

Note: This Draft is presented in track changes to identify the changes from the Adopted Housing Element, as requested by the California Department of Housing and Community Development.

- Red = deleted text
- Blue = new text
- Changes without highlighting indicate revisions in response to HCD review of the Adopted Housing Element
- Changes with yellow highlighting indicate revisions in response to informal HCD comments received April 2024.
- Changes with green highlighting indicate changes in response to informal HCD comments received in May and June 2024.



City of Lompoc

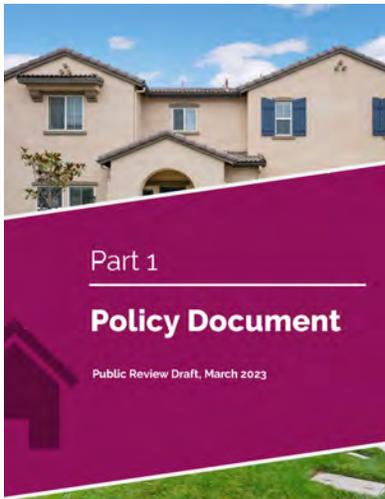
2023-2031 Housing Element Update

Adopted November 21, 2023
Revised July 2024

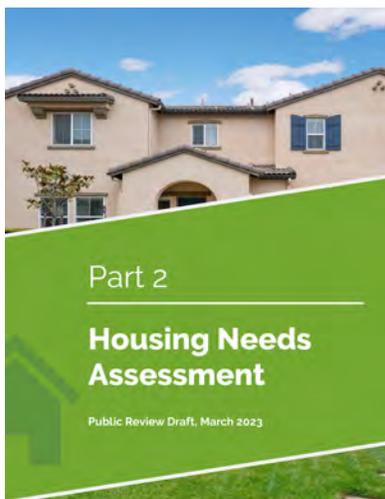
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Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels. California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” The Housing Element consists of two parts, the Housing Needs Assessment (Needs Assessment) and the Policy Document.



- The **Housing Element Policy Document** outlines the City's goals, policies, programs, and quantified objectives to meet the identified housing needs through development, rehabilitation, and preservation. The Policy Document is the action plan that responds directly to the findings of the Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.



- The **Housing Needs Assessment**, identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the city's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues and contributing factors. In short, the Needs Assessment provides the context for the City's housing action plan.

Housing Element Purpose

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels. California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” The Housing Element consists of two parts, the Housing Needs Assessment (Needs Assessment) and the Policy Document.

Authority

Housing Elements are required by section 65302(c) of the California Government Code. Housing Elements are one of seven mandatory General Plan Elements. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code, with additional guidance provided by the State Department of Housing and Community Development (HCD). The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of state law.

Status

The Lompoc City Council adopted the prior Housing Element on December 15, 2015, for the planning period of February 15, 2015, through February 15, 2023. Upon review of the adopted Housing Element, HCD sent the City of Lompoc a letter of compliance on December 29, 2015. The 2023-2031 Housing Element update will plan for Lompoc's housing needs through the 8-year planning period of February 15, 2023, through February 15, 2031. While the City's policies and programs guide housing development during the planning period, the City receives credit for housing units that are built during the Regional Housing Need Assessment (RHNA) projection period, which is June 20, 2022, through February 15, 2031, a period of 8.5 years.

Consistency with the General Plan

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 general plan.

In preparing the 2023-2031 Housing Element, the City is also concurrently drafting technical General Plan updates for consistency with State law and the updated Housing Element. Throughout the development of the Housing Element and Technical General Plan updates, City staff and decision-makers reviewed proposed changes to each Element to ensure internal consistency. 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.

Associated Element Updates

California Government Code 65302 et seq. requires local governments to review flood and fire hazards to residential communities and make necessary updates to the Safety Element. These updates are triggered by the Housing Element update. In conjunction with the Housing Element Update, the City is undertaking an update to the Safety Element for compliance with State law. As required, the Safety Element Update will address evacuation routes, military installations, water supply, minimum road widths and clearances around structures, and any unreasonable risks to the health and safety of the community.

California Government Code 65302(h) et seq. requires jurisdictions to prepare an environmental justice element or integrate environmental justice-related policies into other elements of the general plan, if disadvantaged communities (as defined in Government Code Section 65302) are identified within the jurisdiction. State law requires environmental justice elements/policies be adopted or reviewed anytime two or more elements of the general plan are updated. Since Lompoc has identified disadvantaged communities within its city limits and is updating two elements of the General Plan, the city is required to prepare an Environmental Justice Element or policies concurrently with the Housing Element and Safety Element updates. In compliance with State law, Lompoc is preparing its first ever Environmental Justice Element in conjunction with the Housing Element Update.

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Part 1

Policy Document

Adopted November 21, 2023
Revised ~~May~~ July 2024



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Key Terms

Affirmatively Furthering Fair Housing (AFFH): Taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and foster and maintain compliance with civil rights and fair housing laws.

By-right processing: A permit review process that does not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of environmental review.

Commercial Corridor: an area along a major roadway providing for the sale of a variety of goods and services to the community and the surrounding region.

Displacement: The involuntary relocation of current residents or businesses. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating rents or property taxes.

High opportunity areas: Synonymous with "high resource areas," high opportunity areas are areas that currently have strong economic, environmental, and educational outcomes. These areas are defined by the within the Affirmatively Furthering Fair Housing analysis.

Inclusionary Housing Ordinance: an adopted ordinance requiring that a minimum percentage of units within a residential development be affordable to households at a particular income level.

Low barrier navigation center: Housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing.

Housing mobility: The ability of a household to access housing and opportunity within a community. Programs that work to enhance housing mobility work to improve housing choice and access to high opportunity areas.

Ministerial approval: A streamlined permit process for development approval based on objective requirements and involving no personal judgment by the public official.

Major Transit Stop: A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Missing middle housing. Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in

a walkable neighborhood. Missing middle housing types provide diverse housing options, such as triplexes, four-plexes, condominiums, cottage courts, and townhomes.

Place-based strategies. Actions that target the specific circumstances of a place.

Quantified objectives: An estimate of the number of units likely to be constructed, rehabilitated, or conserved/preserved during the planning period.

Single room occupancy (SRO): Housing composed of individual efficiency dwelling units, where each unit has a minimum floor area of 150 square feet and a maximum size of 500 square feet.

Supportive housing: Housing that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.

Transit hub: a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes.

Transitional housing: A supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing

Workforce housing. Housing affordable to households earning between 60 and 120 percent of area median income (AMI).

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Introduction

The Housing Element Policy Document outlines the City's goals, policies, programs, and quantified objectives to meet the identified housing needs through development, rehabilitation, and preservation. The Policy Document is the action plan that responds directly to the findings of the Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.

Regional Housing Needs Assessment Requirement

This update of the City's Housing Element covers the planning period of February 2023 through February 2031 (called the 6th Cycle Housing Element update). Each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA). Councils of governments, including the Santa Barbara County Association of Governments (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. SBCAG released its Final RHNA allocations in July 2021 after considering appeals. 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 of Lompoc must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, which is 2,248 housing units for the 6th cycle. As defined by the U.S. Census, a housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Residential construction that cannot be counted toward the City's RHNA allocation include dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels and motels (except those occupied by persons who consider the hotel their usual place of residence), quarters in institutions, general hospitals, and military installations (except those occupied by staff members or resident employees who have separate living quarters).¹

¹ HCD. *Housing Element Site Inventory Guidebook Government Code Section 65583.2. June 2020.*
https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

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 distributed into four income categories based on the Area Median Income (AMI)²:

- 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 in the table below, 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 recommends an additional buffer for 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 below, a 20 percent buffer was added to lower- and moderate-income RHNA obligations.

City of Lompoc Regional Housing Needs 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 |

² The Area Median Income of Santa Barbara County is \$106,442 for a household of four people.

Quantified Objectives

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 this 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. This section summarizes new construction, conservation, and special needs housing objectives for the 2023-2031 planning period.

Quantified Objectives by Type

New Construction Objectives

| | | | |
|-----------------------|-------------|---|-------------------|
| 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 Table

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 |

**Strives for preservation of all assisted-affordable units in the City.*

Organization of the Policy Document

The 2023-2031 Housing Element Policy Document includes five goals, supported by policies and implementation programs that aim to address identified housing needs during the planning period. The goals, policies, and programs of the Housing Element establish a policy framework to guide city decision-making to meet identified housing needs.

Goals

The housing goals are articulated as general “end condition statements,” which describe a desired outcome or end state. The goals do not contain an action verb as they reflect a final statement of what the City hopes to achieve. Goals describe ideal future conditions for a topic and tend to be general and broad in nature. How the goal will be achieved is established via the applicable policies and programs.

Policies

Policies are statements on the position the City takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal. Future actions and development must be consistent with these policies.

Implementation Programs

While many policies are implemented as part of standard City operations, some policies require specific programs to assure their implementation. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

Goals and Policies

Goal H-1

To provide a choice of housing opportunities for all economic segments of the community.

Policies

- Policy H-1.1 Variety of Housing Types.** The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities.
- Policy H-1.2 Affordable Housing Location.** The City shall encourage the dispersion of rental and ownership housing units for lower- and moderate-income households throughout the City.
- Policy H-1.3 Housing for Large Families.** The City shall encourage the development of housing for large families in multi-family residential areas, in addition to housing for large families in single-family residential areas.
- Policy H-1.4 Incentives for Affordable Housing and Special Needs Housing.** The City shall develop incentives which expand housing opportunities for lower- and moderate-income households and residents with special housing needs.
- Policy H-1.5 Collaboration Regarding Special Needs Housing.** The City shall work with the County Housing Authority, local developers, and non-profit housing groups to pursue affordable housing for lower- and moderate-income households and residents with special housing needs, with particular emphasis on the needs of the disabled, residents experiencing homeless, and extremely low-income households.
- Policy H-1.6 Development Review Process Evaluation.** The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection.
- Policy H-1.7 Inclusionary Housing.** In all residential developments of ten units or more, at least 10% of all the units shall be affordable to lower- and moderate-income households, unless a higher percentage or specific income category is required by state or federal law. The City shall provide alternative means of compliance with this requirement, which shall be as stated in the City's zoning code. Such alternative means of compliance may include off-site construction of affordable units, acquisition of affordability covenants on

existing market-rate dwelling units, donation of land that is suitable for the development of affordable units, or payment of in-lieu fees.

- Policy H-1.8 Implementation of Inclusionary Housing Requirements.** In implementing Policy H-1.7, the City may establish conditions under which the inclusionary housing requirements will be reduced or waived when such reductions or waivers would be consistent with the other goals and policies of this Housing Element and may establish policies that give developers flexibility regarding the timing of in-lieu fee payments and provide developers with certainty regarding the amount of in-lieu fees payments.
- Policy H-1.9 Custom-built Homes.** The City shall encourage the development of custom-built homes.
- Policy H-1.10 Jobs/Housing Balance.** The City shall continue to support efforts to achieve an employment and housing balance within [Lompoc](#).
- Policy H-1.11 Homeownership Assistance.** The City shall support efforts that facilitate homeownership.
- Policy H-1.12 Regional Coordination.** The City shall work with lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to facilitate the creation of affordable housing and meet other housing needs.
- Policy H-1.13 Application Assistance.** The City shall provide prospective private developers and non-profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing.
- Policy H-1.14 Tiered Environmental Review.** The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review.
- Policy H-1.15 State and Federal Funding.** The City shall continue to pursue and allocate State and Federal funds eligible for housing projects and social services that benefit lower- and moderate-income households and shall utilize these funds for the development and rehabilitation of affordable housing.
- Policy H-1.16 Annual Monitoring.** The City shall annually review progress on the provision of its regional fair share of housing units to determine the effectiveness of existing policies and to make necessary changes.
- Policy H-1.17 Rental Housing.** The City shall encourage a broad range of rental housing opportunities.

- Policy H-1.18 Accessory Dwelling Units.** The City shall encourage and facilitate the development of Accessory Dwelling Units through a Permit Ready ADU Program.
- Policy H-1.19 Planned Urban Development.** The City shall continue to promote planned urban development within the City's Urban Limit Line such as along the Bailey Avenue Corridor.
- Policy H-1.20 Bailey Avenue Corridor.** The City shall continue to promote development of the Bailey Avenue Corridor to provide needed housing.

Policy H-1.21 Previously Identified Lower Income Sites. Pursuant to Government Code section 65583.2(c) and (i), the City shall allow development by right on lower income sites identified in Table H-45 when

- 20 percent or more of the units are affordable to lower income households, and
- the site is vacant/underutilized and was previously identified in the 4th and 5th cycle housing elements, or
- the site is non-vacant and was previously identified in the 5th cycle

Goal H-2

To restore, protect, and improve the condition of existing housing and neighborhoods.

Policies

- Policy H-2.1 Assistance for Homeowners At-risk of Foreclosure.** The City shall seek financial assistance to help homeowners who may be at risk of losing their homes due to economic hardship and mortgage costs.
- Policy H-2.2 Compatible Uses.** The City shall protect residential neighborhoods from encroachment by adverse non-residential uses and impacts associated with those non-residential uses.
- Policy H-2.3 Neighborhood Character.** The City shall prohibit land uses within or adjacent to residential neighborhoods when such land uses would adversely affect the character of the neighborhood.
- Policy H-2.4 Residential Uses in Non-residential Zones.** The City shall encourage the preservation of existing residential dwellings in non-residentially zoned areas when all of the following conditions are met:

- dwellings have continually been used for residential purposes;
- dwellings have received regular maintenance and contain no serious defects which could result in health or safety hazards to residents; and
- dwellings can provide necessary amenities and a suitable living environment.

Goal H-3

To locate and design housing so as to assure an attractive and high-quality living environment.

Policies

- Policy H-3.1 Community Design.** The City shall not compromise community design standards, quality of life, aesthetics, and access to public services when approving affordable housing.
- Policy H-3.2 Diversity of Housing Types.** The City shall encourage a diversity of housing types to maintain and increase opportunities for affordable housing, provided that the design of the development is compatible with the surrounding uses.
- Policy H-3.3 Site Evaluation.** The City shall use the following criteria when evaluating sites for housing:
- access to adequate public services and facilities;
 - compatibility with adjacent land uses;
 - access to employment centers, neighborhood commercial facilities, schools, and recreational facilities; and
 - avoidance of environmental hazards or sensitive resource areas.
- Policy H-3.4 Housing Near Old Town.** The City shall encourage the location of housing in or near the Old Town area which supports redevelopment of this area.
- Policy H-3.5 Redevelopment.** The City shall continue to encourage the development of new housing units to replace demolished or dilapidated units in residential areas.
- Policy H-3.6 Unit Compatibility.** Affordable dwellings, when constructed as part of a larger project, shall be comparable in exterior appearance and overall quality of construction to non-restricted units. The size and interior features of affordable units need not be the same as or equivalent to those in non-restricted units in the same project; however, they shall have the same

number of bedrooms and bathrooms. To the extent feasible, affordable units shall be dispersed throughout the project and not concentrated in a single location.

Goal H-4

To maximize energy efficiency in existing and future residential development.

Policies

- Policy H-4.1 Conservation.** The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.
- Policy H-4.2 Efficiency Improvements.** The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs.
- Policy H-4.3 Solar Energy.** The City shall encourage the use of active solar energy in the design of all new construction projects, in compliance with State law.

Goal H-5

To maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based upon age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability.

Policies

- Policy H-5.1 Equal Opportunity Housing.** The City shall continue to support efforts to promote equal opportunity in housing.
- Policy H-5.2 Service Providers.** The City shall support the Legal Aid Foundation of Santa Barbara, in the provision of fair housing services in Lompoc.
- Policy H-5.3 Regional Efforts.** The City shall support collaborations with local jurisdictions and agencies that work to overcome historic patterns of segregation and discrimination through education and outreach, regional planning studies and research, or coordinated programs.
- Policy H-5.4 AFFH Consideration.** The City shall consider affirmatively furthering fair housing goals in all housing-related policy decisions.

