



City Council Agenda Item

City Council Meeting Date: November 21, 2023

TO: Dean Albro, City Manager

FROM: Brian Halvorson, Planning Manager
b_halvorson@ci.lompoc.ca.us

SUBJECT: Consideration of Planning Commission Recommendations for Approval of the Lompoc Housing Element Update of the 2030 General Plan for the 2023-2031 Housing 6th Cycle (GP 21-02); Adoption of Resolution No. 6617(23) Adopting the Housing Element Update

Recommendation:

The Planning Commission recommends the City Council take the following actions:

- 1) Receive and consider the Planning Commission recommendations;
- 2) Hold a public hearing;
- 3) Review the Draft General Plan Housing Element Update;
- 4) Adopt Resolution No. 6617(23) Adopting the Housing Element Update of the 2030 General Plan for the 2023-2031 Housing 6th Cycle, With Amendments Recommended by the Planning Commission:
 - i. Revise Program H-A.8 Municipal Code Updates to include the following revised text under the column entitled "Timing":

"By February 15, 2025~~6~~"
 - ii. Revise the listed actions/objectives in Program H-A.11 Affirmatively Furthering Fair Housing to the following:
 - "Adopt an anti-displacement strategy for underutilized Housing Element sites with existing residential uses; the strategy shall include ~~"just case" eviction protections and first right of return for existing residents~~ be consistent with State Law."
 - iii. Revise Program H-A.16 Place based-Strategies to reflect the following revised text:

- ~~“increase maximum allowed density in the OTC to 75 dwelling units per acre and~~ In the OTC zone, allow up to 75 percent residential floor area, and a maximum residential floor area ratio (FAR) of 2.0; and
 - Allow up to 75 percent residential floor area and a maximum FAR for residential uses of 1.5 in the MU, R-2, and R-3 zones; ~~and~~
 - ~~increase maximum height requirements to allow three story residential developments in the R-2 and R-3 zones.”~~
- iv. Remove site 36 (122, 136 North H Street) and site 40 (200, 204, 208, 216 West Ocean Avenue) from the identified vacant and underutilized sites inventory;
- v. Add 1220 West Ocean Avenue to the housing sites inventory and rezone this property from PCD to MU/PD; and
- 5) Certifying an Addendum to the 2030 General Plan Final Environmental Impact Report (Attachment 1); or
- 6) Provide other direction.

Background

The Planning Commission (Commission) considered the Housing Element Update (Update) at the September 13, 2023, regular Planning Commission meeting and at a Special Planning Commission meeting on October 25, 2023. At the September 13, 2023, meeting, the Commission expressed that they would like to see all the changes recommended by the Department of Housing and Community Development (HCD) analyzed and incorporated into a revised document before making a recommendation to the City Council. In addition, the Commission expressed removing several parking lot sites (Site # 36, 122/136 North H Street – parking adjacent to Old Town Theater, and #40, 200/204/208/216/ West Ocean Avenue – City owned parking lots in front of the Chamber of Commerce) from the sites inventory. Furthermore, another re-zone site was suggested by the Commission located at 1220 West Ocean Avenue (in front of CHC, with a suggested rezone from PCD to MU/PD. As a reminder, no changes have been made to the Update, but the Council can consider this input as part of their approval consideration.

After reviewing the Update with the necessary changes from HCD at the October 25, 2023, special meeting, the Commission recommended approval of the Update with revisions to housing programs related to increasing the Floor Area Ratio to 1.5 in the Mixed Use zone, not increasing height (from 2 stories to 3 stories) in the R2 and R3 zones, not increasing density (from 44 units per acre to 75 units per acre) in the OTC zone, removing sites #36 and #40 (parking lots adjacent to the Old Town Lompoc Theater and along West Ocean Avenue in front of the Chamber of Commerce) in the sites housing inventory, re-zoning (from PCD to MU/PD) 1220 West Ocean Avenue and adding this

property to the housing sites inventory, amending Housing Program H-A.11 to only require consistency with State Law regarding an anti-displacement strategy for underutilized Housing Element sites with existing residential uses, and a minor change to Housing Program H-A.8 to revise a typo regarding the required timing (February 15, 2026) to complete Municipal Code Updates. A more detailed discussion of the recommended Commission changes are discussed later in this report. Although all of these recommended revisions are reflected in Planning Commission Resolution No. 989 (23) (Attachment 2), no changes have been made to the Housing Element Update document until approved by the City Council. The most current Housing Element Update for approval consideration is shown as Exhibit B to Resolution No. 6617(23).

Housing Element Distribution & HCD Review

On March 17, 2023, a formal Draft of the Updated Housing Element was released to the public for a 30-day review period in which comments were accepted through April 17, 2023 (refer to Housing Element Appendix C). At that time, the Commission and City Council also received copies of the Update for their review. On May 11, 2023, the draft Update was submitted to HCD for a 90-day review period. The Community Development Department and consultant have worked closely with HCD during the review period and attended a meeting with the Department on June 21, 2023, to discuss HCD's initial findings and questions on the element. Following that meeting, revisions to the element were made to address HCD's preliminary input and posted to the City's project website on July 7, 2023, for availability to the public. Following a 7-day review period, an updated element was transmitted to HCD on July 14, 2023.

HCD provided the results of their formal review in a letter dated August 9, 2023, in which HCD requested additional revisions (Attachment 3). A matrix response table (Attachment 4) has been drafted which groups all HCD comments by category/topic and the City's updated response along with specific changes and the location within the Update where these comments were addressed (Attachment 5). On August 29, 2023, and October 19, 2023, revised public hearing drafts of the Update were transmitted to the Commission in advance of the September 13, 2023, and October 25, 2023, public hearings. For those meetings, a completely revised draft (with underlines and strikeouts) of the Update was provided to the Planning Commission as part of their review and recommendations. Following those meetings, a clean (no underlines or strikeouts) copy of the Update was completed and routed to the City Council in advance (November 7, 2023) of today's meeting. (See Attachment 6 for the October 25, 2023, staff report.)

