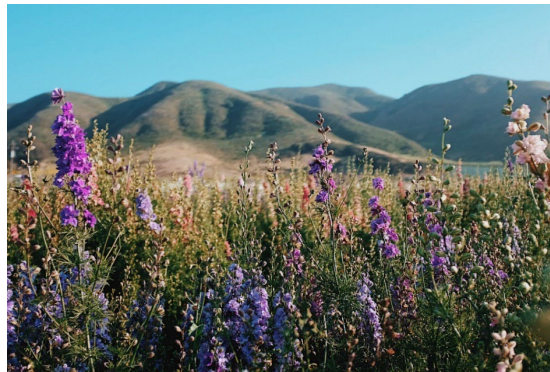


# Lompoc Housing Element and Technical General Plan Updates

City Council Meeting

May 17, 2022



# Mintier Harnish



**Jim Harnish, JD**  
Project Director

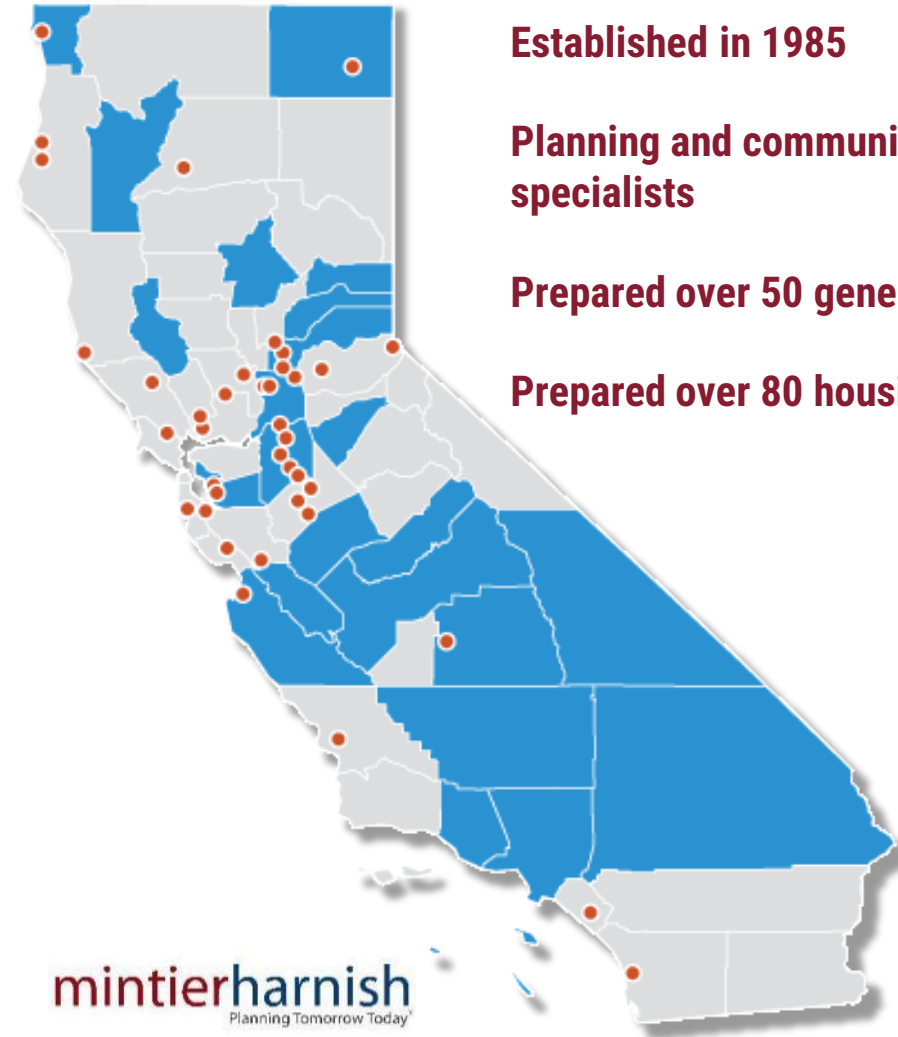


**Brent Gibbons, AICP**  
Project Manager