Implementation Programs

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|---|---|-------------------------|--|---|
| <p>H-A.1 Housing Priorities and Funding</p> <p>The City shall work with non-profit organizations and individuals to identify housing opportunities and obtain funding, when available, from agencies soliciting funding to address the following priorities:</p> <ul style="list-style-type: none"> • Construction of rental units affordable to lower- and moderate-income households. • Rehabilitation or acquisition and rehabilitation of substandard lower- and moderate-income rental housing. • Preservation of existing affordable housing at risk of conversion to market rate housing. • Production, conservation, and preservation of housing for special needs populations, with particular emphasis on the needs of the disabled, homeless and extremely low-income persons. | <p>a. Engage local affordable housing developers, non-profit agencies, and special needs housing providers annually to explore funding opportunities and potential partnerships.</p> <p>b. Engage the Housing Authority annually to identify opportunities for rehabilitation assistance or acquisition of substandard housing, particularly in Census Tracts 27.09 and 27.10 (formerly 27.02); support the Housing Authority in all funding pursuits relevant to rehabilitation efforts in Lompoc with a goal of obtaining additional funding to assist 40 lower income households (20 very low and 20 low) in census tracts 27.09 and 27.10 in the planning period (in combination with Program H-A.27).</p> <p>c. Immediately upon identification of units at-risk of conversion to market rate, the City shall identify and engage local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects (Government Code Section 65583(a)(9)(C)); and identify any potential funding sources to assist in the retention of existing affordable units through acquisition or other means.</p> <p>d. By 2027, pursue two funding opportunities in pursuit of the production or conservation of housing for residents with special housing needs.</p> <p>Through these actions, encourage:</p> <ul style="list-style-type: none"> • the development of 50 very low- and 50 low-income units for seniors, special needs households, farmworkers, and those with developmental disabilities; | <p>1.1, 1.2, 1.3, 1.4, 1.5, 1.7, 1.12, 1.14, 1.16, 1.17, 2.1, 2.4, 3.1 3.2, 4.1, 4.2, 4.3</p> | <p>Housing Division</p> | <p>General Fund (staff time)</p> <p>Housing Trust Fund</p> <p>HCD, LIHTC, CDBG, HOME and other State and Federal grant programs,</p> <p>Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.</p> | <p>a: Annually</p> <p>b: Annually</p> <p>c: Immediately upon identification</p> <p>d: By 2027</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|--|--------------------|----------------------------------|--|---|
| | <ul style="list-style-type: none"> the rehabilitation of 20 very low- and 20 low-income units, targeting those with special housing needs the preservation of all existing affordable units | | | | |
| <p>H-A.2 Emergency Shelters</p> <p>The City shall continue to provide capacity to meet the housing need identified in the annual Santa Maria/Santa Barbara County Continuum of Care (CoC) point-in-time count of residents experiencing homelessness. The City shall revise limits on emergency shelter capacity annually to meet or exceed the need identified by the CoC. - To ensure compliance with Government Code Section 65583(B), the City shall revise development standards for emergency shelters to require only sufficient parking to accommodate all staff working in the shelter and to remove the personal storage space requirement.</p> | <p>a. Update the zoning code to allow emergency shelters by right in zones with capacity to accommodate 290 beds.</p> <p>b. Evaluate and update, as necessary, the ESB Cap based on Santa Barbara County point-in-time data.</p> <p>c. Adopt revised development standards related to parking and personal storage space for compliance with State law in 2024.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 100 emergency shelter beds/units | 1.1, 1.4, 1.5, 5.1 | Community Development Department | General Fund (staff time) | a: 2023 b: Annual c: 2024 |
| <p>H-A.3 Continuum of Care Participation</p> <p>The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara County, and faith-based and community organizations in the County’s Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP), Supportive Housing Program (SHP) funds (when available), and other Federal and State funding made available to help prevent homelessness in Lompoc.</p> | <p>a. Meet with the Continuum of Care program agencies to identify funding opportunities annually.</p> <p>b. Provide information on local resources and services available for residents experiencing or at-risk of homelessness on the City website and update the list every six months.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 50 emergency shelter beds | 1.1, 1.4, 1.5 | Housing Division | General Fund (staff time) HUD, ESGP, SHP, and other Federal and State grant funding | A: Annually B: By 2024 |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|--|---------------------------------------|---|---|--|
| <p>H-A.4 Home Consortium Participation</p> <p>The City shall maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing.</p> | <p>a. Meet with the Home Consortium annually to pursue funding opportunities and explore sites with potential for acquisition.</p> <p>b. Provide an annual summary of Home Consortium efforts countywide on the City website.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> • 30 very low- and 30 low-income units | <p>1.3, 1.4, 1.5, 1.15, 1.17, 3.5</p> | <p>Housing Division</p> | <p>General Fund (staff time) HOME</p> | <p>a: Annually b: Annually</p> |
| <p>H-A.5 Development Review Process Monitoring</p> <p>The City’s Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing.</p> | <p>a. Engage market rate and affordable housing developers every other year to evaluate constraints in the development review process.</p> <p>b. Annually review the City’s development review process to identify and document potential constraints.</p> <p>c. Provide a summary of the development application and review process by housing type (single-family, multifamily, ADUs) on the City website, including links to available resources and housing programs.</p> <p>d. Conduct a thorough mid-term evaluation of the Architectural Design and Site Development Review and Architectural Review Guidelines.</p> <p>e. Based on the results of actions a, b, and d, revise review processes to ensure processes do not constrain development and successfully promote objectivity and approval certainty.</p> | <p>1.6</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: Every two years b: Annually c: by 2025 d: 2026 e: 2027</p> |
| <p>H-A.6 Assisted-housing Requirement Compliance</p> <p>The City shall research previously approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports.</p> | <p>a. Identify units out of compliance and document issues that led to non-compliance.</p> <p>b. Amend the Municipal Code to include an annual compliance report requirement for assisted-housing developments.</p> | <p>3.1</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: By 2025 b: By 2026</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|--|--------------------------------|---|----------------------------------|---|
| <p>H-A.7 Annual Progress Report</p> <p>The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies as part of the Annual Report on the General Plan to be consistent with other general plan elements and community goals.</p> | <p>a. Prepare and submit an Annual Progress Report to the California Department of Housing and Community Development (HCD) by April 1 each year.</p> | <p>1.15</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: Annually by April 1</p> |
| <p>H-A.8 Municipal Code Updates</p> <p>The City shall update the Lompoc Municipal Code, to the extent required, for compliance with State housing law within two years of the adoption deadline (February 15, 2023). Specifically, the City shall amend the Municipal Code, to the extent required, to:</p> <ul style="list-style-type: none"> Comply with the requirements for low barrier navigation centers in Government Code Section 65660 <i>et seq.</i> Comply with the requirements regarding transitional housing in Government Code Section 65583(c)(3). Comply with the requirements regarding supportive housing in Government Code Section 65583(c)(3) and Section 65650 <i>et seq.</i> Comply with the requirements in SB 330, including, but not limited to, provisions regarding the review of housing development projects and provisions regarding downzoning and housing development moratoria. Comply with the requirements for emergency shelters in Government Code Section 65583(a)(4) by: <ul style="list-style-type: none"> Removing the conditional use permit requirement for permit emergency shelters without discretionary action pursuant to government Code section 65583(a)(4)(A) in the MU zone, which allows for residential uses and has sufficient capacity to meet the identified need (within one year of adoption). Revising the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care (within one year of adoption). Comply with the requirements regarding manufactured homes in Government Code Section 65852.3. Comply with the requirements of State Density Bonus Law in Government Code Sections 65915 through 65918. Comply with the requirements for residential care facilities in Health and Safety Code Section 1566.3. Comply with the requirements for farmworker and employee housing in Health and Safety Code 17021.5 through 17021.8. Adopt the most-recent edition to the California Building Code. Remove minimum parking requirements for developments within a half mile of a “major transit stop” to the extent required by Government Code Section 65863.2. Allow residential uses in commercial zones to the extent required by SB 6 (Government Code Section 65852.24) and AB 2011 (Government Code Section 65912.100 <i>et seq.</i>). Permit residential care facilities with seven or more residents in all residential zones with objectivity and approval certainty similar to other residential uses of the same type in the same zone to remove constraints to housing for residents with a disability. Revise the reasonable accommodation procedure to remove subjectivity from the required findings of approval. | | <p>1.4, 1.7, 1.8, 5.1, 5.4</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>By February 15, 2025</p> <p>Actions related to emergency shelters: within one year of adoption</p> <p>Codify Policy H-1.21 within one year of adoption</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <ul style="list-style-type: none"> Remove additional parking requirements for transitional and supportive housing, as well as residential care facilities, beyond those required of residential uses in the same zone. Remove single-family dwellings from the list of allowable uses in the MU zone to remove potential constraints to multifamily housing types. Specify who is responsible for making CEQA determinations and within the timeframes of PRC 21080.1 and PRC 21080.2; and determination of when the PSA is triggered per Government Code 65950(a)(5) the Permit Streamlining Act (PSA). Permit single room occupancy (SRO) uses in commercial and mixed-use zones without a conditional use permit. Codify Policy H-1.21 (within one year of adoption of the Housing Element) allowing development by right pursuant to Government Code section 65583.2(c) and (i) when 20 percent or more of the units are affordable to lower income households on sites identified in Table H-45 to accommodate the lower income RHNA that were identified in previous housing elements, including vacant sites that identified in the 4th and 5th cycle and non-vacant sites identified in the 5th cycle. | | | | | |
| <p>H-A.9 State and Federal Tax Credits</p> <p>The City shall encourage and support non-profit corporation’s utilization of state and federal tax credit programs for affordable housing projects within the City.</p> | <p>a. Serve as the local reviewing agency (as opposed to an outside agency) for tax credit applications, as required by the California Tax Credit Allocation Committee (TCAC).</p> <p>b. Work with tax credit applicants to identify matching funds and additional funding sources.</p> <p>c. Engage non-profit corporations annually; provide letters of support and technical assistance as needed.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 3 extremely low-, 5 very low- and 5 low-income units | <p>1.1, 1.2, 1.4, 1.17</p> | <p>Housing Division</p> | <p>General Fund (staff time) State and Federal tax credits</p> | <p>a: Throughout the planning period b: Engage each applicant c: Annually, with assistance as needed</p> |
| <p>H-A.10 Energy Efficiency</p> <p>The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to lower- and moderate-income households (if such procedures are not presently in place).</p> | <p>a. Provide information related to available energy efficiency programs on the City’s website; update the information annually.</p> <p>b. Review written policies and procedures related to the provision of services in compliance with Govt. Code 65589.7 at least every five years.</p> | <p>4.1, 4.2, 4.3</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: By 2024; updated annually b: By 2024, and again by 2029</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.11 Affirmatively Furthering Fair Housing</p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Government Code Section 12900 <i>et seq.</i>), Government Code Section 65008, and any other state and federal fair housing and planning law. The City shall continue to fund fair housing services which promote equal housing opportunity within the community.</p> <p>The City has identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment. Identified fair housing issues and the actions the City will take to address the identified barriers and foster an inclusive community, are included below. For more information, please see table A-11 in Appendix A: Affirmatively Furthering Fair Housing.</p> <ul style="list-style-type: none"> • Issue: Concentration of lower income and minority households and lack of improvements and amenities in Census Tracts 27.09 and 27.10 (formerly 27.02). Actions: Programs H-A.1, H-A.8, H-A.16, H-A.27 • Issue: Lack of High Resource Areas. Actions: Programs H-A.13 and H-A.11 (actions b, c, d, and e). • Issue: Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing. Actions: Programs H-A.1, H-A.3, H-A.6, H-A.8, and H-A.13. • Issue: Lack of access to homeownership for lower-income and minority populations. Actions: H-A.18 and H-A.24. <p>The City has included additional actions with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures as necessary.</p> | <p>a. Draft and disseminate fair housing information on the City’s website and through local agencies to the public and shall update this information annually with a goal of completing one open house informational event or educational marketing campaign in cooperation with local agencies annually.</p> <p>b. Engage LUSD, Allan Hancock College, and non-profit organizations to identify opportunities to provide educational and language proficiency services to lower income students with a goal of assisting 15 lower income students in the planning period.</p> <p>c. Meet with MTD and Clean Air Express annually to encourage and plan for more frequent bus trips to job centers in surrounding cities with a goal of supporting an increase in ridership by five percent.</p> <p>d. Work with the Lompoc Valley Chamber of Commerce to update the Economic Development Strategic Plan with a goal of producing one updated Plan in the planning period (by 2025).</p> <p>e. Hold job training fairs targeting locations near Census Tract Tracts 27.09 and 27.10 (formerly 27.02) once per year with a goal of engaging 20 individuals/households annually.</p> <p>f. Annually meet with City of Lompoc Transit (COLT) staff to identify opportunities to provide free transit to necessary services for residents experiencing homelessness with a goal of providing 50 free trips daily.</p> <p>g. Adopt an anti-displacement strategy for targeting Census Tracts 27.09 and 27.10 (formerly 27.02) and underutilized Housing Element sites with existing residential uses; the</p> | <p>1.1, 1.2, 1.3, 1.4, 1.7, 1.8, 1.11, 1.12, 1.13, 1.15, 1.17, 2.1, 2.4, 3.5, 5.1, 5.2, 5.3, 5.4</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: By 2024; updated annually</p> <p>b: Annually</p> <p>c: Annually</p> <p>d: By 2025</p> <p>e: Annually beginning in 2024</p> <p>f: Annually</p> <p>g: by 2025</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| | <p>strategy may include, but is not limited to, “just cause” eviction protections, and first right of return for existing residents, <u>education on tenant protections and available resources, requiring replacement of all lower income units lost to redevelopment, and providing technical assistance with code enforcement issues, with a goal of engaging/assisting 200 households to avoid displacement in the planning period.</u></p> | | | | |
| <p>H-A.12 Small Sites and Underutilized Parcels</p> <p><u>The City currently requires that adjacent lots proposed for development into a single project be consolidated and facilitated this process by providing ministerial staff-level review of lot consolidation requests. To further encourage the consolidation of small sites to accommodate multifamily uses, the City shall:</u></p> <ul style="list-style-type: none"> The City shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels and facilitating the development of underutilized property. The City shall implement a PD overlay for all sites included in the Housing Element sites inventory as capacity to meet the RHNA. The purpose of the PD overlay is to provide flexibility in project design that works to overcome site-specific constraints and limitations for projects that wish to deviate from existing development standards. For discretionary approvals, decisions related to the PD overlay will be approved by the Planning Commission without the need for an additional public hearing beyond what is currently required. For streamlined projects, decisions related to the PD overlay will be made at staff level. In implementing the PD overlay, the City shall adopt approval findings that provide objectivity and approval certainty. | <p>a. Identify underutilized parcels and small and irregularly sized parcels with potential for consolidation.</p> <p>b. Contact owners and potentially interested parties to discuss opportunities for redevelopment or lot consolidation in support of the development of housing.</p> <p>c. Adopt incentives to facilitate lot consolidation by 2026 <u>February 15, 2025.</u></p> <p><u>d. Monitor development trends annually; adopt revised or additional incentives to encourage lot consolidations by February 15, 2027, if development is not progressing on small sites as identified in the inventory.</u></p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 20 very low-, 20 low-, 20 moderate- and 20 above moderate-income units | <p>1.1, 1.12, 3.4</p> | <p>Housing Division</p> | <p>General Fund (staff time)</p> | <p>a: By 2025</p> <p>b: 2025, and every two years thereafter</p> <p>c: by 2026 <u>February 15, 2025</u></p> <p>d: <u>monitor annually; adopt revised/new incentives by 2029, as necessary.</u></p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <ul style="list-style-type: none"> • The City shall adopt incentives to facilitate lot consolidation of adjoining parcels in support of projects with an affordable component. Potential incentives may include, but are not limited to, ministerial expedited approval of lot consolidation requests, reduced setbacks or open space requirements, increased residential FAR or lot coverage, additional height, density bonus, or parking reductions, <u>waived fees, or graduated density (allowing multifamily density for large sites [two to 10 acres] consolidated from multiple adjacent parcels with a mix of residential zones).</u> • <u>evaluate the effectiveness of the program by monitoring development trends related to lot consolidation and adopting revised or additional incentives, as appropriate, to encourage lot consolidations if development is not progressing on small sites as identified in the inventory.</u> | | | | | |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.13 Mixed-use Development</p> <p>The City shall use Mixed Use zoning to encourage housing production along commercial corridors, and near employment and transportation rich areas.</p> <p>The City shall encourage commercial redevelopment projects in mixed use zones to consider incorporating a residential component and will incentivize projects that incorporate an affordable component.</p> <p>The City will monitor development trends related to commercial and residential use mix in mixed use zones annually and will revise sites inventory capacity if development trends indicate that commercial uses make up a greater proportion of the use mix than assumed in the sites inventory. Following any necessary revisions to the sites inventory capacity assumptions, the City shall identify new sites or rezone additional properties within six months to ensure compliance with Government Code Section 65863 related to no net loss.</p> | <p>a. In conjunction with Program H-A.16, amend, mixed use development standards , including limitations on residential floor area, lot coverage, and building height, within the Zoning Code by 2025.</p> <p>b. Identify vacant and underutilized sites with potential for mixed use development; publicize this list on the City website.</p> <p>c. Incentivize development on the sites identified in action b by adopting incentives for mixed-use developments that incorporate an affordable component. Potential incentives include, but are not restricted to, an additional density bonus or height allowance, additional FAR, reduced parking requirements, or direct financial or technical support. Engage local developers and non-profit homebuilders to promote the use of incentives annually.</p> <p>d. To monitor the success of the program, evaluate development trends, available incentives, and mixed-use development standards in 2027 annually (as part of the Housing Element Annual Report to HCD); adopt additional revisions to development standards and incentives to further encourage mixed use development based on the conclusions of the evaluation and identify new sites or additional rezone sites as necessary to ensure no net loss of RHNA capacity in 2028 within six months of identification of a deficiency.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> • 40 very low-, 40 low-, 40 moderate- and 40 above moderate-income units | <p>1.1, 1.2, 3.4, 3.5, 3.6</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: By 2025</p> <p>b: By 2024</p> <p>c: By 2025 with annual engagement.</p> <p>d. Evaluation 2027 annually; amend Zoning Code in 2028 and/or identify new sites or complete additional rezones, within six months of identification of a deficiency of RHNA capacity.</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.14 Accessory Dwelling Units</p> <p>The City shall pursue funding to create a "Permit Ready" ADU program to streamline and accelerate the permitting and construction of ADUs.</p> <p>The "Permit Ready" program shall include pre-approved plans that a builder/homeowner can utilize with minimal cost to accelerate the construction of ADUs.</p> <p>The City shall encourage the development of affordable ADU rental units by providing financial assistance to incentivize the development of ADUs that ensure lower income affordability through a three-year affordability agreement.</p> <p>The City shall provide and update public information regarding ADUs on the City website, including a guide for homeowners explaining the benefits and procedures for adding an ADU and links to resources and incentive programs.</p> <p>The State Department of Housing and Community Development (HCD) will review the City's ADU ordinance in conjunction with the Adopted Housing Element. Following this review, the City shall update the ADU ordinance to respond to HCD's findings, if necessary.</p> | <p><u>a. Identify and pursue funding opportunities annually with a goal of securing \$450,000 to fund the Permit Ready ADU Program in the planning period.</u></p> <p>a<u>b.</u> Adopt pre-approved ADU plans and an expedited building permit approval process.</p> <p>c<u>b.</u> Provide an informational guide and identify resources available in support of ADU construction on the City's website.</p> <p>d<u>e.</u> Provide technical assistance to homeowners with the application process and any building code compliance issues, with a goal of assisting 30 households.</p> <p>e<u>d.</u> Identify funding to directly support the construction of ADUs constructed as lower-income housing.</p> <p>f<u>e.</u> Monitor production and affordability of ADUs <u>annually and</u> complete additional actions, such as completing additional engagement with homeowners related to the Permit Ready ADU Program or available programs or adopting additional incentives, if production does not match is not meeting the projected production credited against the RHNA (96 above moderate ADUs within the planning period, <u>or 12 annually</u>).</p> <p>g<u>f.</u> Adopt revisions to the ADU ordinance to ensure full compliance with State law.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 10 very low-, 10 low-, 20 moderate- and 56 above moderate-income units <u>in low density higher resource areas,</u> | <p>1.1, 1.18</p> | <p>Community Development Department City Council</p> | <p>General Fund Housing Trust Fund</p> | <p>a: Complete; <u>funding secured.</u></p> <p>b: By 2025</p> <p>c<u>b:</u> By 2024, updated annually and immediately upon changes to procedures</p> <p>d<u>e:</u> Throughout the planning period.</p> <p>e<u>d:</u> By 2025</p> <p>f<u>e:</u> Twice within the planning period (2026 and 2029) <u>Monitor trends: annually; complete additional actions, if necessary, within six months if production is not keeping pace with projected ADU credits.</u></p> <p>g<u>f:</u> Within one year of receipt of HCD's findings.</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| | Including census tracts 27.07, 27.08, and 28.06. | | | | |
| <p>H-A.15 Bailey Avenue Corridor</p> <p>The City shall continue to promote development along the Bailey Avenue Corridor to provide needed housing and shall continue to participate in LAFCo hearings and committees studying the urban/agricultural interaction.</p> | <p>a. Follow, attend, and participate in ADHOC meetings on urban utility services for agricultural parcels.</p> <p>b. Follow, attend, and participate in the County Agricultural Advisory Committee.</p> <p>c. Continue to pursue annexations in the Bailey Avenue Corridor.</p> <p>Through this action, encourage the development of:</p> <ul style="list-style-type: none"> 10 very low-, 10 low-, 30 moderate- and 70 above moderate-income units | <p>1.19, 1.20</p> | <p>Community Development Department</p> <p>City Council</p> | <p>General Fund (staff time)</p> | <p>Throughout the planning period.</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.16 Place-based Strategies</p> <p>The City will revise the Zoning Code, to the extent required for compliance with state law, to allow urban lot splits, duplexes, and other two-unit projects in low density higher resource single-family residential zones in accordance with Senate Bill 9 (Government Code Section 65852.21). Additionally, the City shall allow triplexes on single-family lots in moderate and high resource areas if one unit ensures affordability to lower- or moderate-income renters by deed restriction.</p> <p>To incentivize development and redevelopment, the City shall:</p> <ul style="list-style-type: none"> • Increase maximum residential floor area from 50 percent to 75 percent allow residential FAR of 1.0 in the OTC zone; • allow up to 75 percent residential floor area, and a maximum FAR for residential uses of 1.5 in the MU zone; and • increase maximum lot coverage to 60 percent in the R-2 zone and 70 percent in the R-3 zone; and • Increase maximum height limits sufficient to accommodate allow four stories in the OTC and MU zones (up to 50 feet) and three stories in the R-3 zone (up to 40 feet). | <p>a. Update the zoning code by 2025.</p> <p>Through this action, in combination with Program H-A.19, encourage the development of:</p> <ul style="list-style-type: none"> • 25 very low-, 25 low-, 50-100 moderate- and 50 above moderate-income units (beyond the RHNA) in low density higher resource census tracts including 27.07, 27.08, and 28.06. | <p>1.1, 1.2</p> | <p>Community Development Department City Council</p> | <p>General Fund (staff time)</p> | <p>a: By 2025</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.17 At-Risk Assisted Affordable Housing Units</p> <p>The City shall monitor deed-restricted lower- and moderate-income units and shall immediately engage owners of deed-restricted units identified as at-risk of conversion to market rate (within 10 years) to ensure that they are conserved as affordable housing.</p> | <p>a. Engage the property-owners of units currently at-risk of conversion to market rate. To find solutions to extend affordability requirements in August 2023 and at least twice per year thereafter.</p> <p>b. Engage the Housing Authority and other qualified entities to discuss potential solutions through acquisition, assistance, or other means in 2023.</p> <p>c. Provide information to existing tenants of at-risk units regarding tenants’ rights, publicize the information on the City website.</p> <p>d. Ensure that tenants are noticed of owner’s intent to terminate rent subsidies or otherwise convert affordable units to market rate within 3 years and six months of the affordability expiration date.</p> | <p>3.2</p> | <p>Housing Division</p> <p>Community Development Department</p> | <p>General Fund, (staff time)</p> <p>Housing Trust Fund</p> | <p>a: August 2023</p> <p>b: 2023</p> <p>c: 2023</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.18 Fair Housing Services</p> <p>The City shall work with local agencies, such as the Legal Aid Foundation of Santa Barbara County, to develop and distribute informational materials to educate property owners and tenants on their rights and responsibilities.</p> <p>The City shall provide this information on the City’s website and through the Community Development Department. The website shall include a link to the HUD complaint form, as well as to local non-profit agencies providing tenant services or legal advice.</p> <p>The City shall provide staff time in support of fair housing testing efforts, including testing and enforcement of lending practices to address race and income-based discrimination.</p> | <p>a. Engage local fair housing agencies annually beginning in 2024 to explore partnership opportunities in support of fair housing outreach and enforcement with a goal of completing three co-facilitated engagement events targeted to households with special housing needs during the planning period.</p> <p>b. Draft and distribute educational materials related to tenants’ rights and property owner responsibility with a goal of engaging 50 households/property owners citywide each year.</p> <p>c. Provide links to educational materials, the HUD fair housing- complaint form, and non-profit agencies on the City website in 2024 and updated annually thereafter with a goal of assisting/informing 50 households annually.</p> <p>d. Develop partnerships with fair housing agencies in support of fair housing testing with a goal of testing 10 rental properties in the city annually.</p> <p>e. Coordinate with Legal Aid Foundation to provide information and outreach targeted to Census Tracts 27.09 and 27.10 (formerly 27.02) through annual workshops, marketing campaigns, or pop-up booths, with a goal of engaging 25 households in these census tracts annually.</p> | <p>5.1, 5.2, 5.3</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a- By 2024 b- By 2024 c- By 2024 d- By 2024 e- Annually All actions: annually beginning in 2024.</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
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| <p>H-A.19 Missing Middle Housing</p> <p>The City shall review and amend applicable development standards in the General Plan and Zoning Code to encourage and promote a mix of dwelling types and sizes, including missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types. Specifically, the City shall evaluate and revise development standards such as density, minimum lot sizes, setbacks, lot coverage requirements, building height restrictions, and required parking ratios to allow for missing middle housing types, particularly on vacant sites in low density higher opportunity resource, low density areas including census tracts 27.07, 27.08, and 28.06.</p> | <p>a. Engage local developers to identify constraints on missing middle housing, in-demand housing types, and incentives to encourage development targeting census tracts by 2025 27.07, 27.08, and 28.06.</p> <p>b. Prepare a report evaluating development standards related to missing middle housing types and summarizing data collected from developers under action a by 2025.</p> <p>c. Based on the results of actions a and b, amend General Plan and zoning code by 2026 to allow missing middle housing types in various low density higher resource areas within census tracts 27.07, 27.08, and 28.06, as well as to remove constraints to development.</p> <p>d. Based on the results of actions a and b, adopt incentives to encourage the development of missing middle housing targeting census tracts 27.07, 27.08, and 28.06.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 25 moderate and 25 above moderate income units <p>In combination with Program H-A.19, encourage development of:</p> <ul style="list-style-type: none"> 25 very low-, 25 low-, 100 moderate- and 50 above moderate-income units (beyond the RHNA) in low density higher resource census tracts including 27.07, 27.08, and 28.06. | <p>1.1, 1.2, 1.10, 3.1, 3.2, 5.1</p> | <p>Community Development Department City Council</p> | <p>General Fund (staff time)</p> | <p>a: 2024 b: 2024 c. by 2026 d. by 2026</p> |
| <p>H-A.20 Available Sites Inventory</p> <p>The City shall prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows affordable housing developers to have a clear idea of</p> | <p>a. Monitor housing production on pending and approved sites credited to the RHNA and rezone parcels as necessary to maintain adequate sites for housing for all RHNA income categories throughout the planning period, in compliance</p> | <p>1.1, 1.2, 1.15</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a: Monitor: Annually; No net loss rezones; within six months of identification</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|--|----------|--------------------|-------------------|--|
| <p>what sites are suitable for meeting the Regional Housing Needs of the city.</p> <p>The City shall consider AFFH in the identification of sites within the inventory and will work to provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations on the eastern portion of the city.</p> <p>The City shall, in accordance with SB 6 (2019), submit an electronic copy of the sites inventory to the Department of Housing and Community Development. This inventory will also be made available to interested developers.</p> <p>The City shall monitor all pending and approved projects credited toward the RHNA and shall engage applicants regularly to coordinate on entitlement approvals, assist with expediting review, and provide technical assistance with State grant applications. Should it be determined that any pending or approved project will not be constructed during the planning period, the City shall rezone additional properties to ensure that capacity to meet the RHNA is maintained throughout the planning period. The City shall complete such rezonings within six months of identification of non-compliance with Government Code Section 65863 related to no net loss.</p> | <p>with the “no net loss” provisions of Government Code Section 65863. Rezoning to ensure no net loss will occur within six months of identification of insufficient capacity.</p> <p>b. Maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, which are identified to accommodate housing for lower income households. This inventory shall be made available online.</p> <p>c. Rezone parcels to increase residential capacity, as identified within the sites inventory analysis in the Housing Needs Assessment including 10 acres to Mixed Use with a PD overlay and 2.9 acres to R-3 with a PD overlay; Lower-income sites included in the sites inventory with a proposed zoning change, as well as vacant sites identified in two previous housing elements and non-vacant sites identified in the previous housing element, shall be rezoned, in compliance with Government Code Section 65583.2(c), (h) and (i), as applicable, to:</p> <ul style="list-style-type: none"> • permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households. • accommodate a minimum of 16 units per site; and • require a minimum density of 20 units per acre. | | | | <p>of insufficient capacity</p> <p>b: By 2024, updated annually</p> <p>c: Within one year of the adoption deadline (by February 15, 2024) Completed, February 6, 2024.</p> <p>d. Twice a year, at minimum</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|---|---------------------------|--|--|--|
| | <p>d. Engage applicants of pending or approved projects credited toward the RHNA every six months, at minimum.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> 83 very extremely low-, 83 <u>very</u> low-, 262 <u>low</u>, 311 moderate- and 1,509 above moderate-income units | | | | |
| <p>H-A.21 Affordable Housing Incentives Program</p> <p>The City will implement an Affordable Housing Incentives Program to encourage private housing developers to provide affordable housing. The program will incorporate streamlined review, regulatory incentives, revised fees (as necessary), priority processing, and community engagement.</p> | <p>a. To the extent required for compliance with state law, adopt and apply streamlined permit processing for affordable housing developments in compliance with provisions under SB 35 (Government Code Section 65913.4) and SB 330.</p> <p>b. Initiate a Development Impact Fee Deferral Program that allows impact fees to be deferred until final inspection or certificate of occupancy.</p> <p>c. Provide regulatory incentives in support of affordable housing, potentially including additional density or FAR allowances; waived, reduced, or deferred fees; or additional concessions to development standards.</p> <p>d. Evaluate and revise required fees, as possible, to reduce constraints to development.</p> <p>e. Use state and federal funding, as well as Housing Trust Funds, in support of affordable housing development.</p> <p>f. To the extent possible, provide priority processing to developments that incorporate affordable units (minimum 20 percent).</p> <p>g. Make information regarding incentives and funding opportunities available in City Hall and on the City website.</p> | <p>1.4, 1.6, 1.7, 1.8</p> | <p>Community Development Department City Council</p> | <p>General Fund (staff time) CDBD, HOME, and other Federal and State funding opportunities</p> | <p>a: By 2024 b. 2023 (complete) c: By 2025 d: By 2025 and again in 2029 e: Annually and as opportunities arise f: Adopt a priority processing procedure by 2024 g: By 2024, updated within 30-days of changes h: implement immediately; amend zoning code within one year of adoption</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|--|----------|----------------------------------|---------------------------|--|
| | <p>h. Increase maximum density in the R-3 zone to 33 dwelling units per acre, in line with recommendations from the City’s 2023 Housing Market Analysis, and amend development standards, as appropriate, including allowing three stories (maximum height: 40 feet), to facilitate achieving this maximum density.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> • 10 extremely low-, 20 low-, and 20 very low-income units | | | | |
| <p>H-A.22 Housing Information Transparency</p> <p>The City shall, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission’s enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities.</p> | <p>a. Create and share a digital information database in compliance with AB 1483.</p> <p>b. Make information available in hardcopy at City offices.</p> <p>c. Update information database within 30 days of changes.</p> <p>d. Provide information in Spanish.</p> | 5.1, 5.4 | Community Development Department | General Fund (staff time) | <p>a: By 2024</p> <p>b: By 2024</p> <p>c: Within 30-days of changes</p> <p>d: In coordination with release of information database</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|--|-----------------------|---|-------------------|--|
| <p>H-A.23 Surplus and Excess Public Land</p> <p>The City will, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD.</p> <p>Additionally, the Sites Inventory includes capacity to meet the RHNA on one site owned by the Lompoc Unified School District (LUSD) based on the District’s interest in developing workforce housing on the vacant portions of the site. The City shall engage LUSD regularly throughout the planning period to facilitate the development of housing on the site and shall provide technical assistance regarding outreach to developers, creating and issuing requests for proposals (RFPs), and State and Federal grant funding applications. Should plans for the site not progress toward completion within the planning period, the City shall revise assumptions for the site and shall rezone additional sites to ensure no-net-loss of lower income capacity, as required by State law.</p> | <p>a. Regularly maintain an inventory of publicly owned surplus or excess land on the City website.</p> <p>b. Annually release information regarding publicly owned sites that have been sold, leased, or disposed of.</p> <p>c. Engage LUSD regarding plans for Site #64 every six months; provide assistance with outreach to developers, generating and distributing RFPs, obtaining grant funding, and expediting application processing. with a goal of completing entitlements by 2028.</p> <p>d. Should LUSD not pursue development of workforce housing in the planning period, revise RHNA capacity calculations and complete additional rezones as necessary to ensure no-net-loss of lower income capacity.</p> | <p>1.4, 1.15</p> | <p>Community Development Department</p> | | <p>a: By 2024</p> <p>b: Annually</p> <p>c. Every six months, at minimum</p> <p>d. within six months of identification of insufficient capacity</p> |
| <p>H-A.24 Funding for Homeownership</p> <p>The City shall continue to provide assistance to low- and moderate-income households through the Homebuyer Assistance Program and shall investigate additional funding sources in support of the City’s program annually.</p> | <p>a: Evaluate additional funding opportunities to expand the City’s homebuyer assistance program annually.</p> <p>b: Contact the Housing Trust of Santa Barbara County, HASBARCO, and neighboring jurisdictions to evaluate opportunities for regional partnerships in support of lower- and moderate-income homebuyers.</p> <p>c: Adopt a program supporting homebuyers through financial assistance.</p> <p>Through these actions, assist:</p> <ul style="list-style-type: none"> • 5 low- and 10 moderate-income households | <p>1.11, 5.1, 5.3</p> | | | <p>a: Annually</p> <p>b: By 2024, annually thereafter</p> <p>c: By 2025</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---|---|----------|--|--|---|
| <p>H-A.25 Extremely Low-Income Households</p> <p>The City shall provide assistance in support of the development and preservation of regulated affordable units for extremely low-income households.</p> | <p>a. Provide information related to affordable housing incentives on the City website, including information on priority funding for development of extremely low-income units.</p> <p>b. Adopt a process to waive, reduce, or defer fees in support of developments that incorporate extremely low-income units.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> • 50 extremely low-income units or shelter beds | 1.4, 5.1 | Community Development Department | Housing Trust Fund | a: By 2024 b: By 2024 |
| <p>H-A.26 Accessible Housing Units</p> <p>The City shall facilitate projects that provide units meeting Federal, State and local accessibility requirements. Currently, the City enforces State-mandated requirements for rental housing units (Title 24). The City has adopted a Reasonable Accommodation Ordinance and will, to the extent possible, provide fast-track processing and other incentives to facilitate the production of housing targeted to persons with disabilities.</p> | <p>a. Provide information related to universal design strategies on the City website.</p> <p>b. Adopt a process to waive, reduce, or defer fees in support of developments that incorporate units accessible to seniors and those with a disability.</p> <p>Through these actions, encourage the development of:</p> <ul style="list-style-type: none"> • 20 accessible units | 1.4, 5.1 | Community Development Department | Housing Trust Fund | a: By 2024 b: By 2024 |
| <p>H-A.27 Placed-based Housing Rehabilitation and Community Investment</p> <p>The City shall support rehabilitation of substandard housing units <u>and infrastructure in low- and moderate-income areas, including, but not limited to, in</u> Census Tracts 27.09 and 27.10 (formerly 27.02). Subject to staff availability and in concert with other city-wide code enforcement priorities, the City shall monitor and take code enforcement actions against substandard housing violations in low-income rental properties in this Tract. The City shall assist property owners in the rehabilitation of substandard low-income rental housing and shall prioritize capital improvement projects in this area of the City.</p> | <p>a. Identify infrastructure needs in Tracts 27.09 and 27.10 (formerly 27.02) and evaluate potential funding opportunities <u>with a goal of funding a minimum of two improvement projects (beyond those identified in actions e, f, and g) in lower resource areas in the planning period.</u></p> <p>b. Identify <u>Annually identify and pursue additional</u> funding to support rehabilitation <u>and community revitalization</u> efforts in the <u>Tracts 27.09 and 27.10, with a goal of completing a minimum of two additional grant funding applications in the planning period and supporting rehabilitation of 40 lower income</u></p> | 5.1, 5.4 | Community Development Department Code Enforcement <u>Grant funding</u> | General Fund Housing Trust Fund | a: By 2025 b: By 2026 <u>Annually</u> c: By 2024 d: In 2024 e: <u>annually; complete parks improvements in 2024</u> f: <u>2023 (complete)</u> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|---------|--|----------|--------------------|-------------------|---|
| | <p>units (20 very low, and 20 low) in these tracts (in combination with Program H-A.1).</p> <p>c. Provide information on the City website and at the Planning counter related to tenant’s rights and the process to report substandard housing conditions in rental housing. Engage households in lower resourced areas through annual workshops or marketing campaigns with a goal of assisting 40 households in lower resource areas in the planning period.</p> <p>d. Complete a windshield survey of housing conditions in the city.</p> <p>e. Continue to annually prioritize CDBG funding for improvements in low- and moderate-income census tracts, including (but not limited to) census tracts 27.09 and 27.10; through this effort provide:</p> <ul style="list-style-type: none"> • ADA improvements to public park facilities in the total amount of \$768,363; • \$50,000 annually to Catholic Charities to operate the emergency repair grant program for seniors and other low-income households; <p>f. Complete improvements and renovations at Centennial Park (in a moderate-income census tract) in 2023.</p> <p>g. Provide \$3.6 million in grant funding for improvements at College park (located in moderate income census tract 27.05 and directly adjacent to census tract 27.10) including new 15,500 sq.ft. skate park with playground, game area, basketball courts, picnic area, restrooms, landscaping, and lighting.</p> | | | | <p>g: secure funding by 2025 (completed in 2023); Complete improvements by 2026.</p> <p>h. Adopt Plan: complete; Secure funding: complete; implement plan: currently (2024) underway; begin construction: 2029.</p> <p>i. Secure funding: complete; adopt Plan by 2025.</p> <p>j. Secure funding: complete; implement program: 2024-2025; begin construction: 2025.</p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|--|------------------------------|--------------------------------|---|---|
| | <p><u>h. Secure \$4.3 million in funding to implement the 2022 Streetscape Multi-Modal Improvement Plan to provide bicycle and pedestrian improvements along the North H Street (Highway 1) and Ocean Avenue (Highway 246) corridors, as well as streetscape design and beautification measures, currently schedule for construction in spring/fall 2029.</u></p> <p><u>i. Secure \$500,000 in funding to establish a Local Roadway Safety Plan by 2024, and adopt the plan by 2025.</u></p> <p><u>j. Secure \$2.8 million in funding to improve walkability, community safety, and school investments near Lompoc High School and between the high school and Lompoc Valley Middle School through educational efforts and improvements to existing infrastructure. Improvements shall include installing sidewalks, installing or upgrading outdated pedestrian curb ramps, and improving lighting.</u></p> | | | | |
| <p><u>H-A.28 Underutilized (Non-vacant) Sites</u></p> <p><u>The City shall adopt incentives to facilitate development of non-vacant sites in support of projects with an affordable component. Potential incentives may include, but are not limited to, reduced setbacks or open space requirements, increased residential FAR or lot coverage, additional height, density bonus, or parking reductions. The City shall evaluate the effectiveness of the program by monitoring development trends related to non-vacant sites and shall adopt revised or additional incentives, as appropriate, to encourage development or redevelopment on nonvacant sites included as lower income capacity to meet the RHNA in the sites inventory.</u></p> | <p><u>a. Adopt incentives to facilitate development on nonvacant sites by 2026.</u></p> <p><u>b. Monitor development trends related to non-vacant RHNA sites annually; if production is not meeting the objectives of this program, adopt revised or additional incentives to encourage development on non-vacant sites by 2029.</u></p> <p><u>Through these actions, encourage the development of:</u></p> <p><u>205 very low-, 205 low-, 161 moderate- and 183 above moderate-income units , as identified in the sites inventory.</u></p> | <p><u>1.1, 1.12, 3.4</u></p> | <p><u>Housing Division</u></p> | <p><u>General Fund (staff time)</u></p> | <p><u>a: By 2026</u></p> <p><u>b: Annually; adopt revised/additional incentives (if needed) by 2029</u></p> |