Discussion

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Update must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under state law (California Government Code Section 65583). The Update analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and the

improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The previous Housing Element covered an eight-year planning period from February 15, 2015, through February 15, 2023, in accordance with Government Code Section 65588(e). The 5th housing cycle Update was certified by HCD on December 29, 2015. The current Update is now being revised as part of the 6th cycle of updates which runs from February 15, 2023, through February 15, 2031. This Update would bring the Element into compliance with California law enacted since the City's adoption of the 2015-2023 Update and with the current Santa Barbara County Association of Governments' (SBCAG) Regional Housing Needs Allocation (RHNA).

The Update includes the following components, as required by California law:

- An assessment of the City's population, household, and housing stock characteristics, existing and future housing needs by household types, and special needs populations;
- An analysis of resources and constraints related to housing production and preservation, including governmental regulations, infrastructure requirements and market conditions such as land, construction, and labor costs as well as restricted financing availability;
- Identification of the City's quantified objectives for the 2023-2031 RHNA and inventory of sites determined to be suitable for housing;
- Opportunities for Conservation in Residential Development (California law requires cities to identify opportunities for energy conservation in residential development);
- Review of the 2015-2023 Housing Element to identify progress and evaluate the effectiveness of previous policies and measures; and
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and measures to facilitate the 2023 Update.

The complete draft of the Update has been attached to Resolution No. 6617(23) as Exhibit B, which includes both a policy document and a housing needs assessment as summarized below. This staff report serves as a summary of the Update and should be referred to for context when reviewing the entire Update.

Overview of Update

Housing Policy Document

The Housing Policy Document outlines the City's goals (which describe a desired outcome or end state), policies (which guide a specific course of action to achieve a goal), programs (which define the specific actions to achieve stated goals and policies), and

quantified objectives (which ensure that progress can be tracked, and success can be objectively measured) to meet the identified housing needs through development, rehabilitation, and preservation. Included in the document is an action plan that responds directly to the findings of the Needs Assessment and input from the community in which the City will implement the actions specified in the Policy Document throughout the eight-year planning period.

The full list of Goals, Policies, and Implementation Programs are shown with the Update on pages 1-8 through 1-30. Page 1-16 of the Update describes municipal code updates (amendments) needed for compliance with State housing laws within 3 years of the adoption deadline (February 15, 2026).

One of the requirements of State law [California Government Code, Section 65583(b)] is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy that need. Under these circumstances, the quantified objectives need not be identical to the total housing needs; however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved. The City has established quantifiable objectives for implementation programs throughout the policy document.

Below is a summary of new construction, conservation, and special needs housing objectives (pages 1-5 and 1-6) for the current housing element planning period.

New Construction Objective

Extremely low-income	200 units	600 lower-income units	2,500 total units
Very low-income	100 units		
Low-income	300 units		
Moderate-income	250 units	1,900 moderate and above moderate units	
Above moderate-income	1,650 units		

Homeownership Opportunities

Assist 5 lower-income and 10 moderate-income households transition to homeownership

Rehabilitation and Preservation Objectives

Preservation of all existing affordable housing units (1,247 total)
Rehabilitation of 20 units for seniors and 20 units for persons with a disability

New Construction – Special Needs Households

50 units of senior housing
50 units for persons with a disability
5 units for farmworkers

Quantified Objectives Summary

The City will strive to meet or exceed the following targets for affordable housing development in Lompoc.

	Extremely Low Units	Very Low Units	Low Units	Moderate Units	Above Moderate Units	Total Units
New construction	200	100	300	250	1,650	2,500
Rehabilitation	20	20				40
Preservation	-	623	624	-	-	1,247

Where appropriate, programs include an estimate of the number of households that may be assisted to serve as metrics the City can use to monitor progress toward objectives throughout the planning period (2023-2031). Additionally, monitoring occurs annually and is required by HCD through the Housing Element Annual Progress Report.

Housing Needs Assessment

The needs assessment within the update identifies and analyzes the existing and projected housing needs and provides a list of sites for housing development that are adequate to accommodate the City’s RHNA documenting constraints to housing production while analyzing fair housing issues and contributing factors. In short, the needs assessment provides the context for the City’s housing action plan.

The Housing Element must address the City’s fair share of the regional housing need (as determined by SBCAG) and specific California statutory requirements. It must also reflect the vision and priorities of the local community.

As of July 2021, SBCAG determined a final RHNA allocation of **2,248 units** for the City of which 428 units must be affordable to lower-income households, as shown in the table below:

City of Lompoc Regional Housing Need Allocation					
Income Category (Percent of Santa Barbara County Area Median Income)					
	Very Low (<50%)	Low (50-80%)	Moderate (80-120%)	Above Moderate (>120%)	Total Housing Units
RHNA Housing Units	166	262	311	1,509	2,248
RHNA + 20% Buffer	199	315	373	-	2,396

California law requires local jurisdictions to identify enough future housing sites inventory to not only cover the jurisdiction’s 6th Cycle RHNA, but to also provide for an additional buffer (20%) capacity above the RHNA. The buffer capacity is required to accommodate realistic production rates of affordable housing units. Additionally, the buffer can allow for instances when a smaller residential project must be considered for a given property or when existing units are demolished. The “No Net Loss” Law (Government Code Section 65863) requires maintenance of sufficient sites to meet the RHNA for all income levels

throughout the planning period. With this required buffer, the number of housing units identified in the Housing Element is **2,396 units**.

To meet the objectives of the RHNA and provide sufficient capacity for housing development, the Update identifies sites with capacity and land uses for residential development. The Update identifies two sites (Sites #30 and #79) for proposed land use and zoning changes. These sites were selected for rezoning because they are adjacent to existing residential uses and are currently vacant.

As described in the Update, the City's RHNA can be accommodated in the following categories: Planned or pending projects (Attachment 4); Vacant or underutilized sites (Attachment 8) where new residential units can be developed under current General Plan regulations; Sites to be rezoned to permit residential uses (refer to page 2-143 in Update); and Current Accessory Dwelling Units (ADU), also known as "granny flats".

Public Participation

As required by State housing law, public participation continues to occur as part of the update process and plays a critical role in the formation and refinement of the updated Housing Element. A community engagement program was developed to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The engagement program includes branding, a project website (envisionlompoc.com) and social media, media releases, surveys, newsletters, multiple meetings/workshops (held in English and with Spanish interpreters' present) as well as Planning Commission and City Council meetings.