**Ryan Lester**  
Associate

## About us...



**Established in 1985**

**Planning and community engagement specialists**

**Prepared over 50 general plans**

**Prepared over 80 housing elements**

# Our Team

## Housing/Safety Element



**Ryan  
Russell**



## Circulation Element



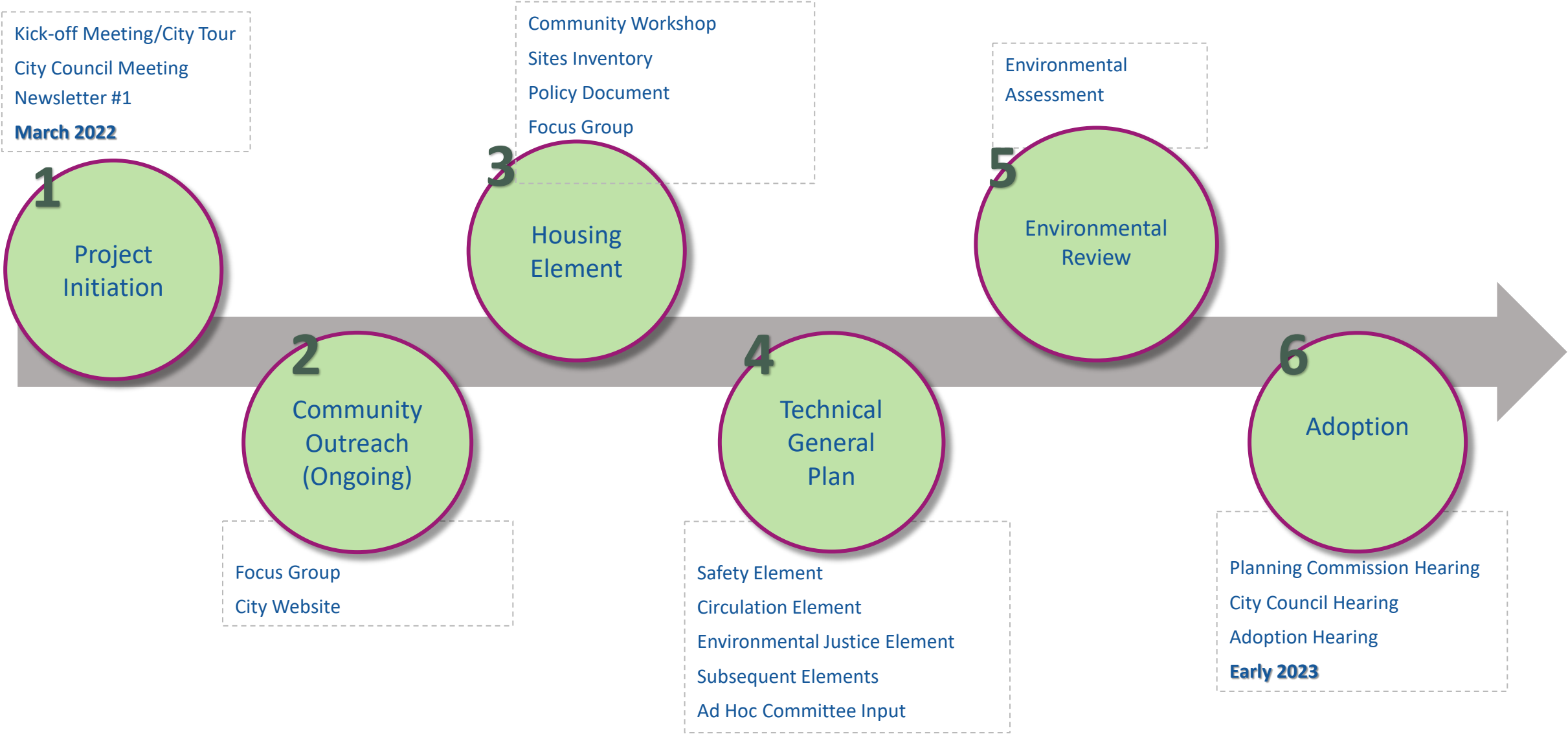
**Jim  
Damkowitz**



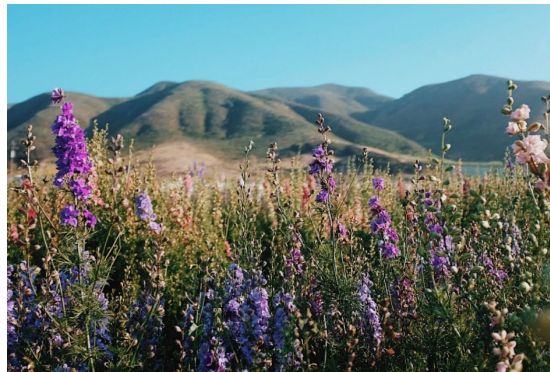
# General Plan Update Process



# Update Process



# Technical General Plan



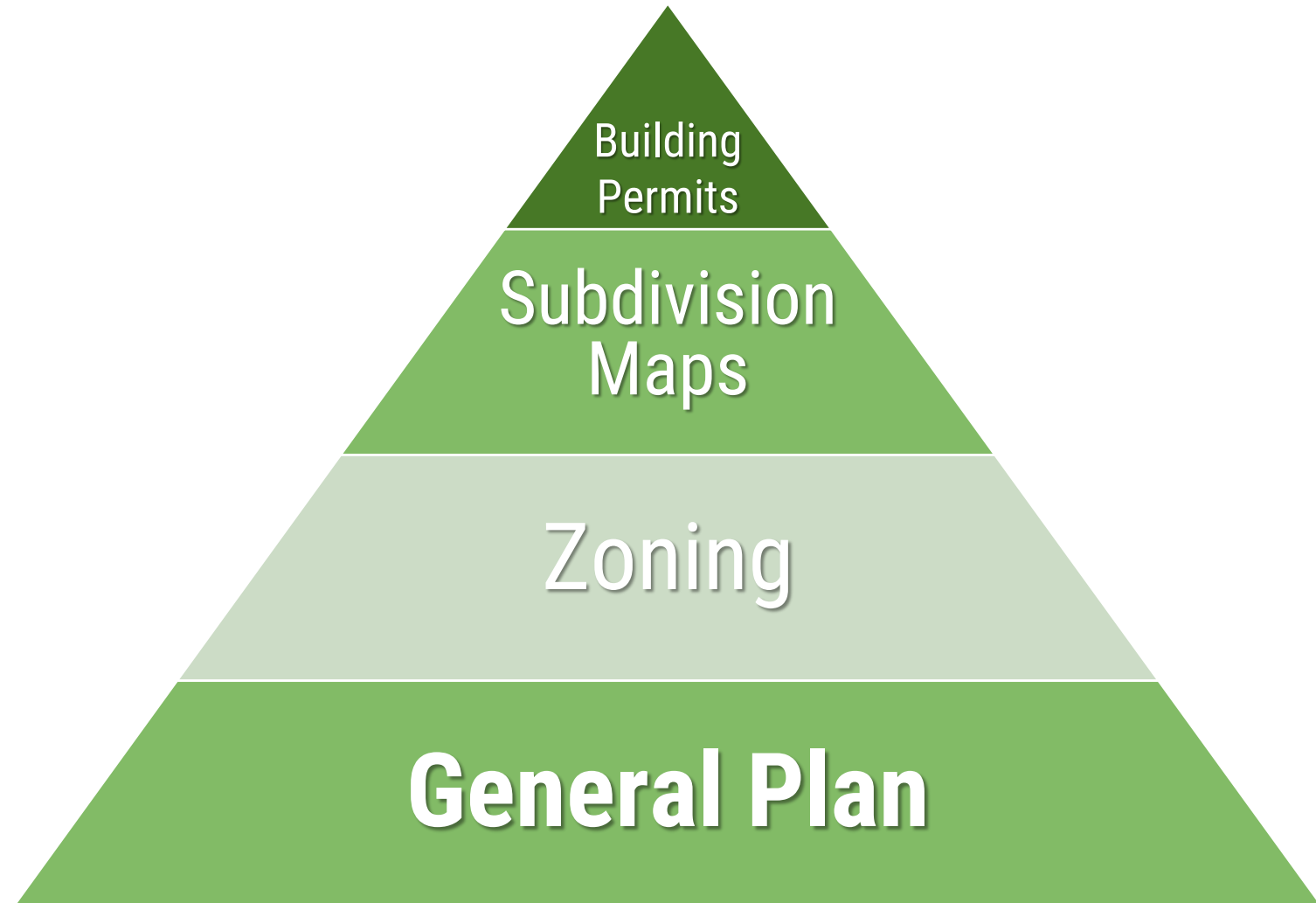
# What is a General Plan?