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|--|------------------------|--|----------------------------|------------------------------------|
| <p><u>H-A.29 Replacement Unit Program</u></p> <p><u>The City will amend the zoning code to require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:</u></p> <ul style="list-style-type: none"> • <u>currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and</u> • <u>was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, or</u> • <u>subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or</u> • <u>occupied by low or very low-income households.</u> | <p><u>Mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.</u></p> | <p><u>3.5, 5.4</u></p> | <p><u>Community Development Department</u></p> | <p><u>General Fund</u></p> | <p><u>Amend zoning in 2024</u></p> |



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Part 2

Housing Needs Assessment

Adopted November 21, 2023
Revised ~~May~~ July 2024



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Introduction

The Needs Assessment, identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues and contributing factors. In short, the Needs Assessment provides the context for the City's housing action plan.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are State mandates that HCD expects to be addressed in the current Housing Element Update.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City has not adopted a procedure for SB 35 streamlining. Program H-A.21 commits the City to codifying a streamlined review process in accordance with SB 35.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

The site inventory analysis in this Housing Element analyzes local infrastructure capacity in compliance with AB 879 and AB 1397. Several sites (vacant and non-vacant) in the sites inventory are identified as recycled sites that were used in one or two previously adopted Lompoc housing elements. To comply with AB 879 and AB 1397, Program H-A.20 commits the City to ministerial approval of the development of recycled sites where 20 percent or more of the units planned on site are lower income units.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing.

The City has included an AFFH analysis in Appendix A and meaningful actions that proactively work to further fair housing in the Policy Document.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

The City has identified residential capacity to meet the 2023-2031 RHNA allocation. Program H-A.20 is included to commit the City to monitoring development such that if any lower income sites inventory sites are developed for higher income groups, substitute capacity will be identified.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. The City is concurrently updating its Safety Element, which includes SB 1035 provisions, alongside this Housing Element update, in compliance with SB 1035.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the cities and counties to provide a “by right” process and expedited review for supportive housing. Additionally, the law prohibits jurisdictions from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. This applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. The City currently complies with the requirements of AB 2162 as it ministerially permits supportive housing for seven or less persons in all residential districts and in the Old Town Commercial (OTC) zone, subject to the same restrictions as residential uses in the same zone.

Additionally, AB 101 requires that a low barrier navigation center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program H-A.8 commits the City to updating the municipal code for compliance with requirements for low barrier navigation centers in Government Code Section 65660 *et seq.*

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 345 (2021), Assembly Bill 2221 (2022), Senate Bill 897 (2022), Assembly Bill 345 (2022),

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and come into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain

conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

In December 2019, the Lompoc City Council approved a comprehensive update to the Zoning Code, including the City's ADU ordinance (Section 17.404.020) that brought the City into compliance with State laws passed prior to 2019. As of December 14, 2022, the Lompoc Planning Commission recommended the adoption of an update to the City's ADU ordinance (Ordinance No. 1702(23)) that would bring the City into compliance with all the State laws described above regarding ADUs and JADUs. The ordinance went to City Council for a first reading on February 7, 2023, with a second reading scheduled for March 7, 2023. The ordinance once approved would take effect April 7, 2023. Program H-A.8 commits the City to updating the Municipal Code to remove minimum parking requirements for developments within a half mile of a "major transit stop" to the extent required by Government Code Section 65863.2. Program H-A.14 commits the City to include a plan that incentivizes and promotes the creation of ADUs that are affordable to very low-, low-, and moderate-income households. Lastly, the City applied for grant funding for a Permit Ready ADU Program through SBCAG's REAP 2.0 Program that, ~~if approved, will~~ would provide property owners with pre-approved ADU plans that will help streamline approval and construction of ADUs and provide financial incentives to encourage the production of ADUs in Lompoc. ~~Although the City was initially awarded the grant, State budget cuts led to the loss of this funding. The City has revised Program H-A.14 to include a commitment to seek replacement funding for the Permit Ready ADU Program.~~

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within a half mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density

bonus, qualifying projects will receive four regulatory incentives or concessions, depending on the percentage of units in the development are affordable. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least five percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where 100 percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within a half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City is currently out of compliance with AB 1763 and AB 2345. Program H-A.8 commits the City to updating the Municipal Code to comply with the requirements of State Density Bonus Law in Government Code Sections 65915 through 65918.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330.

The City has implemented a Pre-Application Submittal Checklist for Housing Development Projects in compliance with SB 330; however, the City's Zoning Code does not include any statutory requirements that ensure compliance with SB 330 provisions. Program H-A.8 commits the City to updating its Municipal Code to comply with the requirements in SB 330, including, but not limited to, provisions regarding the review of housing development projects and provisions regarding downzoning and housing development moratoria.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

As of February 2023, there are seven underutilized City-owned surplus lands suitable for residential development in Lompoc. Six of these sites are public parking lots and one is preschool/daycare facility. Program H-A.23 commits the City to regularly maintain an inventory of publicly owned surplus parcels on the City website and report findings to HCD in the Housing Element Annual Progress Report.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The City provides this information on its website and is committed to updating the material as necessary throughout the planning period (Program H-A.22). Additionally, several programs include actions to ensure transparency on housing-related matters through publishing materials on the City website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also

established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the Housing Element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see the Review of the Existing Housing Element Section and Appendix B).

The Housing Element provides information on the homeless point-in-time count in the Special Housing Needs section. The City currently does not operate a shelter, however, the City allocates funding to the Good Samaritan Shelter to operate the Bridge House Shelter.¹

Although the City allows emergency shelters by right in the CC and CB zones, the City currently allows for only 104 total emergency shelter beds in Lompoc unless a Conditional Use Permit is approved for additional beds.² This cap was in effect through September 2022 (the end of the 5th Cycle Housing Element planning period), and should be revised to reflect the current point-in-time population count and need for emergency shelter beds. Program H-A.2 commits the City to updating the Municipal Code to comply with the requirements for emergency shelters in Government Code Section 65583(a)(4).

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD using the standards, form, and definitions adopted by HCD. Lompoc is compliant with SB 6 as it sends HCD standardized annual progress reports to HCD and reports on housing element program process annually. Program H-A.20 commits the City to submitting the sites inventory to HCD with the Housing Element.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

SB 99 and AB 747 require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. Concurrently with the Housing Element Update, the City is drafting a new Safety Element, which includes identification of evacuation routes in compliance with State law.

Housing Development in Dense, Urban Areas: Senate Bill 10 (2021)

SB 10 authorizes local governments to adopt an ordinance to zone any parcel to a density of 10 units per acre if the parcel is located in a transit-rich area or an urban infill site, even if there are existing local restrictions on adopting such a zoning ordinance. If there are existing local

¹ *City of Lompoc 2021 General Plan Annual Report*

² *Lompoc Zoning Code Section 17.404.090: Emergency Shelters*

zoning restrictions on the parcels that are planned to be upzoned, a two-thirds vote by the legislative body would be able to supersede existing regulations to apply an allowance of a density of 10 units per acre. In effect, SB 10 allows local governments the option of upzoning parcels despite existing zoning or applicable ordinances.

The City of Lompoc contains one area identified as “transit-rich” as defined in Public Resources Code Section 21064.3. SB 10 does not require a Municipal Code amendment for compliance. SB 10’s provisions remain as a possible tool for the City to increase residential capacity.

Prohibition of Parking Minimums Near Major Transit: Assembly Bill 2097 (2022)

SB 2097 prohibits jurisdictions from imposing any minimum parking requirements on any development, residential or otherwise, within a half mile of a major transit stop, as defined by Public Resources Code Sections 21155 and 21064.3. The law allows for an exemption if the development is (1) a housing development with 20 percent of the units dedicated to lower-income householders, moderate-income households, students, the elderly, or persons with disabilities, (2) has less than 20 housing units, or (3) already has parking restrictions enforced by other laws. Lompoc has one transit stop that matches the definition of a “major transit stop” according to State law³. Program H-A.8 commits the City to updating the Municipal Code to remove minimum parking requirements for developments within a half mile of a “major transit stop” to the extent required by Government Code Section 65863.2.

Affordable Housing and Road Jobs Act: Assembly Bill 2011 (2022)

AB 2011 opens new opportunities for affordable housing development by allowing qualified residential development in commercially zoned areas. The bill creates a streamlined, ministerial approval process for two types of projects: 1) 100 percent affordable housing projects in commercial zones, and 2) mixed-income housing projects along commercial corridors where 15 percent of units are affordable to lower income households. In both cases, the proposed project site cannot be adjacent to industrial uses or environmentally sensitive areas.

Additionally, AB 2011 imposes labor standards for the projects listed above to promote high-paid, middle-class construction jobs. Developers are required to use contractors that pay workers a general prevailing wage, participate in a State-approved apprenticeship program, and offer health benefits for projects of 50 units or more. AB 2011 takes effect July 1, 2023, and sunsets on January 1, 2033.

³ SBCAG Connected 2050 Regional Transportation Plan (RTP), SBCAG, 2021. The 2050 RTP identifies the Lompoc Transit Hub as a major transit stop.

Program H-A.8 commits the City to updating the Municipal Code to allow residential uses in commercial zones to the extent required by SB 6 (Government Code Section 65852.24) and AB 2011 (Government Code Section 65912.100 *et seq.*).

Middle Class Housing Act: Senate Bill 6 (2022)

Similar to AB 2011, SB 6 provides new opportunities for affordable housing development by allowing residential development in commercial zones; however, SB 6 does not create a ministerial approval process for these projects and does not have as strict of development standards as in AB 2011. SB 6 allows residential development in commercial zones, without the need of rezoning, for projects 20 acres or less. Projects must either be 100 percent residential or mixed use where a majority of the square footage (at least 50 percent) is dedicated residential space. SB 6 does not impose any minimum affordability requirements but does require developers to use a skilled and trained workforce (union labor) and pay a prevailing wage. SB 6 takes effect July 1, 2023, and sunsets on January 1, 2033.

Program H-A.8 commits the City to updating the Municipal Code to allow residential uses in commercial zones to the extent required by SB 6 (Government Code Section 65852.24) and AB 2011 (Government Code Section 65912.100 *et seq.*).

AB 2011 vs. SB 6

Although AB 2011 and SB 6 are similar in their scope, the State approved both, leaving the decision up to developers to decide which is more beneficial to their project. While both bills allow residential development in commercially zoned areas, AB 2011 has a greater emphasis on affordability requirements and ministerial approval, whereas SB 6 has a greater emphasis on labor standards and less restrictive development standards. Both laws are set to sunset in 2033 at which time there will be a review of each law with the possibility of one or both laws being extended, or a merging of the two.

Ministerial Approval of Urban Lot Splits: Senate Bill 9 (2021)

SB 9 aims to increase density in single-family zones by requiring ministerial approval of two primary dwelling units in a single-family zone and/or the subdivision of a parcel in a single-family zone into two parcels. The overall goal of SB 9 is to allow for up to four units of housing, two primary and two accessory units, on single-family parcels. Provisions of the law include the modification or elimination of development standards, such as setbacks, on a case-by-case basis, to remove constraints to the development of two primary and two secondary uses on a single lot.

The City is currently not in compliance with the requirements of SB 9. Program H-A.16 commits the City to amending the Municipal Code to allow for a process for ministerial approval of urban lot splits in compliance with SB 9.

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the City's housing goals and policies.

Housing issues affect the entire community including residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage community members and stakeholders in a dialogue where they define problems and create solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti-development initiatives, and NIMBYism⁴. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation.

In response to the need for public participation, City planning staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes branding, a project website, newsletters and eblasts, announcements on the City website and social media, multiple workshops, and Planning Commission and City Council meetings and hearings. This section summarizes the City's engagement program.

⁴ "NIMBY" stands for "Not in My Backyard" and is a commonly used phrase in the planning profession to describe people and/or organizations opposed to development near their place of residence or work.

Branding

A branding package was prepared for the Housing Element and Technical General Plan Update. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensures that this effort is distinct in the minds of the community. The logo to the right will be used on all materials developed for all elements being updated during the Envision Lompoc Housing Element and Technical General Plan Update process.



eBlasts and Noticing

Throughout the Project the Housing Element Team sent out a variety of eblasts and notices to both residents that have signed up for the email list and contacts at local agencies such as Catholic Charities, Domestic Violence Solutions, Self-Help Housing, the Chumash tribe, the Housing Authority, Lompoc Unified School District, and the Lompoc Youth Commission, to name a few. Additionally, the City used social media posts to extend the reach of notifications on the Housing Element. The City's social media following includes more than 6,000 followers on Facebook and 3,200 on Instagram, representing a broad cross-section of community members.

Website

During the development and review of the Housing Element, the City created and maintained a website dedicated to the 2023-2031 Housing Element and Technical General Plan Update. This website provided easy access to information on the Project, including general information about housing elements and details about workshops and other engagement opportunities. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A button on the website allowed residents to sign up for the email list.