To date, there have been numerous opportunities for the public to participate in the update process during the following public meetings, workshops, and by correspondence:

- ❖ **May 17, 2022** – City Council Meeting for project overview, to receive feedback and questions.
- ❖ **August 16, 2022 to September 26, 2022** – A Housing Needs Survey was provided to residents and stakeholders with the opportunity to provide input on housing needs, issues, and constraints in the community.
- ❖ **August 18, 2022** – Community Workshop #1 introduced the Housing Element and Technical Updates, summarized key steps in the process, and sought public input on housing issues and district economic, social, and geographic housing needs. Multiple stations including display posters and interactive activities were utilized to encourage community input.
- ❖ **Stakeholder Interviews** – Throughout August 2022, one-on-one and small group interviews with local housing developers, agencies, and housing and community health advocates were conducted to gain an understanding of the housing conditions, issues, and opportunities in the City. The input received during those

interviews provided context to the City's consultants regarding housing needs and constraints in the community.

- ❖ **October 13, 2022** – Community Workshop #2 included a presentation and discussion on potential housing sites as well as Affirmatively Furthering Fair Housing. The workshop also included an introduction to State requirements and facilitated discussions with participants on sites with residential capacity as well as on each of the identified fair housing issues.
- ❖ **November 9, 2022 (Planning Commission) & December 6, 2022 (City Council)** Presentations summarizing key Housing Element sections, site inventory process and requirements, draft sites inventory & RHNA allocation, and outlined next steps including a timeline for the update.
- ❖ **April 12, 2023** – Planning Commission presentation and input requested on topics related to document format, selected re-zone site, goals, policies, measures, and Ad Hoc Committee draft changes.
- ❖ **April 18, 2023** – City Council Meeting presentation on topics from the April 12, 2023, Planning Commission meeting prior to submission of the draft housing element to HCD.
- ❖ **August 9, 2023** – Planning Commission Meeting providing an up-to-date summary of comments received from HCD and a timeline for upcoming adoption hearings.
- ❖ **September 13, 2023** – Planning Commission consideration of the Draft Update.
- ❖ **October 25, 2023** – Planning Commission review and consideration of approval of the Draft Update to the City Council.

Staff and its consultants will continue coordinating with the public throughout the update while also maintaining all relevant housing element documents for availability on the City's website and the project website located at: <https://envisionlompoc.com/>

Review of Existing (5th Cycle) Housing Element

As required by HCD, the City is also required to examine the effectiveness of the previous 5th housing element cycle (2015-2023) including the progress made in achieving the goals, objectives, and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City. That evaluation guided the policies and programs developed as part of the 6th cycle Update.

The City's total RHNA for the 5th cycle planning period was 527 units. Broken down by income level, this allocation included 127 units affordable to very low-income households, 85 units affordable to low-income households, 95 units affordable to moderate-income households, and 220 units affordable to above moderate-income households.

Table H-1 below compares units permitted to the goals set by the 5th housing RHNA Cycle. As shown in Table H-1, between 2015 and 2021, the City permitted a total of 181 units, including 21 very low income units, 3 low income units, 42 moderate income units, and 115 above moderate income units.

Table H-1 5th Cycle (2015-2023) RHNA Progress

	Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
5th Cycle RHNA	127	85	95	220	527
Permitted Units	21	3	42	115	181
Percent of RHNA Permitted	16.7%	3.6%	44.2%	52.0%	34.4%
Remaining RHNA	105	81	53	106	345

Source: City of Lompoc, General Plan Annual Report, 2021.

Although the City has made progress towards meeting its housing needs, the City did not meet its 5th Cycle lower-income housing goals. During the 5th Cycle Housing Element, four goals were organized around *Housing Opportunity*, *Neighborhood Restoration*, *Housing Quality*, and *Energy Efficiency*. A full analysis summarizing the progress the City has made in the implementation of the goals, policies, and programs established in the 5th Cycle Housing Element can be found beginning on page 2-35. The City made considerable progress toward implementing its housing plan in the 5th cycle. Overall, the City was effective in successfully completing over half of its implementation measures outlined in the 5th Cycle Housing Element.

In this 6th Cycle Update, the City will commit to the continued success of ongoing programs and policies and look to address obstacles seen in the previous cycle to address the State’s ongoing housing crises. In creating the 6th cycle Policy Document, the City has applied a number of lessons-learned in implementing 5th cycle programs, which are summarized within Appendix B of the Update. Although not discussed in this staff report, the Update includes a full discussion and important data sources on demographic and employment trends (page 2-45). Understanding these current and projected trends is important to consider when determining the existing housing needs of Lompoc residents.

Housing and Household Conditions

Details on the existing household characteristics and housing stock conditions within the City were analyzed in order to understand the makeup of households and the state of the housing market which can provide insight into the appropriate type of housing needed by Lompoc residents.

Household tenure (homeownership or renting) is an important indicator of the types of housing issues that can arise in a region and can help determine what programs work

best to help its residents. Tenure can also be the determination of a city's affordability in terms of owning property. In short, Lompoc's households are composed of more renters than owners, with 56.5 percent of households renting their homes and 43.5 percent of households owning their homes. This differs considerably from Santa Barbara County, where 47.9 percent of households rent their homes and 52.1 percent own (refer to Table H-10, Existing Households by Tenure). Tenure trends show that between 2010 and 2020 owner occupied unit households decreased by 13.2 percent while renter occupied units increased by 6.8 percent. This data suggests that it has become more expensive to own a home in Lompoc, household needs have shifted, or a combination of those factors.

In regard to household size, this type of tenure is a factor that can help inform the types of housing that may be in demand throughout the planning cycle but can also indicate possible overcrowding. In the City, the majority of households consist of two to four persons, for both renter and owner-occupied units (refer to Table H-12). A larger percentage of renter occupied units have large household sizes (21.3 percent) compared to owner occupied units (17.3 percent).

Another household characteristic reviewed is overcrowding which occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but for the purposes of this report overcrowding is defined as a unit with more than one occupant per room, excluding bathrooms and kitchens. Further, units with more than 1.5 occupants per room are considered severely overcrowded.

