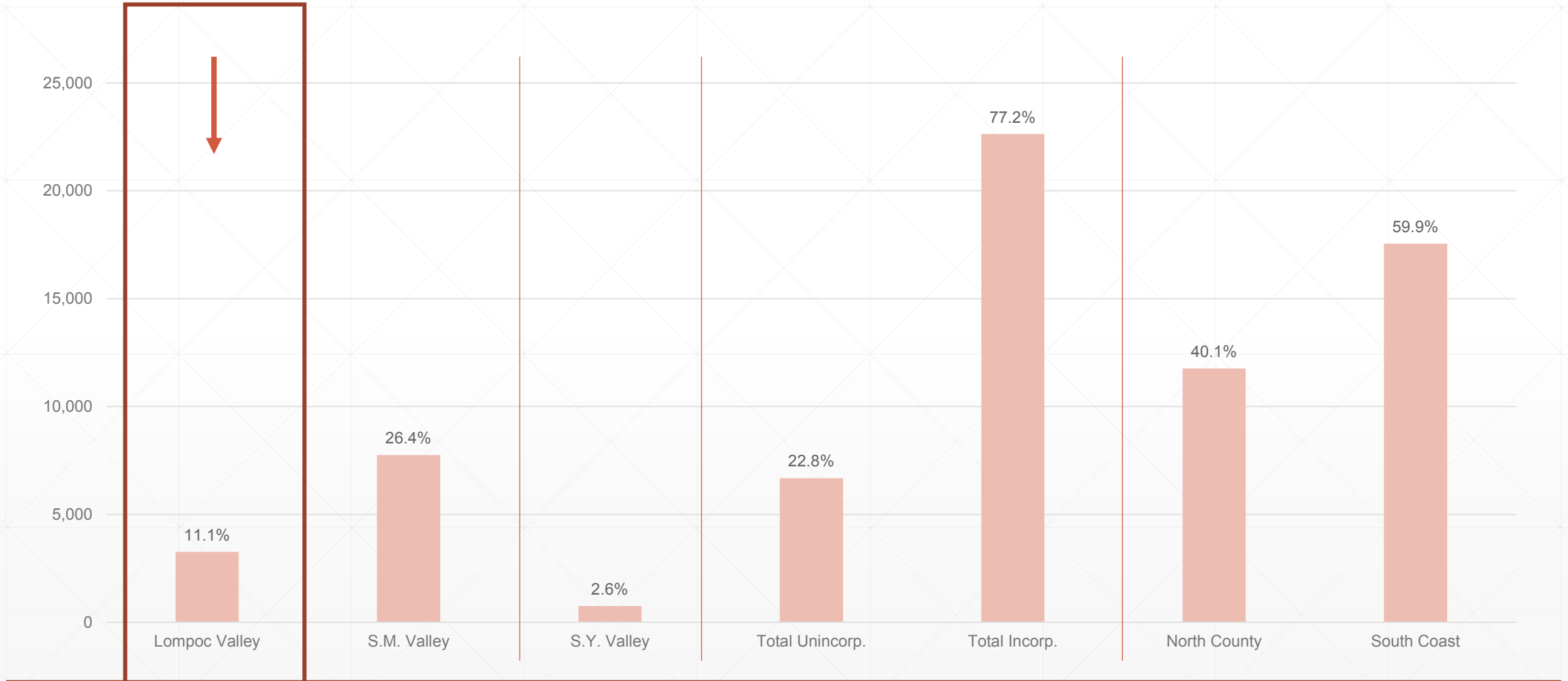
 - 40% weighting on forecasted jobs

- Second Step

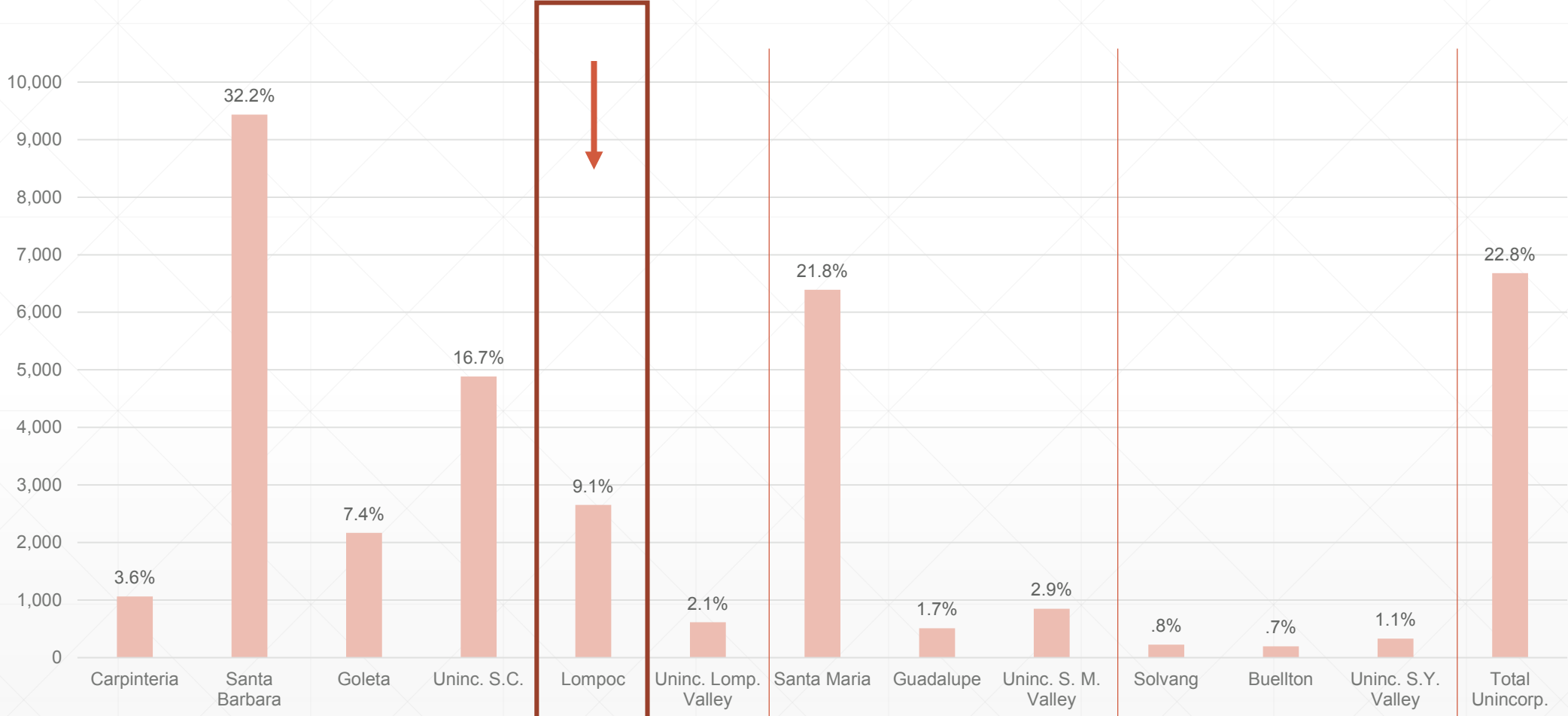
 - Allocations to local jurisdictions

 - 50% weighting of both overcrowding and cost burden

RHNA Distribution - Regions