<https://envisionlompoc.com/>



Home Housing Element General Plan Participate Resources Documents

Select Language



Join Mail List
Comments

Upcoming Community Workshop!

On Thursday, October 13, 2022 at 5:00pm, the City of Lompoc will hold an in-person Community Workshop at Dick DeWees Community Center to discuss the Housing Element and Technical General Plan Update and potential housing sites in Lompoc. The workshop will include an introduction to State requirements and a discussion of sites with residential capacity, as well as an opportunity for the public to provide comments.

Join us at Dick DeWees Community Center!

Thursday, October 13, 2022
5:00 PM
1120 West Ocean Ave

City of Lompoc

Housing Element & Technical General Plan Update

Welcome!

The City of Lompoc is excited to announce that it is conducting a technical update to the City of Lompoc 2030 General Plan and preparing the 6th Cycle Update to the Housing Element. This technical update includes updating the existing Safety and Circulation Element, including the development of a new Environmental Justice Element (as required by State Law). The City initiated this update to refine the existing goals and policies of these Elements to address changes to State law and consider changing community needs and opportunities. This effort will enable the City to implement best practices to ensure the goals and policies in the 2030 General Plan meet the needs of the community now, and in the future.





<https://envisionlompop.com/housing>

ENVISION LOMPOC
Housing Element & Technical General Plan Update

Home Housing Element General Plan Participate Resources Documents Select Language

Join Email List
Comments

Housing Element Update

We are excited to announce that in 2022, the City of Lompoc kicked off the update to the City's Housing Element to plan for housing through 2031. The update is scheduled for completion in early 2023, and throughout the process, we invite the public to be part of the planning process and provide input on how Lompoc should provide housing over the planning period (2023-2031).

What is a Housing Element?

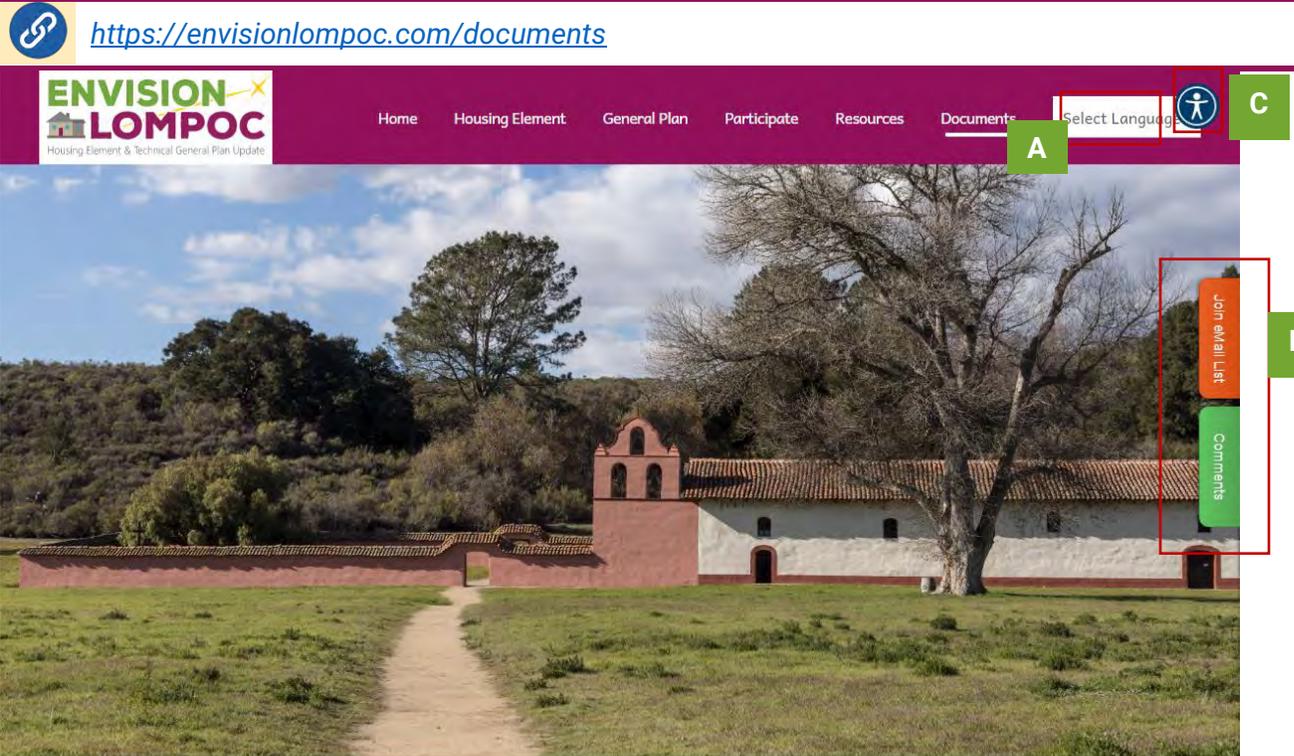
Since 1969, every city and county in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City's current 2015-2023 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 planning period is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State approved over a dozen of new housing laws, many of which aim to lower barriers to building affordable housing. The City will address these new laws and other community needs as a part of this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an analysis called the Affirmatively Furthering Fair Housing (AFFH) analysis. The AFFH analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. The Housing Element will then include policies and programs to help work towards more equitable housing practices.

What does a Housing Element do?





Documents

The Documents page contains all published products and deliverables. To comment on any of the documents, please use the green "Comments" button on the right side of the page.

A: Google Translate Tool: This tool allows users to translate the entire website into Spanish.

B: Email and Contact Buttons: These buttons allow users to join the project email list or provide a comment to the project Team.

C: Accessibility Widget: This widget allows users to choose visibility options for greater accessibility

Newsletter

Newsletter #1: Housing Element Overview

Newsletter #1 provides an introduction to the Housing Element and Technical General Plan Updates, background information on housing elements and the Regional Housing Needs Allocation (RHNA), and a description of the phases of the project. The newsletter was distributed at public workshops and was made available from the project website. Images of the Newsletter are included on the following pages.



Public Workshops

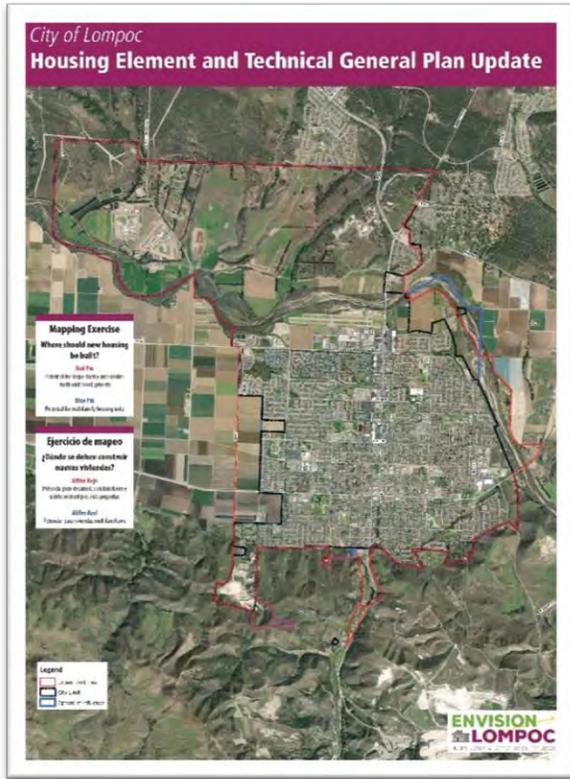
Throughout the Housing Element Update, City staff worked with the consultant team to hold community workshops at critical points in the process.

Workshop #1: Housing Element Overview

On Thursday, August 18, 2022, the City of Lompoc held an in-person Community Workshop to discuss the Housing Element and Technical General Plan Update. The workshop introduced the Housing Element and Technical General Plan Update, summarized key steps in the process, and sought public input on housing issues and distinct economic, social, and geographic housing needs. The workshop was held in an open house format with multiple stations including display posters and interactive activities designed to encourage community input.

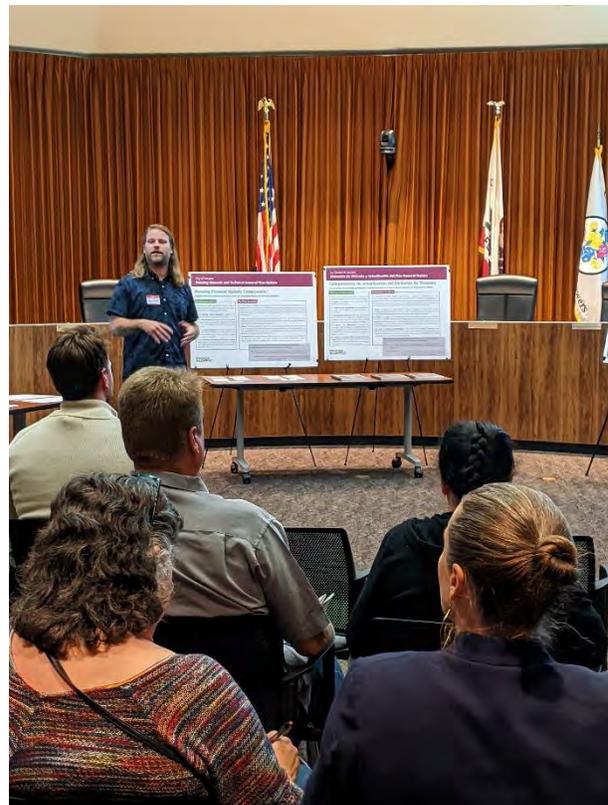
Comments

1. Consider updates to existing homes.
2. Help financing ADU construction.
3. Cost of rent and lack of accessible units are the largest barriers to housing.



Response to Comments:

1. The City is committed to rehabilitation efforts and will prioritize rehabilitation efforts within the Housing Element. Program H-A.1 commits the City to seek funding for housing, including rehabilitation.
2. The City is committed to incentivizing ADU development, particularly lower- and moderate-income rental housing. H-A.14 works to incentivize ADU development through preapproved plans and other cost-saving measures.



- This comment echoes public input received on the Housing Needs survey. Program H-A.1, H-A.9, and H-A.21 have been included to incentivize and encourage affordable housing development. Further, Program H-A.26 has been included to encourage the development of accessible units throughout the city.



Workshop #2: Housing Opportunity Sites

On Thursday, October 13, 2022, the City of Lompoc held an in-person Community Workshop at Dick DeWees Community Center to discuss the Housing Element, potential housing sites in Lompoc as well as Affirmatively Furthering Fair Housing. The workshop 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.



Draft Sites Inventory Summary



Housing Element & Technical General Plan Update

Site Considerations

- Including sites does not require their development or redevelopment of housing
- They demonstrate the City has adequate land and zoning to accommodate its housing need



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Comments

During the workshop, the Project Team facilitated discussions with participants on the potential housing sites, as well as fair housing topics. Comments are summarized below.

| Topic | Comment |
|---|--|
| <p>Potential Housing Sites</p> | <p>R2 zones may have potential to meet the RHNA shortfall. How do new State laws affect R1 zones? Is there potential in these zones?</p> |
| | <p>Vacant and underutilized parcels along Laurel Avenue (generally from E Street to North Seventh Street) have potential for market rate housing. Some parcels are currently for sale.</p> |
| | <p>It can be challenging to contact property owners to discuss selling their land. There is potential for City engagement with property owners and developers to facilitate sales</p> |
| | <p>SB 9 has potential and a lot of parcels in the city are appropriate for lot splits.</p> |
| | <p>There's interest in multifamily development, starting with 4 du/ac up to 72 du/ac. Not a lot of land is available to meet this need.</p> |
| | <p>Parking is needed, but many underutilized sites are existing parking lots.</p> |
| <p>Old Town</p> | <p>Historic structures are also an issue due to cost of rehabilitation and bringing the structure up to code.</p> |
| | <p>Commercial is needed. Mixed use has potential but commercial must be viable and sustainable.</p> |
| | <p>Engagement with developers is needed. Who wants to build in Downtown? What do they want to build?</p> |
| | <p>One school on H Street has approximately five acres of land, some of which is vacant. There may be potential here.</p> |
| | <p>A survey may be helpful to obtain more input</p> |
| <p>Fair Housing Enforcement and Outreach</p> | <p>Section 8 residents – There is some retaliation against those who complain or speak up regarding issues.</p> |
| | <p>Some residents stay ultra-local and are disconnected from the greater community by things like language barriers.</p> |
| | <p>Internet connectivity is good, but some have difficulty accessing it due to high costs.</p> |
| | <p>Mailers, flyers, or ads on TV may help. Keep it simple.</p> |
| | <p>Facebook – People use this platform to comment on issues, but no one from the City follows up on Facebook comments and this can leave questions unanswered.</p> |
| | <p>Diverse forms of communication are needed</p> |
| | <p>There are concentrations of lower income residents along the backside of H Street by the YMCA.</p> |

| Topic | Comment |
|--|--|
| Integration and Segregation Patterns and Trends | There are a lot of Housing Authority projects in Lompoc. Why? Local context is important to the story. |
| | Some areas of the city are perceived as having safety/crime issues. It's important to maintain infrastructure in these areas to work against this perception. Despite public investment, public safety concerns may continue to discourage development and investment. |
| | There are pockets of wealth in the community. Housing types need to be blended to create a better mix. |
| | Segregation is fueled by economics. You can only live where you can afford. If housing types are not blended, the community will be segregated by income. |
| | Housing affordable to teachers is desperately needed. |
| | There are pollution and dust concerns near agricultural fields. Some schools are on the perimeter near agricultural uses. |
| | Accessing a living wage job is difficult. Service and retail jobs are most prominent. |
| Disparities in Access to Opportunity | Residents are commuting out of town for good jobs. |
| | It is especially hard to find housing during the summer months when many people are moving. This drives up prices, leading folks to find alternative living arrangements, often leading to overcrowding. Additionally, folks are being moved off base due to redevelopment of base housing. This brings additional housing demand. |
| | There are many homeless encampments in the riverbed area. |
| | Overcrowding is caused by high costs. Overcrowding is one of the few options to deal with the extreme cost of housing. |
| Disproportionate Housing Needs | Prices are high everywhere, overcrowding is everywhere. |
| | Services are lacking for residents experiencing homelessness. |

One participant provided comments in hardcopy by marking up the Draft Sites diagram. The participant discussed his comments with the project team during the workshop exercise. In addition to the comments above, we have included the participant's Draft Sites diagram on page 2-23 below.

Response to Comments

The City considered public input from Workshop #2 in various aspects of the Update. In the development of the sites inventory, input from Workshop #2 led revisions to individual sites and the inclusion of new sites. Comments on housing needs and concerns informed the Housing Needs Assessment and assisted the City in prioritizing housing actions and programs. Finally, comments on AFFH topic provided context to the fair housing analysis and informed

the city's meaningful actions related to fair housing concerns, such as concentrations of lower-income units in areas with perceived public safety concerns.

Public Hearings

The City held public hearings with the Planning Commission on September 13, 2023, and October 25, 2023, to review the Draft Housing Element and public comments. During these meetings several residents provided comments related to the feasibility of sites in the inventory. In response to these comments, the City completed a nonvacant site feasibility analysis (see Appendix D) and revised the sites inventory to remove sites that are not feasible for development. At the October 25, 2023, meeting, the Planning Commission recommended that the City Council adopt the Housing Element and provided specific recommendations for City Council consideration.

The City Council held a public hearing on November 21, 2023, to review the Draft Housing Element, as well as input from residents and the Planning Commission. Following a robust discussion, the City Council provided final direction to City staff and adopted the 2023-2031 Housing Element.

Noticing and Input. In preparation for each public hearing, the City provided notice to residents, stakeholders, and local agencies through the Project email list, and through City media outlets. Public input received related to site feasibility and frustration with the technical nature of the housing element update process and requirements. As mentioned above, the City responded to feasibility concerns by completing a feasibility assessment of all nonvacant sites and by removing infeasible sites.

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Stakeholder Interviews

Throughout August 2022, Mintier Harnish, consultants for the City, conducted one-on-one and small group interviews with local housing developers, agencies, and housing and community health advocates to gain an understanding of the housing conditions, issues, and opportunities in the city. The input received during these interviews provides context to the consultants on housing needs and constraints in the community. The interviews included 11 participants:

Who we spoke to:

| Name | Details |
|-----------------------|--|
| Mike Prater | SBLAFCO |
| Carol Newberry | Vice President, DenMat (large local employer) |
| Steve Popkin | Lompoc Valley Medical Center |
| Steve Bridge | bbes.biz (architectural and engineering firm), Founder/CEO |
| Dinah Lockhart | County of Santa Barbara, Housing and Community Development |
| Carlos Jimenez | County of Santa Barbara, Housing and Community Development |
| John Polansky | Santa Barbara County Housing Authority |
| Chaplain Craig Nelson | Lompoc Valley Medical Center |
| Brian Halterman | Homeless Services, Good Samaritan Micah Mission |
| Wesley Boatman | Behavioral Wellness, Santa Barbara County |
| Leticia Villa | CALM |

Summary of Interviews

Each interview lasted approximately one hour and was conducted via conference call or Zoom. After the consultants provided a brief project overview, stakeholders were encouraged to provide their thoughts on housing conditions and needs in the city. Although a broad range of opinions and ideas were expressed during the interviews, comments can be generally summarized into the following five categories:

- Regional trends
- Local development pattern
- Housing needs
- Constraints
- Opportunities

For each category, this section summarizes common themes that emerged across the interviews and indicates how input was impacted the Housing Element Update. Please note that the opinions expressed in this summary are those of the stakeholders and do not

necessarily reflect the opinions of the City of Lompoc, City staff, or the consultants. All comments are paraphrased and presented without attribution.

Regional Trends

Comments on this theme informed the Housing Needs Assessment and implementation programs. Specifically, Programs H-A.3, and H-A.4 provide regional coordination with the County and Continuum of Care to address housing needs through a coordinated regional approach.

- **Regional Growth Comparison.** Stakeholders indicated that while north county has historically seen more growth, south county has most of the jobs. Many Lompoc residents commute to Santa Barbara or other south county cities for work each day.
- **Market Impacts.** Fluctuations in property values and wages affect Lompoc differently than in surrounding communities. Due to the city's distance from jobs, Lompoc is the last to see increases in property values and wages, but the first to experience decreases. When property values increase in surrounding cities, those priced out of the market will often look to purchase housing in Lompoc, creating increased demand in the City and driving up prices. Stakeholders indicated that displacement pressures are also increased by out-of-town individuals purchasing homes as investment/rental properties in Lompoc.
- **Share of Regional Housing Needs.** Lompoc has a unique history of providing lower-income housing opportunities. Stakeholders indicated that some in the community feel Lompoc has accommodated more than the fair share of the lower-income units countywide, but that the community also understands the need that still exists. Stakeholders also felt that above moderate housing opportunities were lacking in Lompoc when compared to south county cities.
- **Countywide Effort.** The Housing Authority manages and maintains a total of 1,450 affordable units countywide. The agency provides fair housing services for the properties they manage. Housing Authority properties are viewed and well-maintained and properly managed.

Development Pattern

Comments on this theme informed site selection in the development of the draft sites inventory.

- **Agricultural Setting.** Lompoc is surrounded by agriculture, which provides valuable employment opportunities for the community. Residents also value the agricultural setting of the valley. Surrounding agriculture is protected by the urban limit line.

- Existing Housing Mix. Though Lompoc is heavy on single-family housing types, the city has a history of incorporating multifamily products in low density neighborhoods. Many blocks have duplexes and small multifamily projects mixed in with single family homes cohesively and stakeholders felt this approach is an asset for the city.
- Prioritizing Housing. Stakeholders felt that the City encourages housing development, however, some acknowledged that developers may prefer working with the County due to an assumption of fewer governmental constraints.
- Varying Conditions. There are currently multifamily housing opportunities in the City, but conditions vary based on ownership and age. Some apartments available to lower income households are reported to be dangerous and in need of repair. Additionally, there are areas that are not perceived as safe, particularly near Lompoc High School, and along sections of E Street, F Street, and Maple Avenue. Stakeholders felt that lower income units should be spread throughout the community, rather than concentrated in these areas.
- Geography. The city is relatively flat and bikeable. Residents enjoy using bikes, but mostly for recreation.

Housing Needs

Comments on this theme informed the Housing Needs Assessment and implementation programs. Specifically, Programs H-A.1, H-A.2, and H-A.8 address housing for residents with special housing needs.

- Housing for all Income Levels. The housing market is tight and even those with higher incomes struggle to find housing. The city is in need of housing across all income categories. Stakeholders felt that housing opportunities for professional and executive level staff are needed to attract companies and talent to the city.
- Transitional and Supportive Housing. Residents experiencing homelessness generally live in the riverbed areas. Services are needed, but shelters don't work for many individuals. Lompoc should consider those experiencing homelessness and in precarious housing situations. Low-barrier shelters, permanent supportive housing, and transitional housing opportunities are needed.
- Housing for Farmworkers. Housing for agricultural workers is needed. Many farmworkers reside in motels/hotels and rooms are often overcrowded.
- Veterans. Services for veterans are needed in the city. The VA office in Santa Maria recently closed and only a small office in Lompoc serves the area.

- **Accessible Units.** Seniors and residents with special needs have difficulty finding units that suit their needs. There is a need for accessible units, particularly units that can be accessed without steps or stairs.
- **Redevelopment and Rehabilitation.** A number of units in the city are in need of rehabilitation. Due to the high cost of living, homeowners often struggle with the cost of repairs. Additionally, some multifamily units have fallen into disrepair and stakeholders report that owners of these facilities do not appear motivated to rehabilitate facilities voluntarily.
- **Mental-health Services.** Mental-health services are needed for families, households, and individuals struggling with housing and economic insecurity. Services are needed for all ages.

Constraints

Comments on this theme informed the Constraints Analysis and implementation programs. Specifically, Program H-A.8 addresses governmental constraints and Programs H-A.1, H-A.9, H-A.14, H-A.16, and H-A.21 work to incentivize housing development to work to overcome non-governmental constraints related to the high cost of construction.

- **Cost of Development.** As in cities throughout California, the high cost of land and construction are major constraints to housing production.
- **Lack of Jobs.** There are few jobs in Lompoc that can pay a living wage. Property values have risen significantly but wages have not kept up. Many residents are cost-burdened (spending more than 30 percent on housing). Lower and moderate-income residents are being priced out.
- **Lack of Transit Options for Commuters.** There are few public transit options for those commuting to surrounding cities, particularly for those commuting outside the typical 8-5 workday.
- **Cost of Entry.** Rental application fees, income requirements, and up-front costs are barriers experienced by renters. Stakeholders reported that rental properties often require income three times the cost of rent, despite rents of \$1,800 or more per month. This practice is seen as a tool landlords use to discriminate based on income level. Up-front costs are also a barrier to homeownership. High property values raise the threshold for homeownership and many residents with enough monthly income to afford a home cannot buy due to the cost of the down payment. Cost is the primary barrier to housing for those with a disability.
- **State and Local Building Codes.** Changing building code requirements and inflexibility can be a constraint to development. Meeting all requirements is time consuming and expensive, and sites are often unique and require specific considerations.

Opportunities

Comments on this theme informed several implementation programs, including Programs H-A.1 (Housing Priorities and Funding), H-A.9 (State and Federal Tax Credits), H-A.12 (Underutilized Parcels), H-A.14 (Accessory Dwelling Units), H-A.16 (Place-based Density Increases), H-A.19 (Missing Middle Housing), and H-A.21 (Affordable Housing Incentives Program).