As shown in table H-13 (page 2-57) of the Update, Lompoc has 1,438 overcrowded units and 393 severely overcrowded units, accounting for approximately 14 percent of total households in Lompoc.

Renter occupied units account for 56.5 percent of the City's housing stock, however, these units account for 76 percent of overcrowded units and 70 percent of severely overcrowded units in Lompoc. Among renter occupied housing, 2.1 percent are overcrowded, and 10.9 percent are severely overcrowded. Severe overcrowding among rental households in Lompoc reflects a lack of affordable housing to appropriately accommodate household size. Overcrowding can be a result of the creation of larger households to afford housing (i.e., roommates, multiple families in one unit) or large/multi-generational families unable to find or afford large enough homes. Additionally, overcrowding, and severe overcrowding are more likely to be experienced by those employed in lower wage retail, service, and agricultural jobs.

Overpayment and cost burdened (cost of housing is greater than 30 percent of the area median family income) data for housing was also reviewed and it was determined that both renters and homebuyers are facing challenges in a housing market with low supply. Lower-income households make up about 67 percent of cost burdened households in Lompoc. Tables H-14 and H-15 (page 2-58) show trends for cost burdened owner-occupied units and renter occupied units. Comparatively, renters tend to experience cost burden at higher rates than homeowners with 52.9 percent of renters cost burdened, and 25.6 percent severely cost burdened which demonstrates a high demand for more

affordable rental units in Lompoc to provide more housing options. Data for extremely low income and severely cost burdened households by income and housing tenure is also shown in tables H-16 and H-17 (pages 2-59 and 2-60) which show that there is a current need for more affordable housing options in Lompoc, especially for lower-income households that are experiencing the highest rates of cost burden. Table H-18 (page 2-60) shows projected extremely low income housing needs based on the City's RHNA allocation. To address that need, the City will promote a variety of housing types and direct assistance in support of housing. Furthermore, Program H-A.25 (page 1-29) provides incentives for the development of extremely low-income units.

Housing stock conditions, housing growth, vacancy rates, age/condition, replacement/rehabilitation, costs, and affordable units at risk for conversion to market rate were also reviewed as part of the Housing Element Update. A brief summary of those areas is described below.

Detached single family homes are the most common housing type in Lompoc, comprising about 54 percent of the housing stock in 2021. By comparison, multifamily housing types comprise about 34 percent of the housing stock in the City. Figure H-3 (page 2-61) breaks down the housing stock further such as 2-4 and 5 plus units and mobile homes. Unfortunately, between 2011 and 2021 the composition of the housing stock remained relatively unchanged with no category of housing type changing by more than two percent (table H-19, page 2-62).

Vacancy rates and vacancy rates by housing stock are shown in tables H-20 and H-21 (pages 2-62 and 2-63). The City's current vacancy rate is 4 percent, which is lower than Santa Barbara County (7.2 percent). This type of vacancy can provide insight into why units are vacant.

A majority of units (72 percent) are vacant because they are "for rent" indicating a lower demand for rentals, or that the current supply does not meet the needs of potential renters (i.e., affordability, size, condition, location). The second most common type of vacancy is "other", making up 26 percent of all vacancies in the City. The only other type of vacancy is "*for seasonal, recreational, or occasional use*" accounting for 11 vacancies. There are no "*for sale*" vacancies indicating a high demand that has completely exhausted supply.

Housing age and condition was also reviewed and can be an indicator of housing conditions within a community. Industry standards suggest that structures older than 30 years begin to show signs of deterioration and require reinvestment and, unless properly maintained, homes older than 50 years usually require major renovations to remain in good working order. Table H-22 (page 2-64) provides a breakdown of Lompoc's housing stock by year built. As of 2020, most of the existing housing units (about 75%) were constructed between 1950 and 1989. And most of the housing units in that time period were built in the 1960's and 1970's when Lompoc experienced a major housing boom. In turn, this means that around 83 percent of the City's housing units are over 30 years old and periodic ongoing maintenance is critical to prevent significant deterioration of the existing housing supply.

The most recent housing conditions survey conducted by the City occurred in 2003. The survey found that approximately four single-family units and six multi-family units were in need of replacement, meaning those units have improvement costs that exceed the estimated replacement cost. Additionally, about one percent (82 single-family units and 88 multifamily units) were in need of significant rehabilitation, which is defined as having major deficiencies that may require immediate repair. About 15 percent of the housing stock was found to need limited rehabilitation, which means those structures are in need of minor repairs but are not considered to have major safety issues. Program H-A.27 (page 1-30) commits the City to completing a windshield survey of housing conditions in Lompoc to identify substandard units in the City. In addition, Program H-A.1 (page 1-13) commits the City to engage the Housing Authority annually to identify opportunities for rehabilitation assistance or acquisition of substandard housing and to support the Housing Authority in all funding pursuits relevant to rehabilitation efforts in Lompoc.

Housing costs continue to steadily increase and as of 2020, the median home value in Lompoc was \$337,100. However, according to Zillow, the median home value increased significantly to \$539,760 as of September 2022. Based on existing median market rate housing (table H-23, page 2-66), the average household could afford a one-bedroom housing unit in Lompoc.

Lastly, affordable housing at risk of conversion to market rate housing was reviewed and determined that based on 19 assisted housing developments in the City, one (Rainbow Plaza, 220 West Pine Avenue) would be at risk of conversion to market rate in the next 10 years (table H-24, page 2-62).

To address that at-risk development, Program H-A.17 (page 1-24) commits the City to work to preserve at-risk units through engagement with property owners, as well as to provide information on tenants' rights to existing tenants of lower income units at risk of conversion to market rate. The Community Development Housing Division will be an integral part of monitoring and implementing that program.

Special Housing Needs

An evaluation of special housing needs for seniors, persons with disabilities, large households, farmworkers, female-headed households, and persons experiencing homelessness is also part of the housing needs assessment.

