



Housing Element Update

City Council Hearing December 6, 2022



Site Inventory Process and Requirements

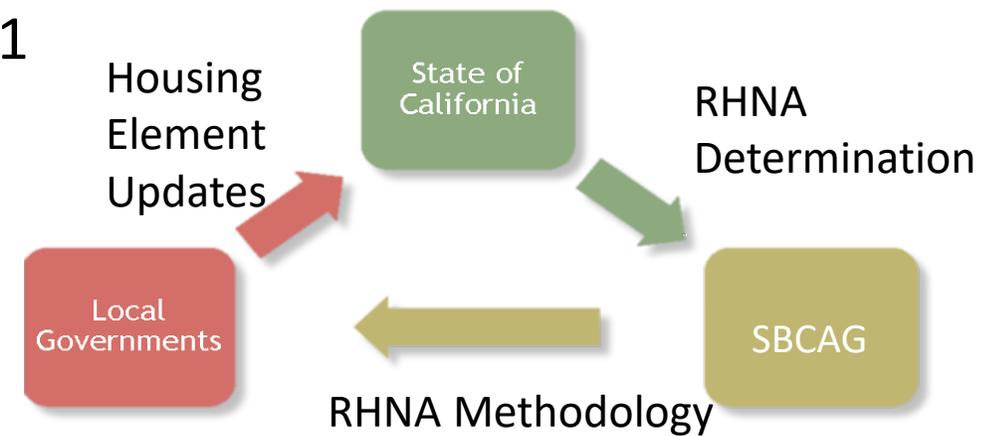
Housing Element Basics

Key Sections of the Housing Element

- Needs and Housing Constraints Assessment
- **Housing Sites Inventory**
 - Affirmatively Furthering Fair Housing
 - Policy Document

Site Inventory and RHNA

- The site inventory is a required component of the Housing Element used to identify specific sites to meet the Regional Housing Needs Allocation (RHNA) allocation
- RHNA is the representation of the future housing needs for all income levels in the city for the next eight years
- Prepared by Santa Barbara County Association of Governments (SBCAG)
- 6th cycle: February 15, 2023 – February 15, 2031



RHNA Allocation

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
6 th	166	262	311	1,509	2,248
With 20% Buffer	199	314	373	1,509	2,396

Note: Buffer is not required for above moderate units

How can the site inventory meeting the RHNA allocation?

- Housing projects under review or approved through Planning and expected to be built during the planning period
- ADU trends
- City-owned sites with housing in line with City goals
- Identified residentially zoned vacant sites or non-vacant sites with redevelopment potential
- Identified sites that would be rezoned to permit residential uses or higher density

Site Identification Requirements

When identifying sites we need to consider:

- Environmental constraints (flooding, slope instability, hazards, or erosion)
- Redevelopment trends of similar sites
- Implementation of incentives for redevelopment
- If sites are aligned with goals of furthering fair housing

Lower Income Site Selection Characteristics

- Sites used to meet the lower income RHNA can only be met on sites with:
 - Default density = 20 du/ac
 - Sites > 0.5 acre but < 10.0 acres

Sites Identification Process

Site Selection Characteristics:

- Vacant sites zoned for residential uses
- Sites with limited or no existing housing units
- Underutilized sites
 - Sites with large parking areas
 - Sites with additional buildout potential
- Sites with redevelopment potential
 - Need to show redevelopment trends or implement new incentives to promote redevelopment

Draft Sites Inventory Summary

	Lower	Moderate	Above Moderate	Total
ADU Trends	0	0	66	66
Approved and Pending Projects	52	23	563	638
Underutilized Sites	474	350	886	1,710
Total	526	373	1,515	2,414
RHNA plus buffer	513	373	1,509	2,396