RHNA Distribution - Jurisdictions



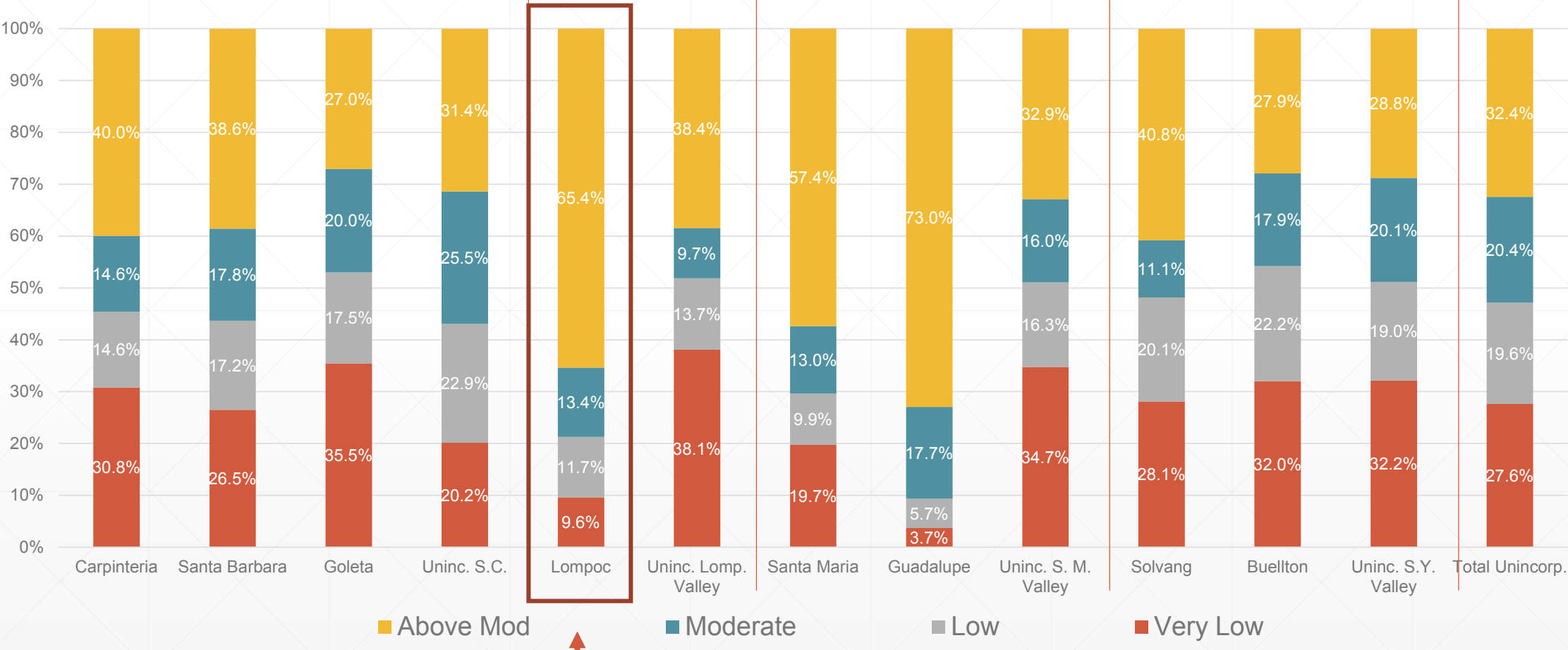
Income Group Adjustment Methodology

- Calculate the existing income group proportions for each jurisdiction.
- Subtract the regional average from jurisdiction income group.
- Multiply by 1.5 to amplify the values.
- Add the regional average and jurisdiction income group adjustment.
- Multiply each jurisdiction's income group proportion by RHNA allocation.
- Normalize (adjust for rounding error to maintain HCD income level totals).