There are approximately 3,015 households in Lompoc where the head of household is 65 years of age or older. Table H-25 (page 2-69) shows households by tenure and age where approximately 65.8 percent (1,983) of those households are owner-occupied units while the remaining 34.2 percent (1,032) are renter-occupied units. There are 1,547 seniors living alone and many seniors have fixed or limited incomes and may have difficulty making monthly mortgage or rent payments. Senior centers offering a wide range of information and services to the community are listed on page 2-65.

Persons with disabilities and living with developmental disabilities have specific housing needs. They are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. Overall, about 5,354 people in Lompoc have a disability of some kind, accounting for 12.6 percent of Lompoc's total population. This is slightly higher than Santa Barbara County where 10.3 percent of the total population has some kind of disability. The most common types of disability people have in Lompoc are cognitive difficulty, ambulatory difficulty, and independent living difficulty (Figure H-4, page 2-71). For developmental disabilities in Lompoc, people under the age of 18 make up 50.8 percent, while adults account for 49.2 percent. Page 2-73 of the Update lists resources for people with disabilities.

Large Households, defined as having five or more persons residing in a home, also constitute a housing special needs group, because there is often a limited supply of adequately sized, affordable housing units in a community for large households. Table H-28 (page 2-74) shows household size by tenure in Lompoc. Lompoc has 2,552 large households, accounting for about 19.6 percent of the households in the City. Large households account for about 21.3 percent of rental units compared to 17.4 percent of owner-occupied units, suggesting that there is a higher need for adequately sized rental units to accommodate large households. To address overcrowding, communities can provide incentives to facilitate the development of multi-family rental developments with three or more bedrooms for large households. A shortage of large rental units can also be alleviated through affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (i.e., Habitat for Humanity) to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding. In addition, the development of ADU's presents a potential solution to overcrowding for homeowners with multigenerational or large families.

The City is in the process of creating a program for pre-approved ADU plans which could assist in this area.

Another housing need relates to farmworkers who are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or supporting activities on a year-round basis. Farmworkers who work less than 150 days out of the year are considered seasonal farmworkers. Those workers are typically considered to have special housing needs because of their very limited income and the historically unstable nature of their employment. Some of the issues related to farmworker housing include residency, limited incomes, overcrowding, and substandard housing conditions. According to the U.S. Department of Agriculture's Agricultural Census, Santa Barbara County has 941 farms that employ approximately 22,985 workers. Of those workers, about 43 percent were seasonal farmworkers in 2017. In Lompoc, about 1,105 residents are employed in farming, forestry, and fishing occupations, accounting for approximately 6.4 percent of Lompoc's workforce.

Single female-headed households accounted for about 20.4 percent of all households in 2019, whereas single male-headed households accounted for approximately 12.3 percent of all households. As shown in Table H-30 (page 2-77), single female-headed

households experience higher rates of poverty than single-male headed households in Lompoc with about 36.2 percent of single female-headed households below the poverty level compared to 13.8 percent of single male-headed households. Table H-30 also shows that female-headed households with children experience higher rates of poverty (43.6 percent) than male-headed households with children (17.2 percent). Regardless of gender, single-parent households in Lompoc experience higher rates of poverty than married couples. This is most likely due to married couple households more commonly having two income earners. For this reason, single parent households also tend to incur additional childcare costs and rely on public assistance to support their families. Obtaining suitable housing can be difficult for single parent households. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice. Consequently, many of those 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.

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found their housing insecure have ended up unhoused or homeless in recent years, either temporarily or for longer terms.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In 2022, the County of Santa Barbara conducted a Homeless Point-In-Time (PIT) Count and Survey.

According to that PIT Count, there were 290 people experiencing homelessness in Lompoc (up from 211 in 2020) accounting for approximately 14.8 percent of the countywide population experiencing homelessness. Of those 290 people, 94 were sheltered and 196 were unsheltered. The countywide PIT Survey found that of the people surveyed, 39 percent reported having a mental health disability, 31 percent reported having substance abuse issues, 29 percent reported having a chronic health condition, and 26 percent reported having a physical disability.

Several types of housing help to provide necessary services for people experiencing homelessness, including emergency shelters, transitional housing, rapid re-housing, and permanent supportive housing. On the night of the PIT Count, there were a total of 2,623 beds available (County-wide), 644 emergency shelter beds, 102 transitional housing beds, 355 rapid re-housing beds, 964 permanent supportive housing beds, and 551 other permanent housing beds. Table H-31 (page 2-78) shows the homeless facilities in Lompoc. In total, there are 178 beds/units available in or near the City, including 114 in emergency shelters.

A full discussion on all of these topics, including valuable resources for certain housing needs are shown on pages 2-78 and 2-79 of the Update.

Housing Constraints

Government controls may adversely affect housing production so the Update also reviewed how that influence can directly affect housing production cost through land use controls, building codes and enforcement.

The Lompoc Zoning Code (Title 17) and 2030 General Plan affect housing production because they designate the amount of land available for housing as well as the location, type, and density of housing. The Lompoc Zoning Code outlines both the residential and non-residential zoning designations. Table H-32 (page 2-81) provides a list of all the residential zoning districts as well as information on the rights and requirements associated with each district. In addition to types of allowed uses, zoning districts determine housing densities in terms of dwelling units allowed per acre. Higher allowed densities encourage affordable housing by allowing developers to build more on a parcel of land. In Lompoc, the RA zoning district has the lowest allowable density with no minimum density and is meant for semi-rural areas with light agricultural activities. As shown in tables H-33 and H-34 (pages 2-82 and 2-83), a full list of density requirements and development standards in various zoning districts is provided. The OTC and MU zoning districts have the highest allowable density, with a minimum of 14.5 to 20 dwelling units per acre, and a maximum of 44 dwelling units per acre. The OTC zone is not exclusively for residential development (up to 50% residential), meaning allowed uses include retail commercial and are typically near other retail commercial areas, transportation corridors, and other pedestrian-oriented uses. OTC and MU zoning districts permit larger multi-family developments such as triplexes, four-plexes, and apartment buildings.

The City recently amended the Zoning Code to allow developments with six or fewer residential units in the R-2, R-3, and MU zones to be exempt from the requirement of Architectural Design and Site Development Review. In addition, at a later date, amendments to the OTC district will be considered to allow up to 75% residential uses in the district.