Note: Buffer is not required for above moderate units



Additional Site Inventory Considerations

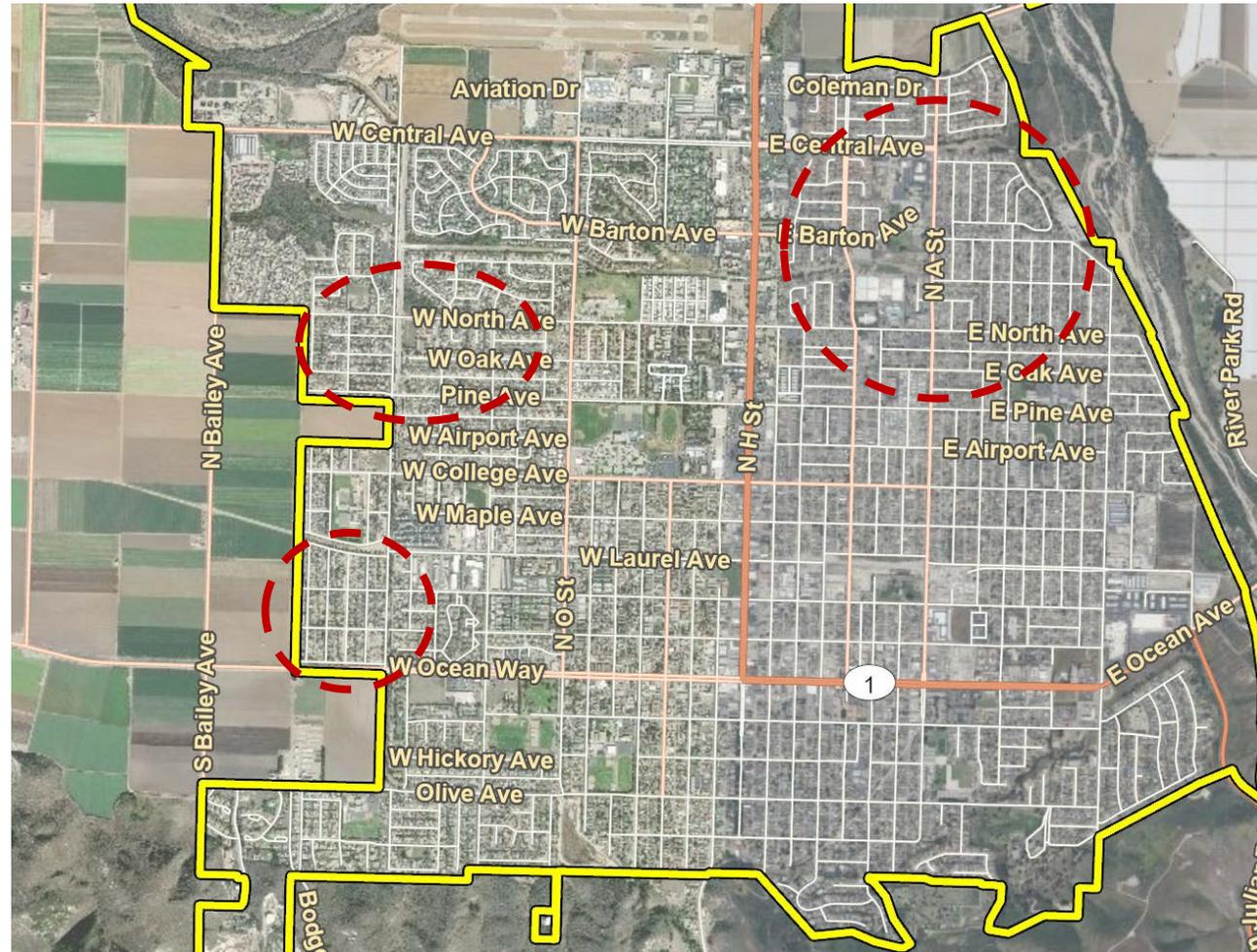
Incentives for Redevelopment

1. Mixed use redevelopment incentive overlay
 - Allowable increase in FAR/height/density if a certain amount of the building is dedicated to housing
 - Additional building area developed exclusively with housing
 - Restrictions on sites adjacent to low-density neighborhoods
2. Streamlining for certain mixed use and residential projects
 - Implement objective design standards and ministerial review process