- Required by State law for every jurisdiction
- Represents the community's vision for the future
- Last Major Updates (2013, 2014 & 2015)



# General Plan Characteristics

- General
- Comprehensive
- Long-range  
(20-25 years)





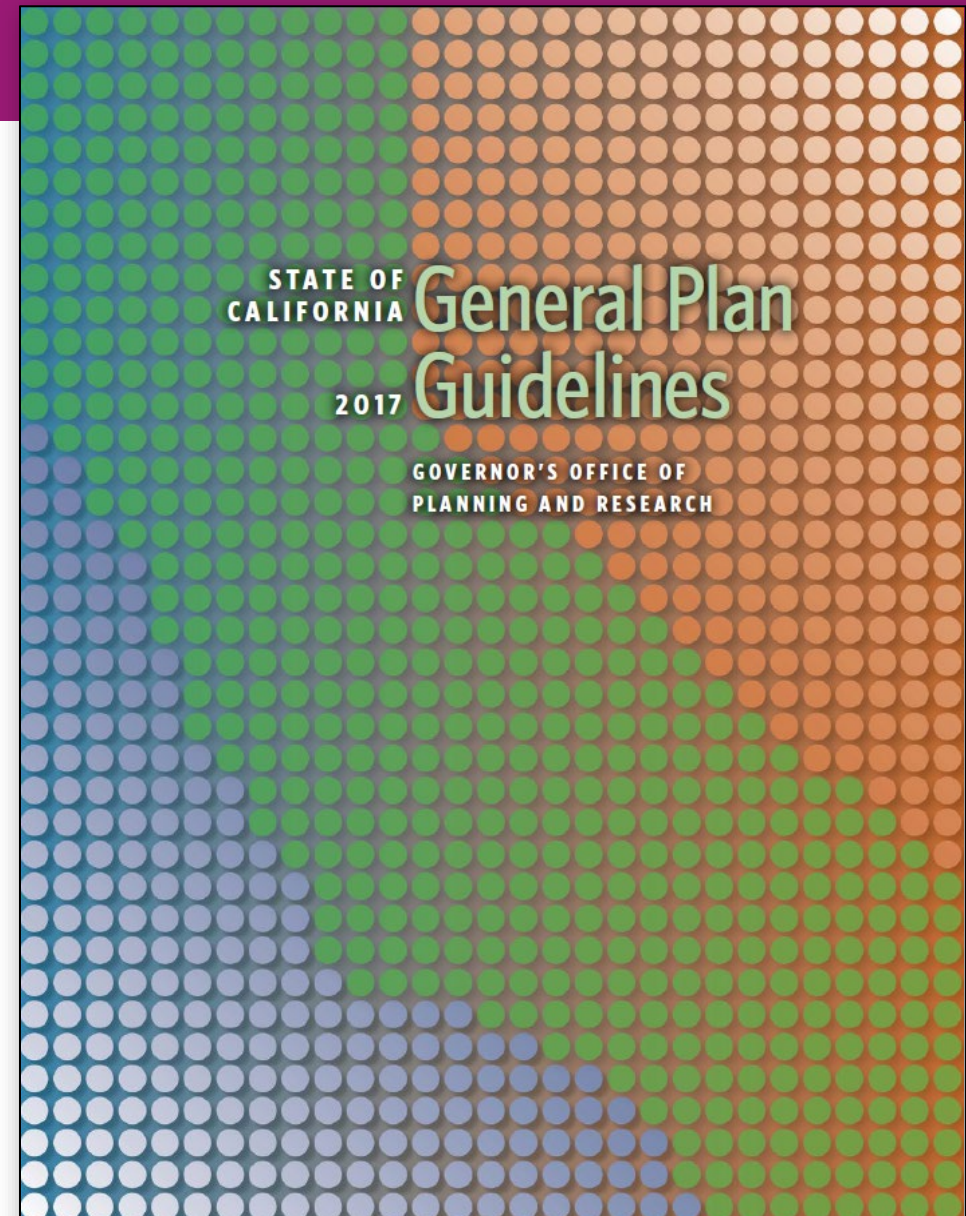
# Why a Technical Update to the Current General Plan?