The parking requirements in Lompoc are comparable to similar jurisdictions and generally do not pose undue constraint to housing development considering the opportunity for reduced parking requirements for certain developments (page 2-86) that were part of the comprehensive code update in 2019. Parking requirements for transitional and supportive housing, as well as residential care facilities, do constrain the development of those housing types. Therefore, Program H-A.8 (page 1-16) commits the City to reducing parking requirements for those uses to align with those of residential uses in the same zone.

Processing and permit procedures were also reviewed to ensure that the City works diligently to process permits quickly and to minimize associated costs for housing developers. As part of that review, the Architectural Review permitting process was determined to not act as a constraint to the development of affordable housing as outlined in the Update (page 2-92). On the other hand, required findings in the Design Review,

MUP, and CUP processes related to neighborhood compatibility pose potential constraints to housing development, as the City's design guidelines provide guidance that allows for flexibility but are not objective. But, during stakeholder interviews, developers identified State and local building codes as a potential constraint due to the timeline involved in achieving compliance but did not express that the City's design review or use permit processes were a constraint to housing.

A review of the City's building codes is typical, and enforcement does not act as a constraint to the construction or rehabilitation of housing. Furthermore, a review of the City's amendments to the uniform codes also indicates they have no substantial impact on the cost of residential development and the City's amendments to the State Building Code standards are primarily procedural and administrative. On and off-site improvement requirements, fees and exactions were also reviewed, and all were determined to be reasonable and not an undue constraint on housing production.

Other areas reviewed included the City's review process for reasonable accommodation, which is a procedure for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. While the majority of the factors considered in approving a reasonable accommodation request are not a constraint, the factor "*whether the request would require fundamental alteration in the nature of a City program or law including land use or zoning*" is subjective and may pose a potential constraint to approval certainty. Through Program H-A.8, the City has committed to evaluating and revising subjective approval findings within the City's Reasonable Accommodation procedure.

In regard to zoning and land uses, State law also requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses. Currently, the City allows residential care homes serving six or fewer persons as a by-right use in all zones allowing residential uses except for the OTC zone. Residential care homes serving more than six persons require the approval of a Conditional Use Permit in all zones that allow residential uses.

Although care facilities with seven or more persons are permitted with a Conditional Use Permit in the residential zones, no additional permits are required. The use permit requirement is inconsistent with high density residential zones (R-3, MU, and OTC) that allow multifamily residential developments with more than four units by-right. The use permit requirement constrains the development of residential care facilities with seven or more persons. Program H-A.8 commits the City to updating the Municipal Code to comply with the requirements for residential care facilities in Health and Safety Code Section 1566.3 and to permit large residential care facilities in all residential zones with objectivity and approval certainty.

Other housing constraints found upon an analysis of zoning for a variety of housing types, are provisions relating to density bonuses, housing for agricultural employees, emergency shelters, low barrier centers, transitional and supportive housing, and manufactured homes and mobile home parks. All of those provisions or land uses must be addressed

in new programs and/or municipal code updates for the City to be legally compliant with the most current housing laws.

Housing Resources

State law requires that every housing element include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. Below is a summary of the methodology utilized by the City and the results of the housing Sites Inventory analysis to demonstrate the Lompoc's ability to satisfy its share of the regional housing need as well as the infrastructure, services, financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City.

Regional Housing Needs Assessment Requirement

Each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA). Councils of governments, including SBCAG, are responsible for developing a methodology for allocating the regional determination to each city and county in its region.

This methodology must align with State objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring a jobs-housing balance
- Affirmatively furthering fair housing

The 6th Cycle RHNA is based on population projections, income distribution, and access to jobs. Each jurisdiction must revise the Housing Element of its general plan and update zoning ordinances to accommodate its portion of the region's housing need. The City must identify adequate land with appropriate zoning and development standards to accommodate its RHNA (2,248 housing units for the 6th cycle).

The RHNA methodology uses indicators such as access to opportunity and job proximity to allocate housing units by different income categories with the goal of reducing over concentration of lower income households in historically lower-income communities. The RHNA for each jurisdiction is also distributed into four income categories based on the Area Median Income (AMI) as shown below:

- Very low-income (less than 50 percent of AMI)
- Low-income (50-80 percent of AMI)
- Moderate-income (80-120 percent of AMI)
- Above-moderate income (more than 120 percent of the AMI)

As shown below in Table H-40 on page 2-116 of the Update, 67 percent of Lompoc's RHNA is allocated to housing units affordable to above-moderate income households, 14 percent for moderate-income households, 12 percent for low-income households, and 7 percent for very low-income households (including 11.2% for extremely low-income). In

addition to the RHNA obligation, HCD requires an additional buffer for the lower income RHNA that will provide the City with the capacity to address potential net loss issues over this planning period pursuant to SB 166. As shown in the table H-40 below, a 20 percent buffer was added to lower- and moderate-income RHNA obligations.

Table H-40 Lompoc Regional Housing Needs Requirement Allocation

RHNA Income Category	Number of Units	RHNA plus 20% buffer
Very Low-Income (30-50% AMI)	166	199
Low Income (50-80% AMI)	262	315
Moderate Income (80-120% AMI)	311	373
Above Moderate Income (>120% AMI)	1,509	-
Total	2,248	2,396

Meeting the RHNA Requirement

Jurisdictions can use planned and approved projects, estimated ADU production, and vacant and underutilized sites to accommodate the RHNA. For the City’s Planned and Approved projects, Attachment 4 lists the projects and provides a map to see them geographically within the City that can be credited towards meeting the RHNA. Residential developments approved and permitted, but not yet built (“pipeline projects”) can be credited towards the City’s RHNA for the 6th cycle Housing Element provided it can be demonstrated that the units can be built by the end of the 6th cycle’s planning period.

Additionally, units within completed projects that have received a Certificate of Occupancy after June 30, 2023, can also be credited towards the RHNA. The City can count 889 housing units, including 30 very low, 23 low, and 25 moderate-income units towards the RHNA with planned and approved projects.