Missing Middle Overlay

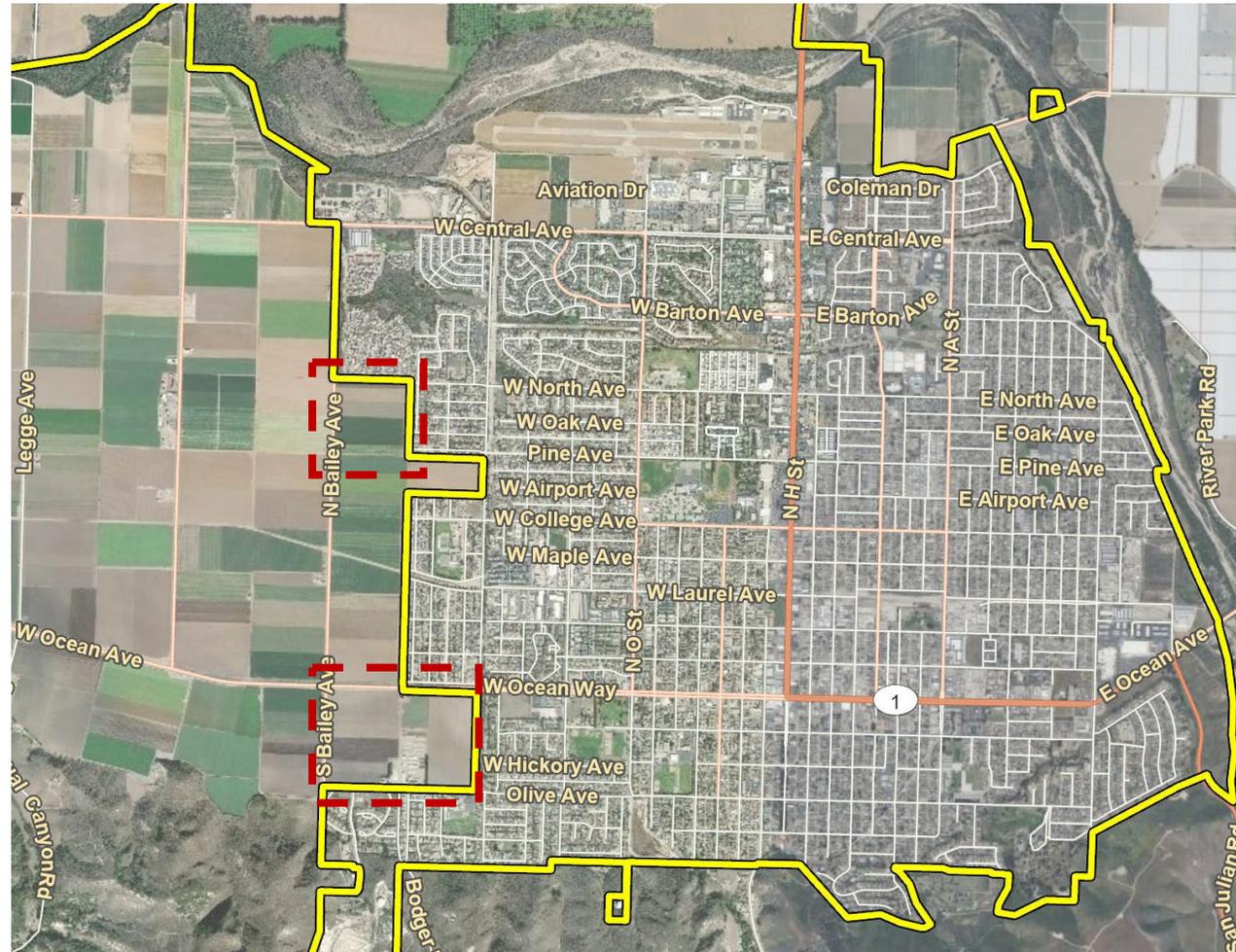
Missing Middle Characteristics:

- Small footprint buildings with more, smaller units
- Single-family home characteristics
- Integrated single-family neighborhoods
- Fewer required off-street parking spaces



Bailey Avenue Sphere of Influence Amendment

- Identified during Workshop 1 as an option for housing
- City is working to extend sphere of influence
- The City can promote housing in these areas as a part of the update but can't be official sites used in the inventory



Planning Commission Hearing (11/9/22)



- Clarification on application of “RHNA plus buffer” and if it applies to the “Above Moderate” income level
 - Buffer only required for lower income units
- Ensure Goals/Policies/Implementation Measures are updated to remove any references or direction that is not relevant and/or current
- Recommended that the updated Circulation Element consider impacts on traffic related to the Pale Blue Dot Space Center proposal at Ken Adam Park
- Recommended looking at larger portions of land to be considered for future Annexation



Next Steps on the Housing Element and General Plan

Housing Element Next Steps and Timeline



- Complete draft Housing Element (December 2022)
- Public review and public hearings on draft Housing Element (January 2023)
- Submit draft Housing Element to HCD for 90-day State review (January 2023)
- Revisions based on State comments (March 2023)
- Adoption hearings (March/April 2023)
- Submit to HCD for 60-day certification review (April 2023)

General Plan Next Steps and Timeline



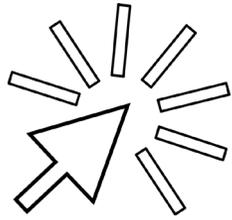
- Draft Circulation Element (January 2023)
- Draft Safety Element (January 2023)
 - Ongoing Evacuation Analysis as required by State law
- Technical edits to remaining Elements (ongoing)