- **Missing Middle Housing.** Units affordable to the local workforce are needed. The city could benefit from an influx of lower density multifamily housing projects targeted to moderate income households.
- **Infill Growth.** The city has an opportunity to grow inward and upward rather than outward. The city is relatively flat and City Council should consider allowing three story mixed use and residential projects to help address the high cost of development.
- **Programs for Prospective Homeowners.** Programs that assist first-time and lower- and moderate-income homebuyers (e.g., MCC, down payment assistance) could help to address barriers to homeownership.
- **Safe Parking Lots.** Safe parking lots provide space for those residing in cars to park at night. These have been successful in the past and offer an opportunity to provide an alternative to shelters or parking on neighborhood streets.
- **Underutilized Sites.** Hotels and excess church-owned properties may provide capacity for future housing.
- **Incentives.** Fee waivers, reductions, or deferrals would be helpful incentives for developers.
- **Support the Housing Authority.** The City can work to address substandard rental housing issues by supporting the Housing Authority in efforts to purchase, rehabilitate, and maintain current multifamily units in the city.
- **Grant Funding.** The City has the opportunity to pursue HOME Consortium and PLHA funds through the County of Santa Barbara. The County has also expressed interest in partnering with the City on a HOMEKEY II project focused on redevelopment of hotels to housing units.
- **Accessory Dwelling Units (ADUs).** ADUs provide an opportunity to help meet the housing need of lower income renters. Stakeholders felt that small-scale affordable units are needed and that ADUs would be a desirable housing type for renters in the city.

- Vacant Commercial Spaces. While the residential vacancy rate is low, there are vacant commercial uses in the city that may be appropriate for housing. The City has an opportunity to explore mixed use or residential uses in commercially zoned areas.

Housing Needs Survey

The City conducted a Housing Needs Survey that provided residents and stakeholders the opportunity to provide input on housing needs, issues, and constraints in the community. The Survey was presented in English and Spanish and available from August 16, 2022, to September 26, 2022. The survey was sent to the General Plan and Housing Element Update email list and through local stakeholders and made available on the Housing Element Website (envisionlompoc.com). The survey included a total eight questions and included multiple choice, ranking, and free response questions and took respondents, on average, 8.5 minutes to complete. The Survey received nine total responses; no Spanish responses were received. A summary of survey responses is provided below.

Response to Comments

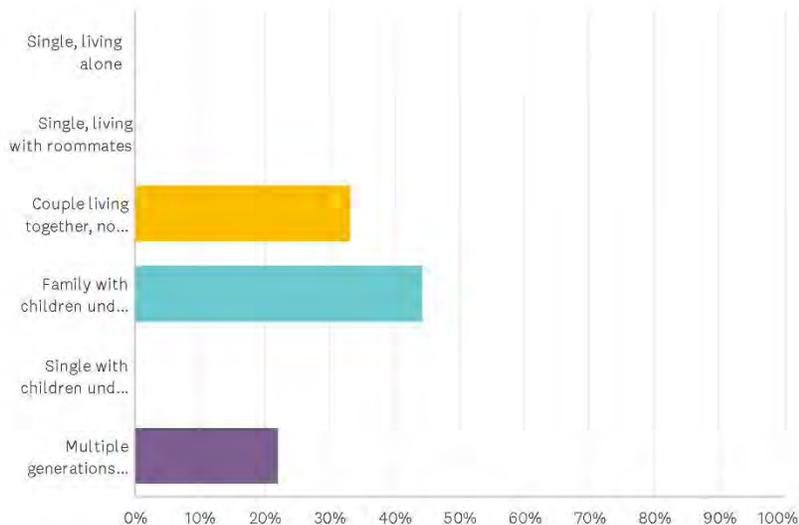
Responses to the Housing Needs Survey provided local context to support the Housing Needs Analysis and helped the Project Team and decision-makers to create priorities and program actions that address the needs felt most-acutely by residents of the city. Priorities supported by responses to the Housing Needs Survey include:

- Program H-A.19 commits the City to encouraging missing middle housing, including small multifamily products (triplexes, four-plexes, cottage apartments) in low-density single-family zones.
- Program H-A.13 commits the City to expanding residential capacity by encouraging mixed-use development and incentivizing mixed-use projects that meet affordability thresholds.
- Program H-A.14 incentivizes the development of ADUs, including additional incentives for ADU development as affordable rental housing.
- Program H-A.15 commits the City to continue to promote development of the Bailey Avenue Corridor to provide needed housing and shall amend the General Plan to incorporate any necessary changes to the Bailey Avenue Corridor to facilitate new housing.

City of Lompoc Housing Needs Survey

Q1 Which best describes your household composition:

Answered: 9 Skipped: 0

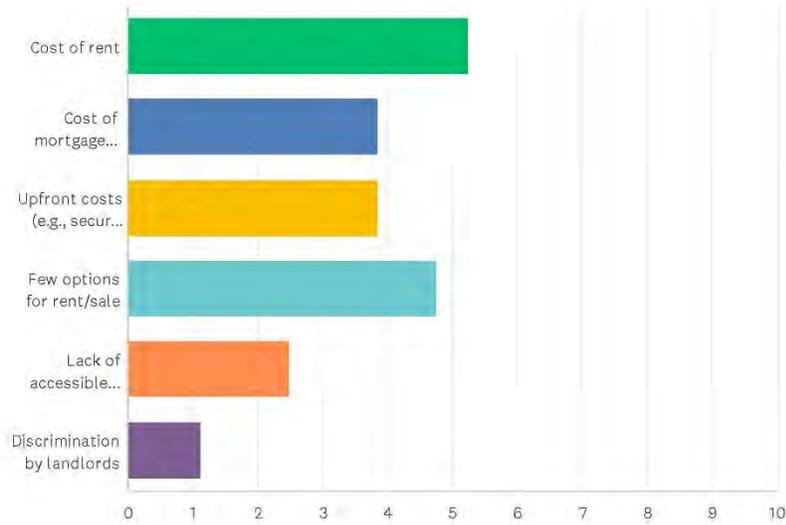


| ANSWER CHOICES | RESPONSES | |
|--|-----------|----------|
| Single, living alone | 0.00% | 0 |
| Single, living with roommates | 0.00% | 0 |
| Couple living together, no children | 33.33% | 3 |
| Family with children under 18 living at home | 44.44% | 4 |
| Single with children under 18 living at home | 0.00% | 0 |
| Multiple generations living together (adult children, parents, grandparents, etc.) | 22.22% | 2 |
| TOTAL | | 9 |

City of Lompoc Housing Needs Survey

Q2 What are the largest barriers to accessing housing in Lompoc? Please rank the following:

Answered: 8 Skipped: 1

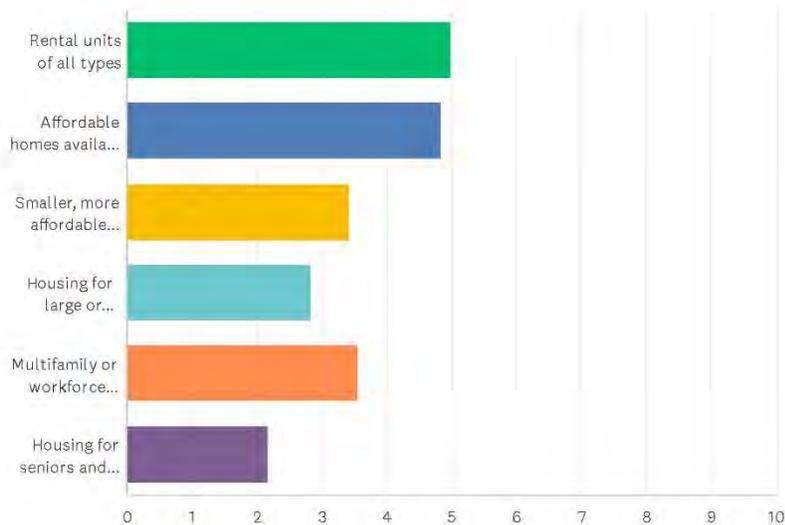


| | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL | SCORE |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------|-------|
| Cost of rent | 50.00% 4 | 37.50% 3 | 0.00% 0 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 8 | 5.25 |
| Cost of mortgage payment | 0.00% 0 | 14.29% 1 | 57.14% 4 | 28.57% 2 | 0.00% 0 | 0.00% 0 | 7 | 3.86 |
| Upfront costs (e.g., security deposit, down payment) | 28.57% 2 | 0.00% 0 | 14.29% 1 | 42.86% 3 | 14.29% 1 | 0.00% 0 | 7 | 3.86 |
| Few options for rent/sale | 25.00% 2 | 37.50% 3 | 25.00% 2 | 12.50% 1 | 0.00% 0 | 0.00% 0 | 8 | 4.75 |
| Lack of accessible units | 0.00% 0 | 12.50% 1 | 12.50% 1 | 0.00% 0 | 62.50% 5 | 12.50% 1 | 8 | 2.50 |
| Discrimination by landlords | 0.00% 0 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 14.29% 1 | 85.71% 6 | 7 | 1.14 |

City of Lompoc Housing Needs Survey

Q3 What types of housing does Lompoc need most? Please rank the following:

Answered: 8 Skipped: 1

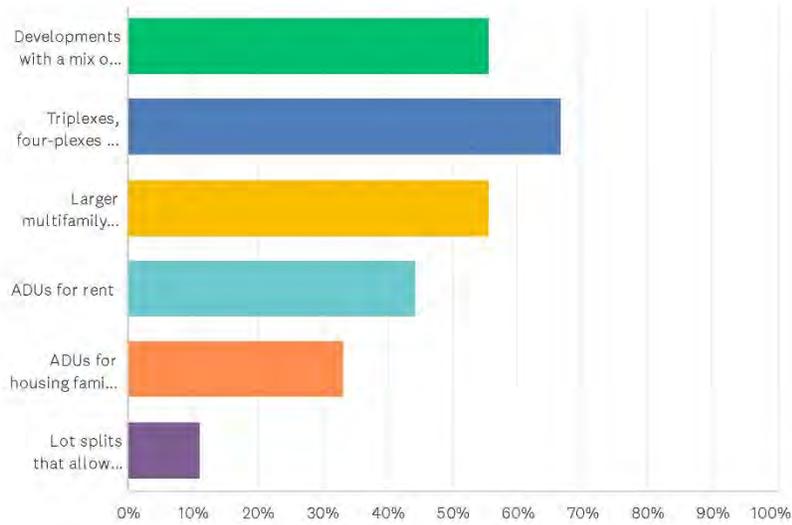


| | 1 | 2 | 3 | 4 | 5 | 6 | TOTAL | SCORE |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------|-------|
| Rental units of all types | 42.86% 3 | 28.57% 2 | 14.29% 1 | 14.29% 1 | 0.00% 0 | 0.00% 0 | 7 | 5.00 |
| Affordable homes available for purchase | 16.67% 1 | 50.00% 3 | 33.33% 2 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 6 | 4.83 |
| Smaller, more affordable housing types | 28.57% 2 | 14.29% 1 | 0.00% 0 | 14.29% 1 | 14.29% 1 | 28.57% 2 | 7 | 3.43 |
| Housing for large or multi-generational families | 16.67% 1 | 0.00% 0 | 16.67% 1 | 16.67% 1 | 16.67% 1 | 33.33% 2 | 6 | 2.83 |
| Multifamily or workforce housing | 14.29% 1 | 0.00% 0 | 28.57% 2 | 42.86% 3 | 14.29% 1 | 0.00% 0 | 7 | 3.57 |
| Housing for seniors and those with special housing needs | 0.00% 0 | 16.67% 1 | 0.00% 0 | 0.00% 0 | 50.00% 3 | 33.33% 2 | 6 | 2.17 |

City of Lompoc Housing Needs Survey

Q4 What types of opportunities would you like to see pursued in Lompoc?
Please select all that apply.

Answered: 9 Skipped: 0

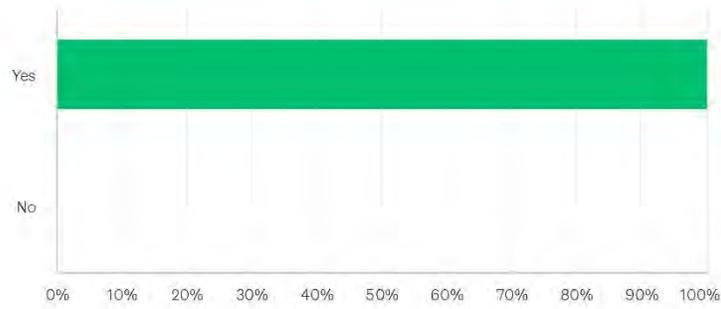


| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Developments with a mix of commercial and residential uses | 55.56% 5 |
| Triplexes, four-plexes and other smaller multifamily housing types in lower-density neighborhoods | 66.67% 6 |
| Larger multifamily developments that provide more units | 55.56% 5 |
| ADUs for rent | 44.44% 4 |
| ADUs for housing family members, friends, and extended family | 33.33% 3 |
| Lot splits that allow owners to build another home on their property | 11.11% 1 |
| Total Respondents: 9 | |

City of Lompoc Housing Needs Survey

Q5 Should the City expand the City limit to provide more housing?

Answered: 9 Skipped: 0

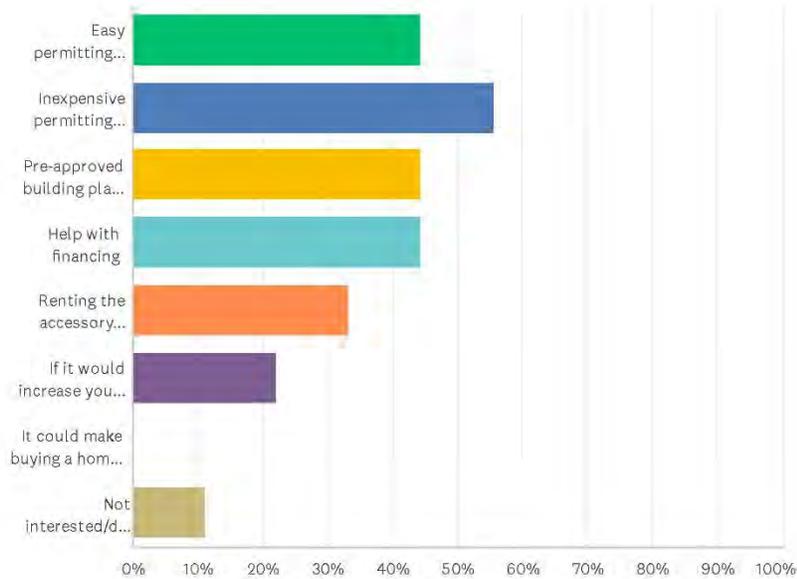


| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|----------|
| Yes | 100.00% | 9 |
| No | 0.00% | 0 |
| TOTAL | | 9 |

City of Lompoc Housing Needs Survey

Q6 If you own your home, what would make you consider adding an accessory dwelling unit (granny flat) to your property? Please select all that apply.

Answered: 9 Skipped: 0

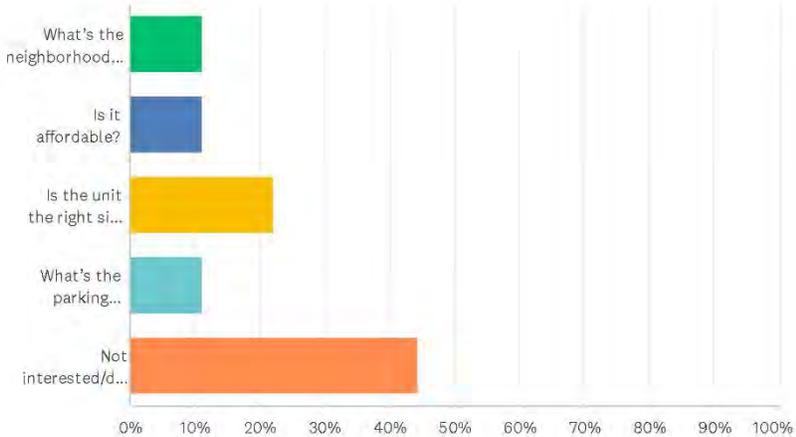


| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Easy permitting process | 44.44% 4 |
| Inexpensive permitting process | 55.56% 5 |
| Pre-approved building plans provided by the City | 44.44% 4 |
| Help with financing | 44.44% 4 |
| Renting the accessory dwelling unit would be a new source of income | 33.33% 3 |
| If it would increase your property value | 22.22% 2 |
| It could make buying a home in Lompoc attainable for me | 0.00% 0 |
| Not interested/doesn't apply to me | 11.11% 1 |
| Total Respondents: 9 | |

City of Lompoc Housing Needs Survey

Q7 If you are a renter, what would be your biggest concern when considering renting an ADU?

Answered: 9 Skipped: 0



| ANSWER CHOICES | RESPONSES | |
|--|-----------|----------|
| What's the neighborhood like? | 11.11% | 1 |
| Is it affordable? | 11.11% | 1 |
| Is the unit the right size for my household? | 22.22% | 2 |
| What's the parking situation? | 11.11% | 1 |
| Not interested/doesn't apply to me | 44.44% | 4 |
| TOTAL | | 9 |

City of Lompoc Housing Needs Survey

Q8 What would you like us to consider when updating Lompoc’s housing plan?

Answered: 4 Skipped: 5

| # | RESPONSES | DATE |
|---|--|-------------------|
| 1 | Increasing safety and security particularly if increasing city limits. Fast and easy permit process. Making small lots available for investors to build ADUs. | 9/7/2022 8:48 PM |
| 2 | Filling in the empty spaces in Lompoc before adding new farm land on the outskirts. What would make empty land landlords want to build/be encouraged to build? | 9/7/2022 8:46 PM |
| 3 | Updates to existing homes | 8/22/2022 8:17 AM |
| 4 | My name is Reginald Bridges and I've been looking into ways to get financed to approach a sustainable housing project by creating affordable units from prefabricated homes such as shipping containers. Currently getting a business plan developed to present to one of our local banks. I feel that this would be a great option for graduate students entering the workforce, young adults in college and single parent families who have issues acquiring the proper finances monthly to afford growing rent cost. I plan to use funds from my clothing brand to also help support this cause. You can visit my website to understand more about my mission (www.eloapparel.com). If we can get more investors on board, this could be a quick low cost solution to some of our housing issues in the city. I would love to discuss more about this in the future if you're interested. I love what you're doing here and fully support this campaign. I wish the best for us all. Thank you for your time. | 8/16/2022 6:20 PM |

Review of the Existing Housing Element

This section examines the effectiveness of the 2015-2023 Housing Element, 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. This evaluation will inform the policies and programs developed as part of the 2023-2031 Housing Element Update.

Housing Production Progress During the 5th Cycle

Lompoc's total RHNA for the 2015-2023 planning period was 527 units. Broken down by income level, the 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 compares units permitted to the goals set by the 5th Cycle RHNA. Between 2015 and 2021, the City permitted a total of 181 units, including 21 very low-, ~~three~~ 3 low-, 42 moderate-, 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.

Progress Toward Lower Income Housing Goals

Although the City has made progress towards meeting housing needs, Lompoc is currently not on track to meet its 5th Cycle lower-income housing goals. The 24 lower-income housing units constructed during the 5th Cycle were all completed in 2014 and 2015. Nineteen of the 24 lower-income housing units are attributed to the second phase of the Housing Authority of the County of Santa Barbara's (HASBARCO) Santa Rita Village affordable housing complex

located at 912 West Apricot Avenue in western Lompoc. This project was completed in December 2015 and represents Lompoc's most recent boost in affordable housing capacity.

Progress in Implementation

Lompoc's 5th Cycle Housing Element established four goals organized around the following topic areas:

1. Housing Opportunity
2. Neighborhood Restoration
3. Housing Quality
4. Energy Efficiency

The following sections provide an analysis of the progress the City has made in the implementation of the goals, policies, and programs established in the 5th Cycle Housing Element.

Housing Opportunity

Provide a choice of housing opportunities for all economic segments of the community.

Policies 1.1 through 1.24 are meant to create a diverse housing stock (affordability, tenure, size, and location) through incentives, collaboration with non-profits and developers, zoning and land use, financial assistance, and permitting procedures.

In 2019, the City completed a comprehensive update of its Zoning Code, including several updates to zoning regulations for housing. This update brought the City into compliance with several new State laws and made it easier for diverse housing needs to be met. Some of the major updates included, broadening the definition of "residential care homes", expanding where transitional/supportive housing is allowed by right, removing conditional use permits for select housing types, broadening the definition of "family", and establishing zoning regulations for single-room occupancy units.

Additionally, the City has coordinated with non-profits, such as Habitat for Humanity and Good Samaritan Shelter, to provide housing and services to people experiencing homelessness by establishing supportive/transitional housing, emergency shelters, and low-income housing (i.e., Section 8 housing). Additionally, some policies identify the Lompoc Redevelopment Agency as the responsible party for implementation, but this agency has since been dissolved. Although Habitat for Humanity no longer works in Northern Santa Barbara County, the City remains committed to working with similar agencies in the region to create a variety of housing opportunities for lower-income households and those experiencing homelessness.

While many of the policies that were part of this goal were completed or have made progress during the planning period, there are several that were not fully implemented due to a lack of funding or the termination of programs and/or responsible departments. Such programs include Federal and State programs for mortgage assistance/relief.

Neighborhood Restoration

Restore, protect, and improve the condition of existing housing and neighborhoods.

Policies 2.1 through 2.5 are designed to encourage rehabilitation of existing housing units and preserve residential neighborhoods through funding programs that preserve affordable housing units, providing financial assistance to homeowners for repairs or other housing related expenses, and implementing zoning and land use regulations that preserve existing residential neighborhoods.

To facilitate independent living of senior, low-income households, the City manages loans accessible to senior households to make necessary improvements or renovations to their homes. Lompoc has also used Community Development Block Grant (CDBG) funding to rehabilitate homes owned and occupied by low-income households.

To encourage appropriate development in and around residential neighborhoods, the City updated its Zoning Code to require any zone changes in or near an existing residential neighborhood must find that the zone change is compatible with the surrounding residential uses. This new requirement applies to all new developments through the development review process.

While many of the implementation measures for this goal were achieved, some were not successful due to the termination of funding programs/sources, such as the Federal Housing and Economic Recovery Act and California Senate Bill 1065. The City aimed to use these funding sources to provide mortgage relief to at-risk homeowners. Program H-A.24 and H-A.1 of this Housing Element commit the City to providing assistance for first-time homebuyers and rehabilitation of substandard units occupied by lower-income households.

Housing Quality

Locate and design housing so as to assure an attractive and high-quality living environment.

Policies 3.1 through 3.6 are meant to encourage the design and construction of high-quality housing, including affordable housing, located near community facilities that promote a high quality of life. Implementation measures associated with these policies include pursuing funding opportunities for home construction and rehabilitation, expanding the Lompoc Housing Trust Fund/Homebuyer Assistance Program, maintaining membership in Santa Barbara County HOME Consortium, and pursuing funds and opportunities for self-help housing programs.

During the previous planning period, Lompoc funded three homebuyer assistance loans to facilitate homeownership opportunities for low-income households. Additionally, the City used CDBG funding to rehabilitate homes owned and occupied by low-income households. The City used HOME Consortium funding to provide assistance for Tenant Based Rental Assistance Program assisting lower income households through the Housing Authority, and to assist in obtaining and retaining rental housing in Lompoc. While many of the implementation measures for this goal have been achieved, the City was not able obtain additional funding to initiate a self-help building and rehabilitation project program.