Income Group Allocation – Deviation from County Average

| | Existing | | | | Including Draft Allocation | | | |
|--|----------|-------|-------|-----------|----------------------------|-------|-------|-----------|
| | Very Low | Low | Mod. | Abv. Mod. | Very Low | Low | Mod. | Abv. Mod. |
| Carpinteria | -4.1% | 0.9% | 1.7% | 1.6% | -2.3% | 0.6% | 1.1% | 0.6% |
| Santa Barbara | -1.3% | -0.8% | -0.4% | 2.5% | -0.5% | -0.4% | -0.2% | 1.1% |
| Goleta | -7.3% | -1.1% | -1.9% | 10.2% | -4.2% | -0.7% | -1.2% | 6.1% |
| Uninc. (SC) | 3.0% | -4.7% | -5.5% | 7.3% | 1.9% | -2.8% | -3.5% | 4.4% |
| Lompoc | 10.0% | 2.8% | 2.6% | -15.4% | 6.3% | 1.8% | 1.6% | -9.8% |
| Uninc. (LV) | -9.0% | 1.4% | 5.0% | 2.6% | -6.7% | 1.2% | 3.9% | 1.7% |
| Santa Maria | 3.3% | 4.0% | 2.8% | -10.1% | 2.0% | 2.4% | 1.7% | -6.0% |
| Guadalupe | 13.9% | 6.9% | -0.3% | -20.5% | 7.4% | 3.8% | -0.2% | -11.1% |
| Uninc. (SMV) | -6.8% | -0.3% | 0.8% | 6.3% | -5.6% | -0.2% | 0.6% | 5.2% |
| Solvang | -2.4% | -2.8% | 4.1% | 1.0% | -1.7% | -2.2% | 3.3% | 0.6% |
| Buellton | -4.9% | -4.2% | -0.4% | 9.6% | -3.7% | -3.3% | -0.4% | 7.4% |
| Uninc. (SYV) | -5.0% | -2.1% | -1.9% | 9.0% | -4.0% | -1.7% | -1.7% | 7.4% |
| County Total | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Total Unincorporated | -2.0% | -2.4% | -2.1% | 6.6% | -1.6% | -1.6% | -1.3% | 4.6% |
| *assumes 24,856 unit determination and 1.5x income group methodology | | | | | | | | |
| Variation from mean | 0-2% | 2-4% | 4-6% | 6-8% | >8% | | | |

Income Group Allocation %



Draft Allocations

| Draft-Final Allocations (#) | | | | | |
|-----------------------------|------------|---|-------|----------|----------------|
| Tentative RHNA | | Allocation by Income Level and Jurisdiction | | | |
| Jurisdiction | Allocation | Very Low | Low | Moderate | Above Moderate |
| Carpinteria | 901 | 287 | 132 | 135 | 347 |
| Santa Barbara | 8,001 | 2,147 | 1,381 | 1,441 | 3,031 |
| Goleta | 1,837 | 682 | 324 | 370 | 462 |
| Uninc. (South Coast) | 4,142 | 809 | 957 | 1,051 | 1,325 |
| Lompoc | 2,248 | 166 | 262 | 311 | 1,509 |
| Uninc. (Lompoc Valley) | 521 | 209 | 72 | 54 | 186 |
| Santa Maria | 5,419 | 1,031 | 536 | 731 | 3,120 |
| Guadalupe | 431 | 3 | 24 | 77 | 327 |
| Uninc. (Santa Maria Valley) | 721 | 262 | 118 | 118 | 222 |
| Solvang | 191 | 55 | 39 | 22 | 75 |
| Buellton | 165 | 55 | 37 | 30 | 44 |
| Uninc. (Santa Ynez Valley) | 280 | 93 | 53 | 56 | 77 |
| County Total | 24,856 | 5,799 | 3,935 | 4,397 | 10,725 |
| Total Unincorporated | 5,664 | 1,373 | 1,201 | 1,280 | 1,810 |



Next Steps

- SBCAG Board authorized staff submit the RHNA methodology to California HCD for the required 60-day review.
- TPAC and the SBCAG Board will be engaged early in the new year to discuss the final RHNA determination and approve RHNA methodology.
- Appeals process, as necessary.
- August 2021, RHNA Plan Adoption
- August 2021 – February 2023, Housing Element Updates

Thank You

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