Remaining Share of RHNA

After accounting for the planned and approved projects, as well as projected ADUs, Lompoc has a remaining RHNA of 1,390 units. Table H-42 (page 2-121) shows the remaining RHNA after accounting for planned and approved projects and projected ADU’s. The City must demonstrate its ability to meet the remaining housing needs through the identification of sites suitable for housing development.

Residential Sites Inventory

The Sites Inventory identifies vacant and underutilized sites within the City that have the capacity to accommodate the City’s remaining RHNA. A detailed, parcel-specific, sites inventory is shown in table H-44 (pages 2-133 to 2-142) and in Attachment 8. The sites

identified in this inventory have a potential development capacity of 1,407 new housing units.

Based on the criteria outlined in the Update that looked at the suitability of vacant and nonvacant sites, residentially zoned sites and trends, mixed use sites and trends, and a nonvacant sites analysis, parcels were identified that are currently vacant or underutilized in the City and that have the potential to accommodate the City's remaining RHNA through redevelopment. Attachment 8 details sites that were determined to be vacant or underutilized with capacity to accommodate housing units and shows the location of those sites in the City. In short, vacant and underutilized sites can accommodate a total of 1,407 residential units. Those sites and consolidated sites that meet the State requirements for accommodating lower-income housing units can accommodate 489 lower-income housing units.

Adequacy of Residential Sites Inventory

In summary, the housing capacity from the planned and approved projects (Attachment 4), ADU trends, and vacant and underutilized sites (Attachment 8) as summarized in table H-42 (Progress Toward RHNA) on page 2-121 is adequate to meet the City's RHNA requirement of 2,248 units as well as the additional 20% buffer if two sites (Site #30: 1600 East Ocean Avenue, from PCD to MU/PD and Site #79: 917 East Walnut Avenue, from BP to R-3/PD) shown in Figure H-6 of the update and on Attachment 8 are rezoned.

General Plan/Zoning Consistency

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements.

The most important aspect of consistency among general plan elements is that policies and programs do not conflict but support one another to achieve the overall goals and vision of a Lompoc general plan. In preparing the Update, the City is also concurrently drafting technical General Plan updates for consistency with State law and the updated Housing Element. Additionally, if the General Plan is amended during the planning period, the City will review the Housing Element for internal consistency and make any necessary revisions.

Affirmatively Furthering Fair Housing (AFFH)

AFFH is a new subject area (as of January 1, 2021) covered in the Update that is required by Assembly Bill 686 to expand upon fair housing requirements and protections outlined in the Federal Fair Employment and Housing Act. AFFH refers to taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. In summary, AFFH seeks to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, lift barriers that

restrict access, foster inclusive communities, and achieve racial equity, fair housing choice, and opportunity.

As shown in Appendix A of the Update, the following five categories of analysis relating to fair housing issues are addressed:

- Fair housing enforcement and outreach;
- Integration and segregation patterns and trends;
- Racially and ethnically concentrated areas of poverty;
- Disparities in access to opportunities; and
- Disproportionate housing needs (including displacement).

The Update must also include meaningful actions to address identified fair housing issues and contributing factors. As an example, Program H-A.11 (page 1-18) relating to job training fairs in targeted locations meets this requirement of “*meaningful actions*”.

Appendix A of the Update provides an in-depth review of AFFH and discussion on the approach to this analysis, methodology, resources/mapping, community engagement/outreach, trends, sites inventory analysis, and an assessment of fair housing issues and identifying factors that contribute to fair housing issues in Lompoc. In regard to this section of the Update, HCD had only a couple comments that were specific to the AFFH section which is a good indicator that the current analysis contained within the Update was thorough and legally compliant.

Evaluation of 5th Cycle Implementation Measures

Appendix B provides a full evaluation of measures from the previous planning period. Over the last eight years, Annual General Plan Reports have also reported on the City’s progress with these measures. Of the 26 measures from the 5th cycle, almost half of the measures were completed during this cycle. Measures that were not completed (or, partially completed) are ongoing and will be carried over (and, in some cases amended to provide clarity or address new legal requirements) to the 6th cycle. In summary, much progress was made on the 5th cycle implementation measures as a result of the comprehensive Zoning Code update completed in 2019.

Appendix D (Nonvacant Site Feasibility Assessment)

Recently, Appendix D was added to the Update based on community input and concerns brought up at the September 13, 2023, Planning Commission hearing that some of the vacant and underutilized sites may not be feasible for construction of residential units. Therefore, staff and the consultant reassessed all the properties (with site visits) in the housing sites inventory and that assessment is described in detail in Appendix D. As a result of the analysis, some sites were removed from the housing sites inventory, and others were added to strengthen the housing inventory. Following the addition of Appendix D, the Commission did not have any other comments or concerns regarding this additional analysis.

Future Code Amendments

Code amendments are required as described in Housing Program H-A.8 Municipal Code Updates of page 1-16 within the Update and also shown in Attachment 7. These amendments are required to be completed within 3 years (February 15, 2026) for compliance with State Housing Laws. Although not listed, staff will also be adding an amendment to the inclusionary housing ordinance (Chapter 17.324 of the Zoning Code) to reduce (from 15% to 10%) affordable housing requirements in Redevelopment Area 2 to be consistent with the Citywide affordable housing requirement of 10% (for housing developments of 10 units or more).

Additional Re-zone Sites and “By Right” Required Code Amendments

In order to provide more flexibility in meeting development standards (setbacks, lot coverage, landscaping, etc.) for future residential projects, staff has recommended that all properties contained within the housing site inventory be rezoned to include a *Planned Development Overlay* zone (refer to Housing Program H-A.12, page 1-19). The Overlay will especially be useful for sites that are partially developed (or, irregular in shape or size) as those sites may need extra flexibility with customized/reduced development standards that may hinder future development without the ability to reduce development standards contained in the Zoning Code. The future re-zone to include the Overlay, including the two other sites proposed to be rezoned discussed in this report, will be brought back to the City Council sometime in January/2024 for consideration after the review and recommendation by the Commission on December 13, 2023.