Energy Efficiency

Maximize energy efficiency in existing and future residential development.

Policies 4.1 through 4.4 are meant to encourage the design and installation of energy and water conservation elements in construction and rehabilitation housing projects, including green building standards and financial and technical assistance. During the planning period, the City adopted and enforces the 2019 Green Building Code from the State.

The City worked with HASBARCO to obtain funding for the rehabilitation of existing affordable housing. There are three Tax Credit Projects in Lompoc with current or planned rehabilitation work, which include energy efficiency and water conservation appliances and building standards.⁵

Effectiveness of the Previous Element

In the 5th Cycle, the City made considerable progress toward implementing the City's housing plan. Lompoc's 5th Cycle Housing Element included 26 implementation actions to achieve the goals and policies described above. Of these implementation measures most were completed or are ongoing efforts the City is actively pursuing. Of the implementation measures that were not fully realized in the last planning cycle, some were not implemented due to a lack of available funding or lack of eligible housing projects to qualify for programs. Other implementation measures were not fully realized due to the dissolution of the Lompoc Redevelopment Agency or because the applicable Federal or State program no longer exists.

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 Housing Element Update, the City of Lompoc 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.

⁵ See 2021 General Plan Annual Report Appendix, Housing Implementation Measure #1b

Effectiveness of the Previous Element in Meeting the Needs of Special Needs Households

Several of the 2019 Housing Element programs successfully assisted residents with special housing needs. Recent successes include:

- In 2019, the City completed a comprehensive update of its Zoning Code, including several updates to zoning regulations for housing. This update brought the City into compliance with several new State laws and made it easier for diverse housing needs to be met. Some of the major updates included, broadening the definition of “residential care homes”, expanding where transitional/supportive housing is allowed by right, removing conditional use permits for select housing types, broadening the definition of “family”, and establishing zoning regulations for single-room occupancy units.
- Additionally, the City has coordinated with non-profits, such as Habitat for Humanity and Good Samaritan Shelter, to provide housing and services to people experiencing homelessness by establishing supportive/transitional housing, emergency shelters, and low-income housing (i.e., Section 8 housing).
- To facilitate independent living of senior, low-income households, the City manages loans accessible to senior households to make necessary improvements or renovations to their homes. Lompoc has also used Community Development Block Grant (CDBG) funding to rehabilitate homes owned and occupied by low-income households.

Impact on the 6th Cycle Housing Element

In creating the 6th cycle Policy Document, the City has applied a number of lessons-learned in implementing 5th cycle programs, which are summarized generally below. For an individual evaluation of each program, please see Appendix B.

- **Greater Specificity:** While priorities and existing programs were kept, the City has expanded implementation measures to include additional actions with specific objectives, timelines, and measurable goals.
- **Feasibility.** Programs were written to meet City goals and HCD requirements, but with feasibility in mind. The City strives to establish programs that are beneficial and feasible.
- **Placed-based.** While 5th cycle programs were citywide, 6th cycle programs include place-based strategies that commit the City to specific actions that target neighborhoods with the greatest needs, fair housing concerns, or constraints.

- **Infill/Missing Middle Housing.** While the previous Housing Element included a program to encourage infill development, the 6th Cycle Housing Element has expanded on this with the inclusion of an additional program to encourage and incentivize missing middle housing.
- **Homebuyer Assistance.** The updated Element continues to provide assistance to low- and moderate-income households through the successful Homebuyer Assistance Program.
- **Extremely Low-income Households.** Beyond the efforts of the previous Housing Element, the updated Element includes an additional program targeting extremely low-income households.
- **Targeted Rehabilitation Assistance.** The updated Element also provides place-based housing rehabilitation and community investment targeted on lower resourced census tracts. Through the program the City will pursue funds to assist property owners in the rehabilitation of substandard low-income rental housing and prioritize capital improvement projects in these tracts.
- **Fair Housing Goal, Policies, and Programs.** The City has expanded the Housing Element Policy Document with a new goal and associated policies and programs to maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination.

Demographic and Employment Trends

Understanding the current and projected population and employment trends is key to understanding the existing housing needs of Lompoc residents. This section examines the historic, existing, and projected population and employment trends in Lompoc and compares these trends to those of Santa Barbara County and surrounding cities to provide context to the greater region.

The analyses in this section primarily use data from the HCD Preapproved Data Package provided by the Santa Barbara County Association of Governments (SBCAG) that includes a compilation of data from various sources, including the decennial Census, American Community Survey (ACS), and U.S. Department of Finance (DOF).

Population Trends

Table H-2 shows the population growth of Lompoc between 2016 and 2021 with the city's 2010 population serving as a benchmark of current growth. Lompoc's population increased by approximately 1,500 persons between 2010 and 2016 then steadily declined between 2016 and 2020. According to population estimates from the DOF, Lompoc experienced a population decline of approximately 900 persons.

Table H-2 Population Growth Trends, 2016-2021, with 2010 Benchmark

| | 2010 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---------------|---------|---------|---------|---------|---------|---------|---------|
| Lompoc | 42,434 | 44,126 | 43,885 | 43,662 | 43,722 | 43,644 | 42,493 |
| Santa Maria | 99,553 | 104,493 | 105,786 | 106,233 | 106,673 | 107,205 | 107,445 |
| Santa Barbara | 88,410 | 92,877 | 92,663 | 92,759 | 92,927 | 93,225 | 93,055 |
| County Total | 423,895 | 445,341 | 447,174 | 449,049 | 449,795 | 450,511 | 441,172 |

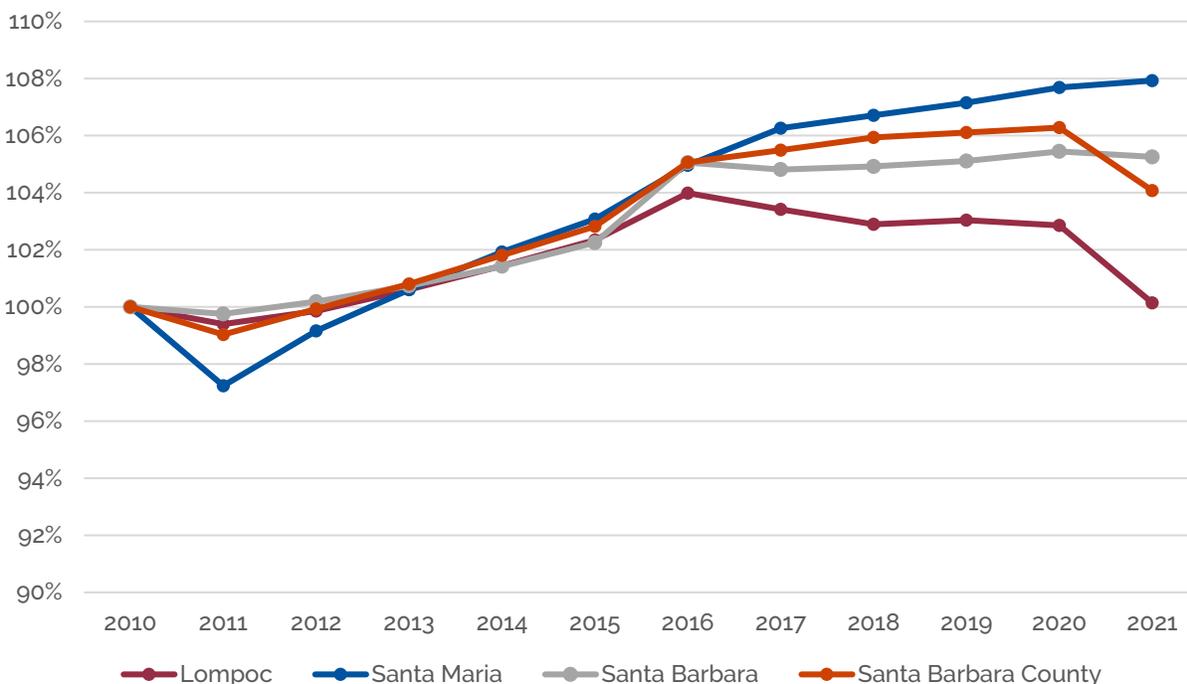
Source: SBCAG, HCD Pre-approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021.

Figure H-1 shows the population growth trends between 2010 and 2021 for Lompoc, Santa Maria, Santa Barbara, and Santa Barbara County. As shown, Lompoc's population increased through 2015, but decreased annually from 2016 to 2021. Similarly, Santa Barbara County and City of Santa Barbara saw population growth through 2015 that declined or leveled out

between 2016 and 2021. Conversely, Santa Maria has experienced population growth through 2021, although the rate of growth slowed between 2016 and 2021.

Between 2010 and 2015, Lompoc largely matched the growth patterns of surrounding jurisdictions. Since 2016, Lompoc experienced annual population decreases compared to other jurisdictions that have experienced continued population growth, though at slower rates, or neutral growth.

Figure H-1 Population Growth Since 2010, 2010-2021



Source: (For 2010, 2016-2021 data) SBCAG, HCD Pre-approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark. (For 2011-2015 data) US Census Bureau, American Community Survey 5-Year Tables, 2011-2015, Table DP05.

Population Projections

Table H-3 shows SBCAG's population projections through 2050 for Lompoc, Santa Maria, and Santa Barbara County. According to this forecast data, Lompoc is expected to gain approximately 4,400 persons between 2025 and 2050 (9.2 percent overall growth). This projection is similar to Santa Barbara County as a whole, which is projected to see a nine percent increase in population between 2025 and 2050. Conversely, Santa Maria is projected to see a significantly higher increase (about 17 percent) in population compared to Lompoc or the County by 2050.

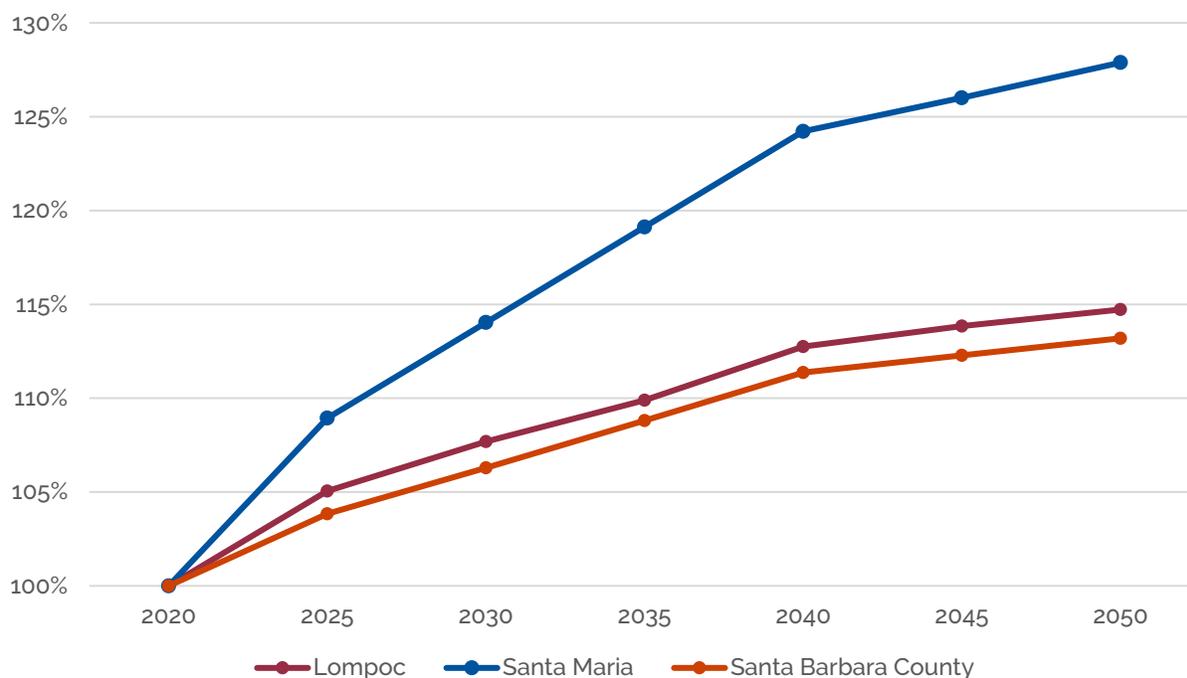
Table H-3 Population Projections, 2025-2050

| | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | Percent Change (2025-2050) |
|---------------------|---------|---------|---------|---------|---------|---------|----------------------------|
| Lompoc | 47,800 | 49,000 | 50,000 | 51,300 | 51,800 | 52,200 | +4,400, +9.2% |
| Santa Maria | 121,900 | 127,600 | 133,300 | 139,000 | 141,000 | 143,100 | +21,200, +17.4% |
| County Total | 478,600 | 489,900 | 501,500 | 513,300 | 517,500 | 521,700 | +43,100, +9.0% |

Source: Forecast 2050 October 2018 Draft, Santa Barbara County Association of Governments, Table 8.

As shown in Figure H-2, by 2030 Lompoc is projected to grow to approximately 108 percent of its 2020 population, which is comparable to projected growth for the county as a whole (106 percent). Santa Maria, however, is expected to have a more significant population growth than Lompoc and the County with its population reaching approximately 114 percent of its 2020 population by 2030.

Figure H-2 Population Projections from 2020, 2020-2050



Source: Forecast 2050 October 2018 Draft, Santa Barbara County Association of Governments, Table 8.

Age

Examining age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and accommodate one or two persons per household. A younger

population, however, may require a wider variety of housing unit types. These housing types may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

Lompoc's largest population groups consist of young adults aged 25 to 44 (28.7 percent) and school age children (21.6 percent). Lompoc's median age is 33 years old, which is the second youngest in Santa Barbara County behind the rapidly growing city of Santa Maria. Lompoc's relatively large affordable housing stock and variety of housing contrasts with the neighboring city of Solvang, which has a much older and affluent population with a median age of 46.

Following national trends, Lompoc has experienced an increasing senior population, indicating a need for additional special housing stock and supportive services. Compared to surrounding jurisdictions, Lompoc has a low college-age population (8.4 percent), possibly due to a lack of four-year institutions in or near city limits. Lompoc currently has one two-year community college, Allan Hancock College, located at the northern edge of the city and no four-year universities. The closest four-year universities are in Isla Vista and San Luis Obispo. There is also a University of La Verne satellite campus on the Vandenberg Space Force Base available to members of the military and their families, veterans, and civilian base employees.

Table H-4 Lompoc Population by Age, 2010-2020

| | 2010 | | 2020 | | Population Change 2010-2020 |
|-------------------------|---------|-------|---------|-------|-----------------------------|
| | Persons | % | Persons | % | |
| Preschool (Age <5) | 3,325 | 7.9% | 3,439 | 8.0% | +114, +3.4% |
| School Age (5-19) | 9,750 | 23.3% | 9,326 | 21.6% | -424, -4.3% |
| College Age (20-24) | 3,476 | 8.3% | 3,630 | 8.4% | +154, +4.4% |
| Young Adults (25-44) | 12,151 | 29.0% | 12,435 | 28.7% | +284, +2.3% |
| Older Adults (45-64) | 9,545 | 22.8% | 9,552 | 22.1% | +7, +<0.0% |
| Seniors (65+) | 3,617 | 8.6% | 4,850 | 11.2% | +1,233, +34.1% |
| Total Population | 41,864 | | 43,232 | | +0.8% |

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 ACS, Table DP05; U.S. Census Bureau, American Community Survey 5-Year Estimates Subject Tables, 2010, Table DP05

Race and Ethnicity

The racial and ethnic composition of a community may have implications for housing to the extent that different groups have different household characteristics, income levels, and

cultural backgrounds that affect their needs and preferences for housing. Table H-5 shows racial demographic trends from 2010 to 2020.

Hispanic/Latino residents represent the largest race/ethnic group in Lompoc, at 56.6 percent, which is a 19.3 percent increase from 2010. White (non-Hispanic/Latino) residents make up the second largest race/ethnic group in Lompoc, representing 31.7 percent of the total population, however, this is a decrease of 12.2 percent in from 2010.

Black and Native Hawaiian and Pacific Islander populations in Lompoc also saw a decline since 2010, whereas Asian and multi-racial populations increased slightly. No growth was seen among the American Indian and Alaska Native demographic.

Table H-5 Lompoc Population by Race and Ethnicity, 2010-2020

| | 2010 | | 2020 | | 2010-2021 |
|--------------------------------------|---------|-------|---------|-------|---------------------|
| | Persons | % | Persons | % | % Population Change |
| White (non-Hispanic/Latino) | 15,583 | 37.2% | 13,689 | 31.7% | -1,894, -12.2% |
| Black or African American | 2,645 | 6.3% | 1,888 | 4.4% | -757, -28.6% |
| American Indian and Alaska Native | 293 | 0.7% | 293 | 0.7% | +/-0, 0.0% |
| Asian | 1,486 | 3.5% | 1,518 | 3.5% | +32, +2.2% |
| Native Hawaiian and Pacific Islander | 185 | 0.4% | 135 | 0.3% | -50, -27.0% |
| Two or More Races | 1,103 | 2.6% | 1,193 | 2.8% | +90, +0.01% |
| Some Other Race | 46 | 0.1% | 19 | <0.1% | -27, -58.7% |
| Hispanic or Latino | 20,523 | 49.0% | 24,488 | 56.6% | +3,965, +19.3% |

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates Subject Tables, 2010, Table DP05; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2015-2019, Table DP05

Income

The median income in Lompoc was \$54,855 in 2019⁶. By comparison, this is lower than in the nearby city of Santa Maria and California, which had a median income of \$63,341 and \$75,235

⁶ Income information from the 2019 ACS 5-Year Estimates was used for consistency purposes as this was the source used in HCD's RHNA determination and SBCAG's RHNA Plan.

in 2019, respectively. About 60 percent of households in Lompoc have an income ranging from \$35,000 to \$149,999 with the largest percentage in the \$50,000-\$99,999 range.

Table H-6 Lompoc Income Household Income

| | Total Households | Families | Married Couple Families | Nonfamily Households |
|------------------------|------------------|----------|-------------------------|----------------------|
| Less than \$10,000 | 5.6% | 4.2% | 0.7% | 11.9% |
| \$10,000 to \$14,999 | 6.2% | 3.1% | 1.2% | 13.4% |
| \$15,000 to \$24,999 | 8.9% | 7.8% | 3.0% | 14.7% |
| \$25,000 to \$34,999 | 9.9% | 10.7% | 9.5% | 7.8% |
| \$35,000 to \$49,999 | 14.6% | 12.9% | 13.0% | 16.6% |
| \$50,000 to \$74,999 | 18.6% | 19.2% | 21.6% | 17.1% |
| \$75,000 to \$99,999 | 14.6% | 16.9% | 18.9% | 7.6% |
| \$100,000 to \$149,999 | 12.8% | 14.9% | 17.7% | 7.2% |
| \$150,000 to \$199,999 | 5.0% | 6.1% | 8.6% | 2.1% |
| \$200,000 or more | 3.8% | 4.2% | 5.8% | 1.6% |
| Total | 13,027 | 9,008 | 6,059 | 4,019 |
| Median income | \$54,855 | \$63,421 | \$76,009 | \$36,905 |

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, 2015-2019, Table S1901.

Employment Trends

Employment by Industry

o shows the types of occupations by industry held by residents in Lompoc and Santa Barbara County. The top five industry categories in Lompoc are educational services, and health care and social assistance (19.4 percent of jobs); arts, entertainment, and recreation, and accommodation and food services (14.6 percent); professional, scientific, and management, and administrative and waste management services (11 percent); retail trade (10.3 percent); and manufacturing (10.2 percent). These categories account for about 65.5 percent of employed Lompoc residents. Overall, Lompoc's distribution of jobs by industry is fairly similar to that of Santa Barbara County.

Table H-7 Employment by Industry

| | Lompoc | | Santa Barbara County | |
|--|---------------|---------------|----------------------|---------------|
| | Estimate | Percent | Estimate | Percent |
| Agriculture, forestry, fishing and hunting, mining | 1,105 | 6.4% | 19,435 | 9.0% |
| Construction | 1,021 | 5.9% | 12,302 | 6.0% |
| Manufacturing | 1,767 | 10.2% | 14,552 | 7.0% |
| Wholesale trade | 171 | 1.0% | 3,889 | 2.0% |
| Retail trade | 1,786 | 10.3% | 20,456 | 10% |
| Transportation and warehousing, and utilities | 605 | 3.5% | 6,484 | 3.0% |
| Information | 93 | 0.5% | 3,942 | 2.0% |
| Finance and insurance, and real estate and rental and leasing | 785 | 4.5% | 9,911 | 5.0% |
| Professional, scientific, and management, and administrative and waste management services | 1,912 | 11.0% | 25,849 | 12.0% |
| Educational services, and health care and social assistance | 3,435 | 19.8% | 49,462 | 23.0% |
| Arts, entertainment, and recreation, and accommodation and food services | 2,527 | 14.6% | 26,591 | 12.0% |
| Other services, except public administration | 985 | 5.7% | 11,823 | 6.0% |
| Public administration | 1,119 | 6.5% | 8,742 | 4.0% |
| Total Civilian Employed Population (16 years and over) | 17,311 | 100.0% | 213,438 | 100.0% |

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, 2015-2019, Table DP03; HCD Approved Data Package

Job Projections

Job projections serve as an important forecasting tool to help plan for future housing need to meet the demands of future residents who would prefer to live and work in Lompoc. Providing sufficient housing for people who are employed within the city helps to decrease commute times, which also helps decrease vehicle miles traveled (VMT) and can improve quality of life. Over the next 30 years, SBCAG forecasts a 21.4 percent job growth rate across the region between 2020 and 2050, with Lompoc gaining about 2,840 jobs. Between 2020 and 2030, the period that represents the current Housing Element planning cycle, Lompoc is projected to gain approximately 1,240 jobs.

Table H-8 Jobs Forecast, 2020-2050

| | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | Total Job Growth |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|------------------|
| Lompoc | 13,240 | 14,080 | 14,480 | 14,880 | 15,290 | 15,680 | 16,080 | +2,840 |
| Santa Barbara County | 231,150 | 245,900 | 252,710 | 259,710 | 266,900 | 273,710 | 280,700 | +49,550 |

Source: 2050 Forecast, SBCAG, 2019.

Major Employers

Lompoc's major employers are in the industry of government and related services, primarily due to the immense number of jobs available at Vandenberg Space Force Base and through local government agencies.

Lompoc and Vandenberg Space Force Base have been economically interdependent for decades. The Space Force Base has grown substantially in recent years, supplying approximately 15,071 jobs (up from 6,889 jobs in 2018), many of which are held by residents of Lompoc. The economic benefit of the Space Force Base to Lompoc is expected to continue in decades to come with increasing jobs in military technology and aerospace.

Another major employer in the region is Santa Barbara County Public Services. The County supplies approximately 4,600 administrative and government jobs. County offices are located in the city of Santa Barbara about 50 miles south of Lompoc.

Chumash Casino Resort, located in Santa Ynez, is another major employer for residents of Lompoc, providing 1,700 jobs in the casino complex, which features a hotel, restaurants, lounges, shopping, and a spa. Chumash Casino Resort supplies approximately 1,686 jobs, provides stable, year-round employment to hundreds of Lompoc residents.