- Upon updating the Housing Element, jurisdictions shall update a series of subsequent elements
- Reflect recent State laws and General Plan Guidelines
- Technical updates to remaining elements as necessary to reflect changes from this process and ensure consistency
- Recent input from City Council Ad Hoc Committee
- Provide participatory community engagement

# Required Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise
- Environmental Justice

*Lompoc has additional elements not required by State Law*



# New State Requirements



Environmental Justice



Tribal Consultation



Complete Streets



Vehicle Miles Traveled



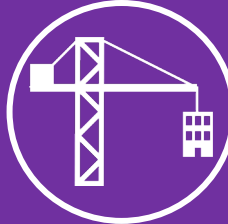
GHG Emissions



Climate Change Adaptation

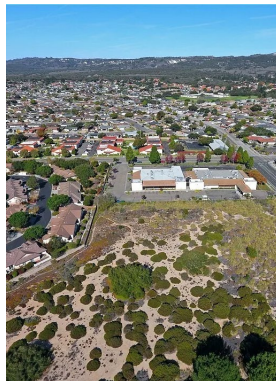


Wildfires and Flooding



Housing Sites and Streamlining

# Housing Element



# Housing Element Basics

- An Element of the City's General Plan
- Required by State law to be updated in eight-year cycles
- Currently preparing the 6th cycle Housing Element Update (2023-2031)

# What does a Housing Element do?

## **The Housing Element:**

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City practices and regulations to reflect new State laws

# What does a Housing Element do?

**The Housing Element identifies strategies and programs that focus on:**

- Conserving and improving existing affordable housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities

# Updates for State Law Compliance

- Affordable Housing Streamlined Approval Process: SB 35 (2017)
- Additional Housing Element Sites Analysis Requirements: AB 879 (2017), AB 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Safety Element Update to Address Adaptation and Resiliency: SB 1035 (2018)
- By-Right Transitional and Permanent Supportive Housing: AB 2162 (2018), AB 101 (2019)



# Updates for State Law Compliance

- Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019)
- Density Bonus: AB 1763 (2019)
- Housing Crisis Act of 2019: SB 330 (2019)
- Surplus Land Act Amendments: AB 1486 (2019), AB 1255 (2019)
- Housing Impact Fee Data: AB 1483 (2019)
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)
- Evacuation Routes: SB 99 (2019), AB 747 (2019)

# What is Lompoc's Goal for Housing?

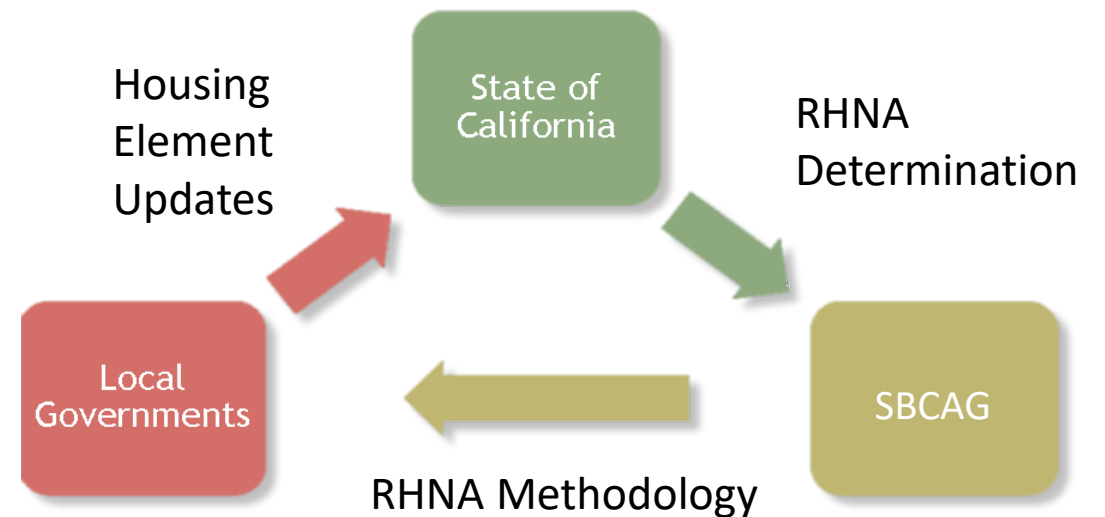
**SBCAG has identified 2,248 housing units as the City's goal**

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
Lompoc	166	262	311	1,509	<b>2,248</b>
Lompoc with Buffer (20%)*	33	52	62	-	<b>147</b>

\*Due to new State law, cities must plan for an additional 20 percent buffer in the lower- and moderate-income categories.

# What is the RHNA?

- The representation of the future housing needs for all income levels in the city for the next eight years
- The minimum number of housing units the City is required plan for by providing “adequate sites” through zoning
- Prepared by the State and administered by the Santa Barbara County Association of Governments (SBCAG)
- 6th cycle: February 2023 – February 2031



# Council Feedback and Questions



# Thank You