General Plan Next Steps and Timeline



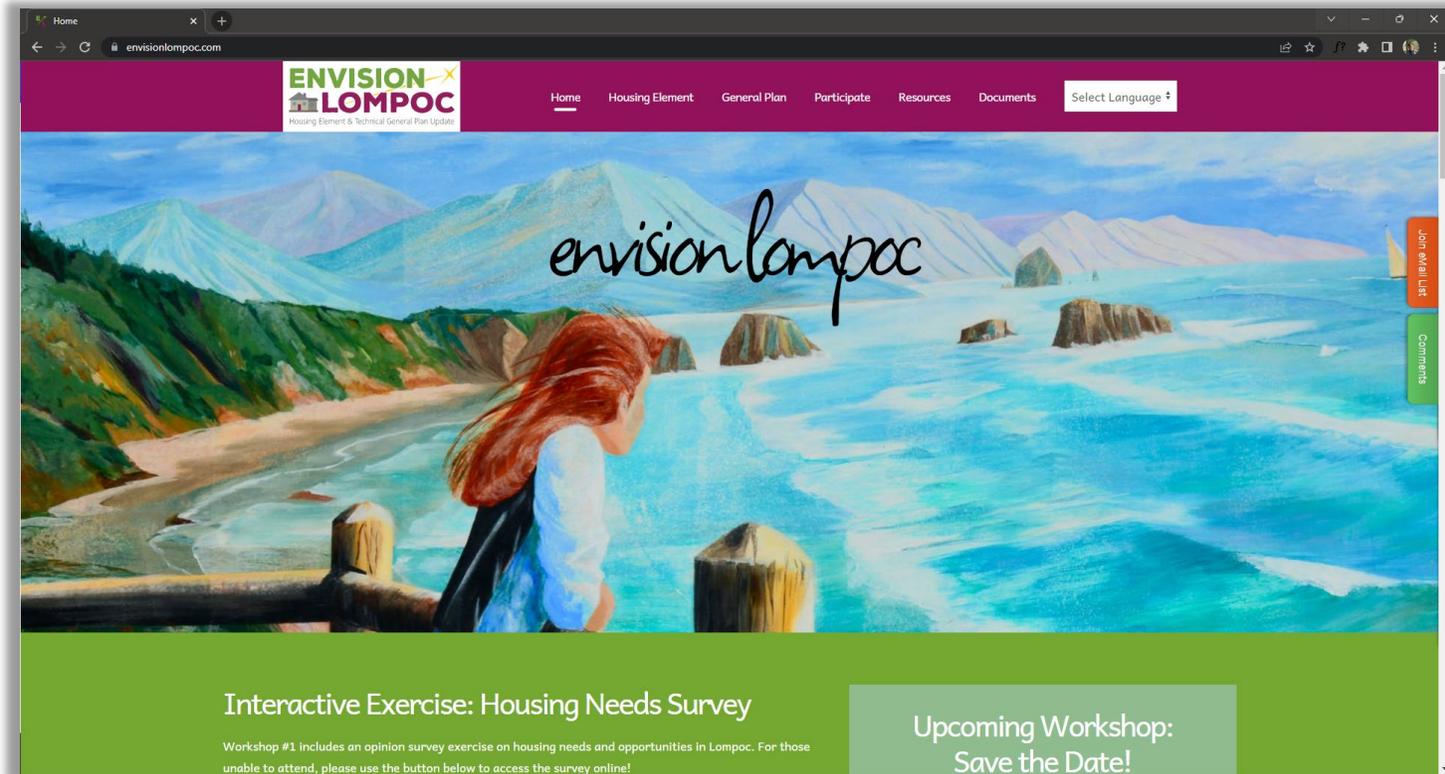
- Draft Environmental Justice Element (March 2023)
 - Will identify goals, policies, and programs that address health, equity, and environmental justice priorities.
 - Some of the topics the Element will cover include but are not limited to:
 - Reduction in air pollution exposure
 - Food Access
 - Civic Engagement
 - Safe and Sanitary Housing
 - Access to Public Facilities and Services
 - Employment Properties
- Upcoming January Workshops

Project website



envisionlompoc.com

- Upcoming events
- Information
- Documents
- Email list sign-up
- Send us your comments!



Contact Us!



- Brent Gibbons, Project Manager
brent@mintierharnish.com
916-446-0522
- Brian Halvorson, Planning Manager
B_Halvorson@ci.Lompoc.ca.us
805-875-8228