Beyond Vandenberg Space Force Base, the County of Santa Barbara, and Chumash Casino Resort, Lompoc's major employers include many government entities, including Lompoc Unified School District, the Federal Correctional Complex, Alan Hancock College, the County of Santa Barbara, and the City of Lompoc. Table H-9 shows all major employers in Lompoc including industry, number of jobs, and location.

Table H-9 Major Employers in Lompoc

| Employer | Jobs | Industry | Location |
|--------------------------------------|---------|---------------|--|
| Vandenberg Space Force Base | 15,071, | Military | 747 Nebraska Ave, Vandenberg SFB, CA 93437 |
| Santa Barbara County Public Services | 4,600 | Government | 123 Anapamu St, Santa Barbara, CA |
| Chumash Casino Resort | 1,686 | Entertainment | 3400 SR 246, Santa Ynez |
| Allan Hancock College | 1,600 | Education | 1 Hancock Dr. |
| Lompoc Unified School District | 1,019 | Education | 1301 North A St |
| Lompoc Valley Medical Center | 625 | Medical | 1515 East Ocean Ave (SR 246) |
| City of Lompoc | 575 | Government | 100 Civic Center Plz |
| Federal Correctional Complex | 495 | Government | 3600 Guard Rd |
| Allan Hancock College | 1,600 | Education | 1 Hancock Dr |
| DenMat Holdings, LLC | 702 | Medical | 1017 W Central Ave |
| Walmart, Inc. | 300 | Retail | 701 W Central Ave |

Source: Lompoc Valley Chamber of Commerce, Lompoc Valley 2021 Community and Economic Profile, 2021.

Housing Conditions

The following section provides details on the existing household characteristics and housing stock conditions in Lompoc. Understanding the makeup of households (i.e., size, income, tenure) and the state of the housing market can provide insight into the appropriate type of housing needed by Lompoc residents.

Household Characteristics

Household characteristics, such as type and size, income levels, and the presence of special needs populations, determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Tenure

Household tenure, or the status of 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 the populace. Tenure can also be a determination of a city's affordability in terms of owning property. Table H-10 shows the existing household tenure of Lompoc compared to Santa Barbara County.

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 the Santa Barbara County, where 47.9 percent of households rent their homes and 52.1 percent own. Santa Maria has a more even split in the type of tenure where 50.3 percent of households rent their homes and 49.7 percent own. In comparing these three jurisdictions,

Table H-10 Existing Households by Tenure

| | Owner Occupied | | Renter Occupied | |
|----------------------|-----------------|-----------------|-----------------|-------------------|
| | # of Households | % of Households | # of Households | % of Municipality |
| Lompoc | 5,671 | 43.5% | 7,356 | 56.5% |
| Santa Maria | 13,841 | 49.7% | 14,027 | 50.3% |
| Santa Barbara County | 75,945 | 52.1% | 69,911 | 47.9% |

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25003.

Tenure Trends

Table H-11 shows household tenure trends in Lompoc between 2010 and 2022. Although the total number of households in Lompoc decreased by 2.9 during that time, owner occupied households decreased by 13.2 percent. Meanwhile, renter occupied units increased by 6.8 percent. As a result of this change, the difference between the ratio of owner and renter occupied units in Lompoc has increased by 10.4 percent, with a greater portion of total existing households renting their homes than in 2010. This suggests that it has become more expensive to own a home in Lompoc, household needs have shifted, or a combination of these factors.

Community Survey

When asked what types of housing is most needed in Lompoc, a majority of respondents indicated that rental units (of all types), affordable homes for purchase, and multifamily or workforce housing are needed. These results indicate that a lack of available units, generally, is an issue affecting the community.

Table H-11 Household Tenure Trends in Lompoc, 2010-2020

| | 2010 | | 2020 | | Growth | |
|------------------|-----------------|-----------------|-----------------|-------------------|-----------------|----------|
| | # of Households | % of Households | # of Households | % of Municipality | # of Households | % Change |
| Owner Occupied | 6,532 | 48.7% | 5,671 | 43.5% | -861 | -13.2% |
| Renter Occupied | 6,888 | 51.3% | 7,356 | 56.5% | +468 | +6.8% |
| Total Households | 13,420 | 100% | 13,027 | 100% | -393 | -2.9% |

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25003; U.S. Census Bureau, ACS 5-Year Estimates 2010, Table B25003

Household Size

Household size is a factor that can help inform the types of housing that may be in demand throughout the planning cycle. It can also signify possible overcrowding. Table H-12 shows the household size in Lompoc by tenure. As shown, a majority of total households in Lompoc consist of two to four persons. This is true for both renter and owner-occupied units in the city. A larger percentage of renter occupied units have large household sizes (21.3 percent) compared to owner occupied units (17.3 percent). Households with the householder living alone make up 25 percent of households in Lompoc, which is consistent for owner occupied units and renter occupied units (24.2 percent and 25.6 percent respectively).

Table H-12 Lompoc Household Size by Tenure

| Household Size | Owner Occupied | | Renter Occupied | | Total | |
|----------------|----------------|---------------|-----------------|---------------|---------------|-------------|
| | Number | Percent | Number | Percent | Number | Percent |
| Living alone | 1,372 | 24.2% | 1,886 | 25.6% | 3,258 | 25.0% |
| 2-4 persons | 3,313 | 58.4% | 3,904 | 53.1% | 7,217 | 55.4% |
| 5+ persons | 986 | 17.3% | 1,566 | 21.3% | 2,552 | 19.6% |
| Total | 5,671 | 100.0% | 7,356 | 100.0% | 13,027 | 100% |

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25009

Overcrowding

Overcrowding 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.⁷

As shown in 0, 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.

⁷ U.S. Census Bureau definition of overcrowding and severe overcrowding.

Table H-13 Overcrowded Households in Lompoc

| Household Tenure | Design Occupancy (1 OPR or less) | | Overcrowded (1.01 – 1.50 OPR) | | Severely Overcrowded (>1.50 OPR) | |
|------------------|----------------------------------|---------|-------------------------------|---------|----------------------------------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Owner Occupied | 5,208 | 91.8% | 345 | 6.1% | 118 | 2.1% |
| Renter Occupied | 5,988 | 81.4% | 1,093 | 14.9% | 275 | 3.7% |
| Total Households | 11,196 | 86.0% | 1,438 | 11.0% | 393 | 3.0% |

OPR = occupants per room

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25014

Overpayment

Since 2013, median home prices have increased greatly, making homeownership much less attainable to young professionals, middle class families, and lower-income families. As a result of these increases, residents across the country have been forced to pay for housing that is well beyond their means. The story is the same in Lompoc, with both renters and homebuyers facing a challenging housing market with low supply that pushes residents to choose any options available, even if they are suboptimal and/or more than a third of their monthly income.

Additionally, with Lompoc's rising senior population, senior households may be at more extreme risk of being affected by overpayment. With fixed incomes and low flexibility to provide cash immediately, seniors can easily become housing insecure with market rate changes (see Special Housing Needs).

Cost Burdened Homeowners

A household is considered cost burdened when the cost of housing (i.e., rent, mortgage payment) is greater than 30 percent of the Area Median Family Income (HAMFI)⁸, and severely cost burdened when the cost of housing is greater than or equal to 50 percent of the HAMFI. Cost burdened households are less likely to have savings and disposable income and are more at risk of homelessness. Although there is some cost burden for moderate-above moderate-income households, lower-income households make up about 67 percent of cost burdened households in Lompoc.

⁸ The cost burdened dataset used in this report comes from the U.S. Department of Housing and Urban Development (HUD) which uses custom HUD Area Median Family Income (HAMFI) figures based on 2013-2017 ACS income data to determine cost burden.

In 2021, about 26.3 percent of owner-occupied households in Lompoc were cost burdened and about 8.1 percent were severely cost burdened. This level of cost burden for owner-occupied units is slightly lower compared to Santa Barbara County and Santa Maria, a neighboring city to Lompoc.

Table H-14 Cost Burdened Owner-Occupied Units

| | Cost Burdened (Paying >30% of HAMFI) | | Severely Cost Burdened (Paying >50% of HAMFI) | |
|----------------------|---|---------------------------|--|---------------------------|
| | Number of Units | % of Owner-Occupied Units | Number of Units | % of Owner-Occupied Units |
| Lompoc | 1,530 | 26.3% | 470 | 8.1% |
| Santa Maria | 3,745 | 27.4% | 1,430 | 10.5% |
| Santa Barbara County | 22,150 | 29.3% | 9,780 | 13.0% |

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021.

Cost Burdened Renters

Comparatively, renters tend to experience cost burden at higher rates than homeowners. In Lompoc, 52.9 percent of renters are cost burdened, and 25.6 percent are severely cost burdened. This demonstrates a high demand for more affordable rental units in Lompoc to provide more housing options.

Table H-15 Cost Burdened Renter Occupied Units

| | Cost Burdened (Paying >30% of HAMFI) | | Severely Cost Burdened (Paying >50% of HAMFI) | |
|----------------------|---|----------------------------|--|----------------------------|
| | Number of Units | % of Renter Occupied Units | Number of Units | % of Renter Occupied Units |
| Lompoc | 4,050 | 52.9% | 1,960 | 25.6% |
| Santa Maria | 7,490 | 53.5% | 3,310 | 23.6% |
| Santa Barbara County | 36,420 | 52.5% | 18,945 | 27.3% |

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021.

Extremely Low-Income Households

Extremely low-income is defined as households with income less than 30 percent of the area median income. The area household median income in Santa Barbara County is \$82,850. For extremely low-income households, this results in an income of \$24,850 or less for a four-person household or \$17,400 or less for a one-person household. Households with extremely low-income have a variety of unique housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

In 2020, there were about 2,465 extremely low-income households in Lompoc, representing about 19 percent of all households in the city. Of these extremely low-income households, about 1,975 (80 percent) are cost burdened and 1,520 (about 61.7 percent) are severely cost burdened. Furthermore, about 81.5 percent of cost burdened, extremely low-income households are renters. Of severely cost burdened and extremely low-income households, about 84.5 percent are renters. Table H-16 and Table H-17 demonstrate the 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-16 Cost Burdened Households by Income Level and Housing Tenure

| | Lower Income | | | Moderate Income | Above Moderate Income | Percent of Lower Income Households Cost Burdened |
|----------------|----------------------|-----------------|------------|-----------------|-----------------------|--|
| | Extremely Low Income | Very Low Income | Low Income | | | |
| Owners | 365 | 270 | 400 | 195 | 300 | 47.8% |
| Renters | 1,610 | 1,215 | 900 | 250 | 75 | 70.9% |
| Total | 1,975 | 1,485 | 1,300 | 445 | 375 | 64.2% |

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Table H-17 Severely Cost Burdened Households by Income Level and Housing Tenure

| | Lower Income | | | Moderate Income | Above Moderate Income | Percent of Lower Income Households Severely Cost Burdened |
|--------------|----------------------|-----------------|------------|-----------------|-----------------------|---|
| | Extremely Low Income | Very Low Income | Low Income | | | |
| Owners | 235 | 160 | 45 | 30 | 0 | 20.3% |
| Renters | 1,285 | 500 | 175 | 0 | 0 | 37.3% |
| Total | 1,520 | 660 | 220 | 30 | 0 | 32.3% |

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Projected Needs

Lompoc's total RHNA for the 6th Cycle housing element is 2,248 units, of which 166 (7.4 percent) are to be for very low-income households. To calculate the projected housing needs for extremely low-income households, the City assumed 50 percent (83 units) of its very low-income regional need are extremely low-income households. This breakdown is shown in Table H-18. To address this projected housing need for extremely low-income households, the City will employ a detailed housing strategy including promoting a variety of housing types and providing direct assistance in support of housing. Additionally, the City has included Program H-A.25 incentivizing the development of extremely low-income units directly.

Table H-18 Projected Extremely Low-Income Housing Needs (RHNA)

| | Lower Income | | | Higher Income | | Total |
|----------------------|----------------------|-----------------|------------|-----------------|-----------------------|--------|
| | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Above Moderate Income | |
| Lompoc | 83 | 83 | 262 | 311 | 1,509 | 2,248 |
| Santa Barbara County | 5,799 | | 3,935 | 4,397 | 10,725 | 24,856 |

Source: SBCAG, HCD Pre-approved Data Package, California Department of Housing and Community Development.

Housing Stock Conditions

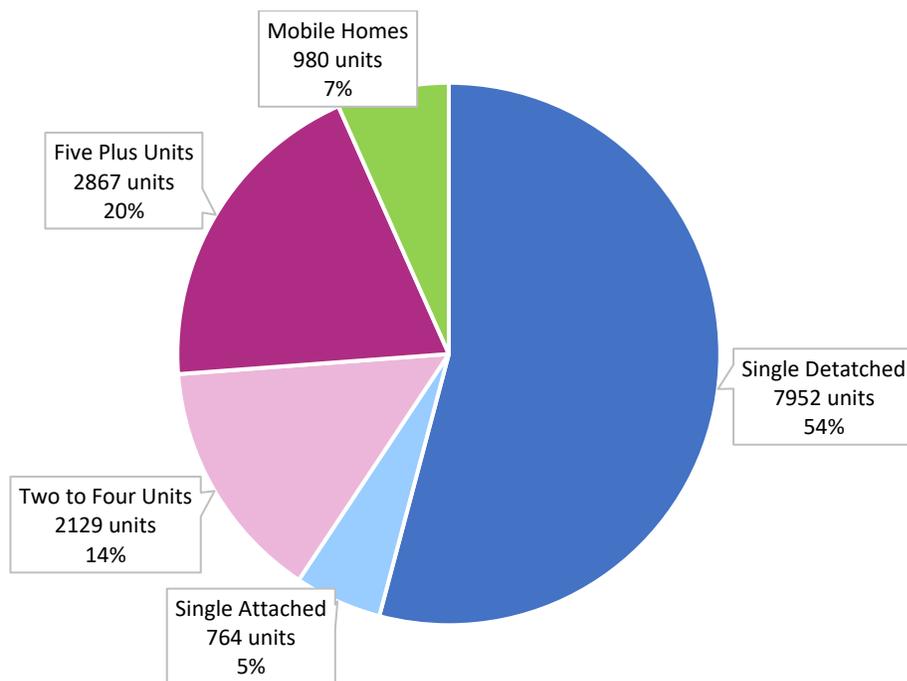
In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, residents are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters, and other multifamily housing types compatible in massing and scale with traditional single-family housing types. These housing types may provide more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Community Survey
 More than 66 percent of Housing Needs Survey respondents stated they would like to see more triplexes, four-plexes, and other missing middle housing in lower-density neighborhoods.

Housing Type

Figure H-3 provides a breakdown Lompoc's housing stock by type. In Lompoc, detached single-family homes are the most common housing type, making up about 54 percent of housing stock in 2021. By comparison, units in multifamily housing types comprise about 34 percent of the housing stock. Single-family attached (five percent) and mobile homes (seven percent) account housing types.

Figure H-3 Housing Stock by Type, 2021



Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, State of California, Department of Finance

Housing Growth

Table H-19 shows the change in housing stock in Lompoc between 2011 and 2021. During this time, the composition of the housing stock remained relatively unchanged with no category of housing type changing by more than two percent.

Table H-19 Housing Units by Type – Change Over Time, 2011-2021

| | 2011 | 2021 | Percent Change |
|--------------------|-------|-------|----------------|
| Single Detached | 7,810 | 7,952 | +1.8% |
| Single Attached | 762 | 764 | +0.3% |
| Two to Four Units | 2,122 | 2,129 | +0.3% |
| Five or More Units | 7,810 | 7,952 | +1.8% |
| Mobile Homes | 980 | 980 | 0.0% |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, State of California, Department of Finance

Vacancy Rate

Vacancy rate is defined as the share of housing units currently without a permanent occupant. It serves as an important measure of the availability of and demand for housing. A low level of vacancy indicates high demand for a limited supply, which can lead to higher housing costs. Lompoc's current vacancy rate is four percent, which is lower than the Santa Barbara countywide rate of 7.2 percent.

Table H-20 Occupancy Status

| | Units | Percent of Housing Units |
|------------------------|--------|--------------------------|
| Occupied Housing Units | 13,027 | 96.0% |
| Vacant Housing Units | 540 | 4.0% |
| Total Housing Units | 13,567 | 100.0% |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25002

The type of vacancy can provide insight into why units are vacant. Table H-21 shows a breakdown of Lompoc’s vacant units by type of vacancy. 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 Lompoc. 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.

Community Survey
 87 percent of Housing Needs Survey respondents ranked “few options for rent/sale” as one of the top three largest barriers to accessing housing in Lompoc.

Table H-21 Housing Stock by Type of Vacancy

| | Units | Percent of Vacant Housing Units |
|---|------------|---------------------------------|
| For rent | 389 | 72.0% |
| Rented, not occupied | 0 | 0.0% |
| For sale only | 0 | 0.0% |
| Sold, not occupied | 0 | 0.0% |
| For seasonal, recreational, or occasional use | 11 | 2.0% |
| For migrant workers | 0 | 0.0% |
| All other vacant units | 140 | 26.0% |
| Total Vacant Housing Units | 540 | 100.0% |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25002

Housing Age and Condition

Housing age 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 (i.e., electrical rewiring, updated plumbing, foundation work) to remain in good working order.

Table H-22 provides a breakdown of Lompoc's housing stock by year built. As of 2020, most of the existing housing units (about 75 percent) were constructed between 1950 and 1989. Most of the housing units in this time period were built in the 1960s and 1970s (about 5,554

units) when Lompoc experienced a major housing boom. Since 1990, only 2,363 housing units were constructed in Lompoc, accounting for only about 17 percent of the total housing stock. This means that around 83 percent of Lompoc's housing units are over 30 years old and periodic ongoing maintenance is critical to prevent significant deterioration of the existing housing supply.

Table H-22 Lompoc Housing Stock by Year Built

| Year Built | Units | Percent of Total Stock |
|-----------------------|---------------|------------------------|
| Built 2014 or later | 150 | 1.1% |
| Built 2010 to 2013 | 340 | 2.5% |
| Built 2000 to 2009 | 621 | 4.6% |
| Built 1990 to 1999 | 1,252 | 9.2% |
| Built 1980 to 1989 | 2,737 | 20.2% |
| Built 1970 to 1979 | 2,398 | 17.7% |
| Built 1960 to 1969 | 3,156 | 23.3% |
| Built 1950 to 1959 | 1,860 | 13.7% |
| Built 1940 to 1949 | 460 | 3.4% |
| Built 1939 or earlier | 593 | 4.4% |
| Total | 13,567 | |

Housing Replacement and Rehabilitation

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as attractive nuisances for children or in some cases centers for criminal activity. Severely deteriorated housing units can also decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

The most recent housing conditions survey conducted by the City occurred in 2003. The survey found that approximately four single-family units and six multifamily units were in need replacement, meaning these 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 these structures are in need of minor repair but are not considered to have major safety issues.⁹

State law (Government Code Section 65583(a)) requires jurisdictions to estimate the total number of substandard units (e.g. units in need of rehabilitation and replacement) to document housing stock conditions. As described above, Lompoc's most recent data on local housing stock conditions is from the 2003 Housing Conditions Survey. In the 20 years since this survey was conducted, the condition of housing units included, and excluded, from this survey may have changed and do not reflect the condition of the current housing stock. Program H-A.27 commits the City to completing a windshield survey of housing conditions in Lompoc to identify substandard units in the city.

Some refurbishment projects, especially major projects such as plumbing or electrical work, can create a significant cost for homeowners and can drive up the cost of rental properties. For lower income homeowners, these renovation projects may be unaffordable and can result in substandard housing conditions. The City of Lompoc helps fund the Emergency Repair Grant Program administered by Catholic Charities to offer financial assistance for housing rehabilitation needs of owners of mobile homes and single-family homes. The grant program is available to seniors and other low-income households. Program H-A.1 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

According to ACS data, as of 2020, the median home value in Lompoc was \$337,100. According to Zillow.com, however, the median home value in Lompoc has increased significantly since 2020 to \$539,760 as of September 2022, an increase from Zillow's reported median home value of \$380,568 in September 2020. Existing median market rate housing, as shown in Table H-23, suggests that the average household could afford a one-bedroom housing unit in Lompoc.

Community Voices

About 87 percent of Housing Needs Survey respondents ranked "cost of rent" as one of the top three barriers to accessing housing in Lompoc, with 50 percent ranking it as the number one barrier.

⁹ This data was sourced from the City of Lompoc's 2003 Housing Conditions Survey. It should be noted that units built after 1980 were not included in this survey as they were assumed to have satisfactory conditions since they were less than 20 years old at the time.

Table H-23 Current Median Market Rents, 2022

| Number of Bedrooms | Median Market Rent |
|-----------------------|--------------------|
| One Bedroom | \$800 |
| Two Bedroom | \$2,000 |
| Three Bedroom | \$2,800 |
| Four or More Bedrooms | \$3,275 |
| All Bedrooms | \$2,200 |

Source: Zillow.com

Affordable Housing at Risk of Conversion to Market Rate

Assisted Housing at Risk of Conversion

Assisted housing developments are multifamily housing developments that receive governmental assistance through various programs to provide affordable housing to low-income households. After a certain period of time, assisted housing units are at risk of being converted from affordable to market-rate housing due to termination of various government subsidy programs and/or restrictions on rental rates. These units are considered "at-risk" when they are planned to become market-rate housing within the next 10 years.

Government Code Section 65583 requires housing elements to identify and analyze units that are at risk of converting from affordable to market-rate during the next 10 years; estimate the total cost of replacing and preserving units at-risk; and include a list of entities with the capacity to acquire multifamily developments at-risk.

As shown in Table H-24 there are 19 assisted housing developments in Lompoc, one of which is at-risk of conversion to market rate housing in the next 10 years (Rainbow Plaza). If these units are not preserved or replaced, Lompoc will lose 31 affordable housing units by 2032. Rainbow Plaza provides affordable senior housing and is funded through HUD Section 202 Supportive Housing for the Elderly program. Program H-A.17 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.

Table H-24 Assisted Housing Developments At-Risk of Conversion

| Development Name | Number of Affordable Units | Number of Total Units | Affordability End Year | Risk Level |
|-------------------------------|----------------------------|-----------------------|------------------------|------------|
| Casa Serena Sr. Apartments. | 47 | 48 | 2049 | Low |
| West Creek Villas | 87 | 88 | 2054 | Low |
| Coastal Meadows | 39 | 40 | 2074 | Low |
| Woodstone Apartments | 202 | 204 | 2070 | Low |
| Homebase on G | 37 | 39 | 2054 | Low |
| Santa Rita Village | 35 | 36 | 2056 | Low |
| Cypress Court | 59 | 60 | 2067 | Low |
| Palm Grove Apartments | 39 | 40 | 2068 | Low |
| Lompoc Terrace (Site A) | 39 | 40 | 2068 | Low |
| Santa Rita Village II | 18 | 19 | 2068 | Low |
| Lompoc Gardens | 67 | 75 | 2069 | Low |
| Miller Plaza (Site A) | 66 | 68 | 2069 | Low |
| Parkside Garden Apartments | 47 | 48 | 2073 | Low |
| Kailani Village | 182 | 188 | 2052 | Low |
| Arbor Square | 125 | 126 | 2073 | Low |
| G & College Family Apartments | 34 | 35 | 2062 | Low |
| Rainbow Plaza | 31 | 31 | 2022 | Very High |
| Homekey SBC | 14 | 14 | 2075 | Low |
| Heritage II | 79 | 80 | 2068 | Low |

Source: SBCAG, HCD Pre-approved Data Package, California Housing Partnership Corporation.