There are also a total of 42 vacant sites identified in two previous (4th and 5th cycles) Housing Element cycles and non-vacant sites identified in the previous housing element cycle (5th cycle) which pursuant to Gov’t Code section 65583.2, must permit multi-family uses by-right (without Planning Commission review) for developments in which 20% or more of the units are affordable to lower income households. This requirement will require an amendment to the City’s General Plan and/or Zoning Code. These changes will be brought to the Commission at the December 13, 2023 public hearing.

Lastly, numerous code updates (page 1-16) shown in the Implementation Programs section will follow the adoption (by February 15, 2026) of this Update. These code updates will be brought back to the Commission at a later date for their review with their recommendations to the City Council.

Planning Commission Recommended Changes

At the October 25, 2023 Commission hearing, changes were recommended in which Planning staff would like to clarify for the Council. The Commission recommended revising the listed actions/objectives in Program H-A.11 (Affirmatively Furthering Fair Housing) to the following:

- “Adopt an anti-displacement strategy for underutilized Housing Element sites with existing residential uses; the strategy shall include ~~“just cause” eviction protections and first right of return for existing residents~~ be consistent with State Law.”

Although the Commission decided to defer to State Law, most likely HCD will require the City to adopt a more specific strategy to address displacement for these housing sites. HCD has referred to a guidebook which provides example strategies that protect residents. See Attachment 9 which lists twenty different strategies that the Council could consider for this Housing Program.

The Commission is also recommending revising Program H-A.16 (Place based-Strategies) to reflect the following revised text:

- ~~“increase maximum allowed density in the OTC to 75 dwelling units per acre and~~ In the OTC zone, allow up to 75 percent residential floor area, and a maximum residential floor area ratio (FAR) of 2.0; and

Although the Commission recommended not increasing the density in Old Town, staff would like the Council to consider keeping the proposed increase due to a struggling downtown area that has had little to no residential development in decades.

By increasing the density in the Old Town, small parcels are more likely to be developed in the coming years and will be more attractive/feasible to residential builders especially considering that a portion of all buildings in Old Town must have commercial uses (100% residential is not allowed). In addition, providing more residential density in the Old Town will help promote and fill vacant commercial storefronts as well as providing increased foot traffic and more demand for goods/services in the Old Town area.

- Allow up to 75 percent residential floor area and a maximum FAR for residential uses of 1.5 in the MU, R-2, and R-3 zones; ~~and~~

For this change, staff would like to clarify that the Zoning Code does not have a FAR requirement in the R-2 and R-3 zones. Therefore, no change is necessary regarding FAR in these zoning districts.

- ~~increase maximum height requirements to allow three story residential developments in the R-2 and R-3 zones.”~~

Staff would like to remind the Council that residential development has become more difficult due to current stormwater/drainage requirements that encumber a portion of a housing site. In addition, development standards (parking, landscaping, setbacks, etc.) reduce the amount of land that a building can occupy. In short, building up, with the allowance of a 3rd story, could help to reduce barriers to residential development while making some projects more feasible if a 3rd story is permitted.

Public Comments

Comments received from the public and responses to these comments are included in Appendix C of the Update. Recent comments from the California State Grange, and Jonatha Gibson Linn have been included as Attachments 9 and 10 respectively. Any additional comments received following publication of this report will be distributed to the City Council at the public hearing with copies available to the general public.

Grant/Program Funding Tied to Housing Elements

State funding programs that incentivize greater coordination with housing planning include the Local Partnership Program, Transit and Intercity Rail Capital Program, Active Transportation Program, HOME Investment Partnerships Program, and Solutions for Congested Corridors Program. In addition, grants and programs that the City has used in the past or currently in process which are dependent on a certified housing element are listed in Attachment 11. Most notably, the Community Development Department applied for and received the Regional Early Action Planning (REAP 2.0) grant through SBCAG. In order to keep this grant, which totals \$450,000 to be used to assist the City in providing residents with “Pre-Approved” ADU plans, Housing Element compliance is required. In total, over \$6 million (past/present funding) is used to maintain or allow future grant funding programs that require a legally compliant/certified Housing Element.

Environmental Review:

The City Council certified the Final Environmental Impact Report (FEIR) during the adoption of the 2030 General Plan on October 19, 2010. For the Housing Element Update, an Addendum to the FEIR has been prepared pursuant to the requirements of California Environmental Quality Act (CEQA). The Addendum is the 7th Addendum to the 2030 General Plan FEIR [(Exhibit A to Resolution No. 6617(23))]. As a reminder, an Addendum to an Environmental Impact Report (EIR) is appropriate when only minor technical changes or additions are necessary, and no substantial changes are proposed or new information available that would require major revisions to the EIR. The completed EIR Addendum analysis determined no new or more severe environmental impacts beyond those disclosed in the FEIR would occur as a result of the Housing Element Update.

Fiscal Impact:

Funding for the completion of the Housing Element Update is through State and Regional grants (REAP/LEAP/SB 2). With said funding, a contract with Mintier Harnish and Rincon Consultants was obtained on February 24, 2022, for \$487,461.00. The contract also included the required environmental work (EIR Addendum) for the Project with Rincon Consultants, Inc. As part of the contract, additional amendments to other General Plan Elements will be completed and considered for approval by the Planning Commission and City Council at a later date.

Conclusion:

The current Update to the Lompoc 2030 General Plan Housing Element is consistent with the requirements of the State and has been reviewed by HCD. The City has demonstrated that it has enough housing capacity that is adequate to meet the City's RHNA requirement as well as the additional buffer. Following adoption by the City Council, the Housing Element Update will be forwarded to HCD for certification.

Respectfully submitted,

Brian Halvorson, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

Attachments:

- 1) Resolution No. 6617(23)
Exhibit A and Exhibit B of Resolution No. 6617(23) are available on the City's website at <https://www.cityoflompoc.com/Home/Components/Calendar/Event/5823/67>
- 2) Planning Commission Resolution No. 989 (23)
- 3) Comments from HCD
- 4) Planned, Approved & Pending Projects
- 5) City Responses to HCD Comments
- 6) Planning Commission Staff Report without Attachments (Oct 25, 2023)
- 7) Future Code Amendments
- 8) Vacant & Underutilized Sites
- 9) Comments from California State Grange
- 10) Comments from Jonatha Gibson Linn
- 11) Grant Funding Programs