Assessment of Conversion Risk

Despite the expiration of the deed-restriction, Rainbow Plaza currently (2023) continues to provide housing affordable to lower income households. The City is not aware of any plans by the property owner to convert these units to market rate, however, because the affordability end year has passed, the development is noted to be at very high risk of conversion in the table above. As of June 2023, the City has contacted the owner to evaluate the conversion risk-level and to encourage the preservation of the 31 affordable units in the development.

Cost of New Affordable Housing

According to a March 2020 study by the U.C. Berkeley Turner Center for Housing Innovation, low-income housing funded with Low Income Housing Tax Credit (LIHTC) nine percent tax credit funding (which includes many deed-restricted low-income properties) has an average cost of over \$500,000 per unit statewide. This is a staggering figure that reflects the increasing severity of the housing crisis. The report breaks down this figure into the variables associated with constructing low-income housing, such as location-related costs, development fees, and construction material costs. The report concludes that currently, material and labor costs are the primary source of rising costs for affordable housing development.

The report also presented information on the costs of construction by region, which influence the total cost of housing tremendously. The study inventoried 71 LIHTC nine percent new construction projects between 2008 and 2019 in the Central Coast region, which Lompoc is a part of. Considering contemporary projects, the study estimates that the current average price per square foot of LIHTC development in the Central Coast region is approximately \$500 per square foot. This valuation equates to nearly \$150,000 needed for the development of a 300 square foot studio, or \$475,000 for a 950 square foot two-bedroom apartment. Given these high costs of producing new affordable housing, the City is committed to preserving existing affordable units and promoting housing rehabilitation (see Programs H-A.17 and H-A.1, respectively).

Cost Comparison of Preservation and New Construction

With the high cost of development, the cost of preserving these units is much less than the cost of new construction. The area median income in Santa Barbara County is \$82,850. Based on this, a lower income household making 80 percent of the area median income can afford to pay \$24,855 for housing annually without a housing cost burden, which equates to \$2,071 per month. As shown in Table H-23, the median market rent for a three-bedroom unit in Lompoc is \$2,800 monthly. Based on the difference between the affordable rent and current market rate, the cost of preserving such a unit is approximately \$800 per month, or \$9,600 per year. Using this total, the cost of preserving the 31 units at Rainbow Plaza, identified as at high risk of conversion above, would be approximately \$297,600 per year.

Qualified Entities and Funding Sources

Table H-47 on page 2-152 lists affordable housing providers functioning in the city. Each of these providers are qualified agencies with the potential to assist or lead efforts to preserve affordable housing in Lompoc. Notably, the Housing Authority, which manages multiple senior housing properties in the region, is particularly qualified to assist with preservation of the Rainbow Plaza senior affordable complex. Similarly, the Lompoc Housing Assistance Corporation and Surf Development Company manage affordable senior developments in the community and may also be particularly qualified to assist with the preservation of Rainbow Plaza.

Funding sources for housing preservation efforts include, but are not limited to, the City of Lompoc Housing Trust Fund, Community Development Block Grant (CDBG) funding, and the Home Investment Partnership Program (HOME) program and County Home Consortium. Financial resources for affordable housing are discussed in detail in the Housing Resources section of this Housing Element.

Special Housing Needs

Seniors

Senior households typically have special housing needs due to three primary factors: fixed income, high health care costs, and physical disabilities. As shown in Table H-25, there are 3,015 households in Lompoc where the head of household is 65 years or older. Approximately 65.8 percent (1,983) of these householders live in owner-occupied units while the remaining 34.2 percent (1,032) are in renter-occupied units. Conversely, households in Lompoc headed by persons under the age of 65 are mostly renter-occupied units (63.2 percent).

Table H-25 Households by Tenure and Age

| | Households with Householder Age 15-64 | | Households with Householder Age 65+ | | Total Households | |
|-------------------------|---------------------------------------|------------------|-------------------------------------|------------------|----------------------|------------------|
| | Number of Households | Percent of Total | Number of Households | Percent of Total | Number of Households | Percent of Total |
| Owner Occupied | 3688 | 36.8% | 1983 | 65.8% | 5671 | 43.5% |
| Renter Occupied | 6324 | 63.2% | 1032 | 34.2% | 7356 | 56.5% |
| Total Households | 10012 | 100% | 3015 | 100% | 13027 | 100% |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates, Table B25007.

Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Further concerns arise with the

prevalence of single senior households, which face even more challenges with maintenance, safety, and health. In Lompoc, there are approximately 1,547 seniors living alone¹⁰. Additionally, because many seniors have fixed or limited incomes, they may have difficulty making monthly mortgage or rent payments.

A variety of services are required to meet the range of senior needs, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For seniors, or those with disabilities, housing with design features that accommodate disabilities can help ensure continued independent living. Senior housing with supportive services can also allow for increased independent living. According to the State Department of Social Services, Lompoc has one large licensed assisted living care facility with a resident capacity of 130, and three small licensed assisted living facilities with a combined resident capacity of 17. Many seniors are also able to live on their own without supportive services.

Resources for Senior Households

There are several senior service centers located in Lompoc providing a wide range of information and services to the community. Below is a detailed list of resources for senior households. The Housing Authority of Santa Barbara County provides additional resources on their website. These services include food resources, health and wellness centers, and financial assistance programs.

- **At Home Senior Services.** Located at 514 North H Street, committed to providing in-home care, personal care, and homemaking services for Lompoc residents.
- **Community Partners in Caring.** Located at 102 East Ocean Avenue, providing transportation services, in home visits, telephone reassurance programs, and shopping services to seniors.
- **Golden View Senior Services.** Located at 104 South C Street, providing senior care and companionship services to residents throughout Santa Barbara County. Golden View provides excellent references to their clients and offers free consultations.
- **Valley Haven Adult Day Program.** Located at 2800 Harris Grade Road, serving older adults and veterans with adult day care and social programs in a safe environment.
- **Meals on Wheels.** Located at 116 North I Street, providing a hot meal delivery service to seniors aged 60 years and older.
- **Family Service Agency.** Located at 101 South B Street, offering a range of services including the CalFresh nutrition meal program and caregiver services for seniors.

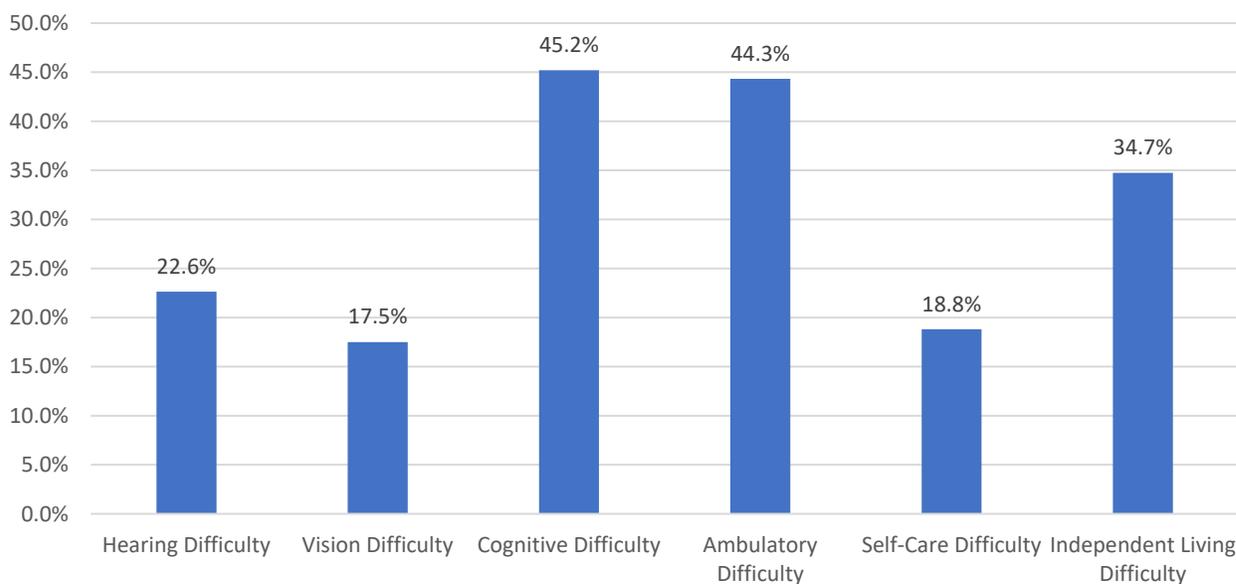
¹⁰ American Community Survey 5-Year Estimates, 2015-2019, Table B11010.

Persons with Disabilities

People with disabilities encompasses a broad group of individuals living with a variety of physical, cognitive, and sensory impairments. Many people with disabilities live on fixed incomes and need specialized care and often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing that offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs availability, particularly in a housing market with high demand. People with disabilities are at a high risk of housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Overall, about 5,354 ~~persons~~ individuals 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. Figure H-4 shows the presence of different disabilities among Lompoc residents with disabilities. The most common types of disability people have in Lompoc are cognitive difficulty, ambulatory difficulty, and independent living difficulty.

Figure H-4 Disability by Type



Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty has difficulty doing errands alone such as visiting a doctor's office or shopping. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019); Preapproved HCD Data Package, Table S1810.

People Living with Developmental Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their 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. Table H-26 contains data on people with developmental disabilities in the City. In Lompoc, of the population with a developmental disability, people under the age of 18 make up 50.8 percent, while adults account for 49.2 percent.

Table H-26 People with Developmental Disabilities by Age, Lompoc

| Age Group | Total |
|-------------------|------------|
| Under 18 | 296 |
| 18 Years or Older | 287 |
| Total | 583 |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and adult residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The most common living arrangement for individuals with disabilities in Lompoc is the home of a parent, family member, or guardian (Table H-27).

Table H-27 People with Developmental Disabilities by Place of Residence, Lompoc

| Residence Type | Total |
|--------------------------------|-------|
| Home of Parent/Family/Guardian | 481 |
| Foster/Family Home | <11 |
| Independent/Supported Living | 72 |
| Intermediate Care Facility | <11 |
| Community Care Facility | <11 |
| Other | <11 |

Source: SBCAG, HCD Pre-approved Data Package, California Department of Developmental Services, 2019.

Resources for People with Disabilities

There are two disability service centers located in Lompoc providing a wide range of information and services to the community. Below is a detailed list of resources for people with disabilities. The Housing Authority of Santa Barbara County provides additional resources on their website. These services include health and wellness centers and financial assistance programs for residents with special needs.

- **VCT Enterprises.** Located on North I Street, offering life skills instruction, job and career training, and employment to individuals with disabilities.
- **Lompoc Valley Medical Center.** Located at 1515 East Ocean Avenue, offering a range of family services including resources for people with disabilities.
- **Miracle-Ear Hearing Aid Center.** Located at 531 North H Street, providing examinations, hearing diagnoses, and hearing aid solutions to those with a hearing impairment.

Large Households

Large households are defined as having five or more persons residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community for large households. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. Table H-28 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. The housing needs of large households are typically met through larger units with five or more bedrooms, to prevent overcrowding. As shown in Table H-29, only 252 households occupy units with five or more bedrooms, accounting for about 1.9 percent of the total households. Furthermore, of renter-occupied units, only 0.4 percent of households occupy a housing unit with five or more bedrooms. As mentioned above, about 19.5 percent of households in Lompoc have five or more people, a majority of which are renters, suggesting that there are a number of large households in Lompoc occupying housing units with four or fewer bedrooms.

Table H-28 Household Size by Household Tenure

| | Owner Households | | Rental Households | | Total Households | |
|----------------------------------|------------------|------------------|----------------------|------------------|----------------------|------------------|
| | # of Households | Percent of Total | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 1 Person | 1,372 | 24.2% | 1,886 | 25.6% | 3,258 | 25.0% |
| 2-4 Persons | 3,313 | 58.4% | 3,904 | 53.1% | 7,217 | 55.4% |
| 5+ Persons (Large Households) | 986 | 17.4% | 1,566 | 21.3% | 2,552 | 19.5% |
| Total | 5,671 | - | 7,356 | - | 13,027 | - |

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates, Table B25009.

Table H-29 Household Tenure by Number of Bedrooms

| | Owner Occupied Units | | Renter Occupied Units | | Total Households | |
|-----------------------|----------------------|------------------|-----------------------|------------------|----------------------|------------------|
| | Number of Households | Percent of Total | Number of Households | Percent of Total | Number of Households | Percent of Total |
| 0 Bedroom (Studio) | 73 | 1.3% | 317 | 4.3% | 390 | 3.0% |
| 1 Bedroom | 182 | 3.2% | 1,451 | 19.7% | 1,633 | 12.5% |
| 2 Bedroom | 659 | 11.6% | 3,134 | 42.6% | 3,793 | 29.1% |
| 3 Bedroom | 3,088 | 54.5% | 1,866 | 25.4% | 4,954 | 38.0% |
| 4 Bedroom | 1,443 | 25.4% | 562 | 7.6% | 2,005 | 15.4% |
| 5 or More Bedrooms | 226 | 4.0% | 26 | 0.4% | 252 | 1.9% |
| Total | 5,671 | - | 7,356 | - | 13,027 | - |

Source: ACS 2015-2019 5 Year Estimates

To address overcrowding, communities can provide incentives to facilitate the development of multifamily 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. Finally, the development of ADUs presents a potential solution to overcrowding for homeowners with multigenerational or large families.

Resources for Large Households

There are a total of 2,552 large households (5 or more persons) in Lompoc, where 1,566 (61.4 percent) of these are renter-occupied households. Comparatively, there are 252 total housing units with 5 or more bedrooms, where 26 (10.3 percent) are rental units. This indicates a total gap of 2,300 large housing units, with a disproportionately smaller stock of large rental units. Further, there are a total of 2,257 units with four or more bedrooms, indicating that there is still a gap of 295 units when including four-bedroom units. These values indicate that over 90 percent of large households are overcrowded in Lompoc.

The Housing Authority of Santa Barbara County provides education, employment, financial, and nutrition resources and programs to Lompoc residents. Many of these resources such as afterschool programs, employment resource centers, and homeownership programs can be helpful to large households. The HASBARCO and Housing Choice Voucher Program aid low-income families in need of financial assistance. See the Community Resources section for more information.

Farmworkers

Farmworkers 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. These 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 these 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.

Resources for Farmworkers

People's Self-Help Housing provides a range of services including affordable income-based housing for farmworkers and their families. The organization also offers home buyer workshops, homeowner programs, and supportive housing programs that can further assist farmworkers seeking housing. People's Self-Help Housing is located on East Victoria Street in Santa Barbara and is the nearest farmworker resource to Lompoc residents. The Housing Authority of Santa Barbara County provides additional resources on their website. These services include food services, health and wellness centers, and financial assistance programs that may be of benefit to farmworkers.

Female-Headed Households

In Lompoc, 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, 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. In 2019, only 6.9 percent of married couples with children were below the poverty level, compared to 42.6 percent and 17.2 percent for single parent households as mentioned above. 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 family.

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 these 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.

Table H-30 Families by Household Type

| Household Type | Estimate | % of Total Householders | Households Below Poverty Level (% of Household Type) |
|---|----------|-------------------------|--|
| Female Headed Householder (no spouse present) | 1,842 | 20.4% | 667 (36.2%) |
| With Children | 1,462 | 16.23% | 637 (43.6%) |
| Without Children | 380 | 4.2% | 30 (7.9%) |
| Male Headed Householder (no spouse present) | 1,107 | 12.3% | 153 (13.8%) |
| With Children | 732 | 8.1% | 126 (17.2%) |
| Without Children | 375 | 4.2% | 27 (7.2%) |
| Married Couple | 6,059 | 67.3% | 323 (5.3%) |
| With Children | 3,414 | 37.9% | 235 (6.9%) |
| Without Children | 2,645 | 29.4% | 88 (3.3%) |
| Total Householders | 9,008 | 100% | 1,143 (12.7%) |

Source: American Community Survey 2015-2019, Table B17012

Resources for Female-Headed Households

The Housing Authority of Santa Barbara County provides education, employment, financial, and nutrition resources and programs to Lompoc residents. Many of these resources such as afterschool programs, employment resource centers, and homeownership programs can be helpful to female-headed households. The HASBARCO and Housing Choice Voucher Program aid low-income families in need of financial assistance. See the Community Resources section for more information.

Persons Experiencing Homelessness

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 themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

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 this PIT Count there are 290 people experiencing homelessness in Lompoc (up from 211 in 2020) accounting for approximately 14.8 percent of the countywide population experiencing homelessness. Of 290 persons, 94 are sheltered and 196 are unsheltered. The countywide PIT Survey found that of the people surveyed, 39 percent reported having a mental health disability, Thirty-one 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: 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 shows the homeless facilities in Lompoc. In total there are 178 beds/units available in the city, including 114 in emergency shelters.

Table H-31 Homeless Facilities in Lompoc

| Name of Facility | Facility Type | Number of Beds/Units |
|------------------|-----------------------------------|-----------------------------|
| Hope House | Permanent Supportive Housing | 3 |
| Harvey House | Permanent Supportive Housing | 1 (single-family residence) |
| Bridge House | Emergency Shelter | 90 beds + 18 pallet homes |
| Mark's House | Transitional Housing for families | 19 beds + 2 ADUs |
| Oak Street | Emergency Shelter for women | 6 |
| Homebase on G | Permanent Supportive Housing | 39 |

Note: All facilities are operated by Good Samaritan Shelter except for Homebase on G, which is operated by the Housing Authority of the County of Santa Barbara (HASBARCO)

Source: 2021 General Plan Annual Report, City of Lompoc; Good Samaritan Shelter; HASBARCO.

Resources for People Experiencing Homelessness

There are several emergency shelters and recovery centers located in Lompoc providing temporary shelter and mental health resources. Below is a detailed list of resources for people

experiencing homelessness. The Housing Authority of Santa Barbara County provides additional resources on their website. These services include food resources, health and wellness centers, and financial assistance programs. Additionally, the CalWORKs Housing Support Program (HSP) offers financial assistance to people experiencing homelessness. See the Community Resources section for more information.

- **Mark's House.** Located at 203 North N Street, providing emergency, transitional, and support services to people experiencing and recovering from homelessness. Mark's House has a capacity of 19 beds.
- **Catholic Charities Lompoc.** Located at 325 North Second Street, providing hunger and homeless prevention services for low-income families and individuals. Additional services included case management, financial assistance, material services, and individual and family counseling services.
- **Helping Hands of Lompoc.** Located at 513 North G Street, providing structured mental health services in a supportive environment.
- **Bridge House.** Located at 2025 Sweeney Road, committed to meeting the needs of homeless individuals and families. Services for emergency shelter residents include case management, laundry facilities, hot meals, and mental health services.

Housing Constraints

Governmental Constraints

Local government can directly influence housing production cost through land use controls, building codes, on and off-site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, and with government codes and enforcement. This section discusses each of these topics and identifies the governmental controls that may adversely affect housing production.

Land Use Controls

The Lompoc Zoning Code and 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.

Zoning Code

Title 17 of the Lompoc Zoning Code outlines both the residential and nonresidential zoning designations. Table H-32 provides a list of all the residential zoning districts as well as information on the rights and requirements associated with each district. Residential uses are permitted in the following zones: Residential Agriculture Zone (RA), Single-Family Residential Zone (R-1), Medium Density Residential Zone (R-2), High Density Residential Zone (R-3), Residential Mobile Home Park Zone (MH), Mixed Use Zone (MU), Old Town Commercial Zone (OTC), and H Street Overlay Zone (HSO).

Table H-32 Zoning Districts that Permit Residential Uses

| Residential Use | Zoning District | | | | | | | | |
|--|-----------------|--------|-------|-----|-----|-----|-----|-----|-----|
| | RA | 10-R-1 | 7-R-1 | R-2 | R-3 | MH | MU | OTC | HSO |
| Accessory Dwelling Unit | P | P | P | P | P | - | P | - | P |
| Emergency Shelter | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP |
| Family Day Care Home, Large | AUP | AUP | AUP | AUP | AUP | - | AUP | - | AUP |
| Family Day Care Home, Small | P | P | P | P | P | - | P | - | P |
| Home Occupation | AUP | AUP | AUP | AUP | AUP | AUP | AUP | AUP | AUP |
| Mobile Home Park | CUP | CUP | CUP | CUP | CUP | P | - | - | - |
| Multifamily Residential: Duplex | - | - | - | P | P | - | P | P | P |
| Multifamily Residential: Triplex/Four-Plex | - | - | - | MUP | P | - | P | P | P |
| Multifamily Residential >4 Units | | | | CUP | P | - | P | P | P |
| Residential Care Home (<7 people) | P | P | P | P | P | P | P | - | P |
| Residential Care Home (>6 people) | CUP | CUP | CUP | CUP | CUP | CUP | CUP | - | CUP |
| Single-Family Residential | P | P | P | P | CUP | - | P | - | - |
| Supportive Housing (<7 people) | P | P | P | P | P | P | P | P | P |
| Supportive Housing (>6 people) | CUP | CUP | CUP | CUP | CUP | CUP | P | P | P |
| Transitional Housing (<7 people) | P | P | P | P | P | P | P | - | - |
| Transitional Housing (>6 people) | CUP | CUP | CUP | CUP | CUP | CUP | P | - | - |
| Single Room Occupancy | - | - | - | - | - | - | CUP | CUP | - |
| Live/Work | - | - | - | - | - | - | - | P | - |

P = Permitted; CUP = Conditional Use Permit; MUP = Minor Use Permit; AUP = Administrative Use Permit; (-) = Not Permitted

Source: City of Lompoc Zoning Code, 2022.

In addition to types of allowed uses, zoning districts also have allowed densities in terms of dwelling units 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 Table H-33, the OTC and MU zoning districts has 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. These zoning districts are not exclusively for residential development, 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 multifamily developments (such as triplexes, four-plexes, and apartment buildings) by right.

The R-2 and R-3 zoning districts allow for medium to high density residential uses between 6.2 and 22 dwelling units per acre, appropriate for a variety of multifamily residential development (triplexes, four-plexes, and apartment buildings). The R-3 zoning district is the only exclusively residential zoning district that allows triplexes, four-plexes, and apartment buildings by right (see Table H-32 above). Developments with six or fewer residential units in the R-2, R-3, and MU zones are exempt from the requirement of Architectural Design and Site Development Review.

The R-1 zoning district accommodates single-family residential development. The R-1 zoning district is split into two different categories, 10-R-1 and 7-R-1 for the purposes of development standards in the Lompoc Zoning Code. The main difference is the minimum lot size (10,000 square feet for 10-R-1 and 7,000 square feet for 7-R-1). R-1 zoning districts allow a maximum density between 2.5 to 6.2 dwelling units per acre, depending on the applicable General Plan land use sub-category.

Table H-33 General Plan Density Standards by Residential Zoning District

| Residential Zoning District | General Plan Land Use Designation | Minimum Density (Dwelling Units per acre) | Maximum Density (Dwelling Units per acre) |
|-----------------------------|-----------------------------------|---|---|
| RA | Very Low Density Residential | No minimum | 2.2 du/acre |
| 10-R-1 | Low Density Residential | No minimum | 2.5 - 6.2 du/acre |
| 7-R-1 | Low Density Residential | No minimum | 2.5 - 6.2 du/acre |
| R-2 | Medium Density Residential | 6.2 du/acre | 14.5 du/acre |
| R-3 | High Density Residential | 14.5 du/acre | 22 du/acre |
| OTC | Old Town Commercial | 20 du/acre | 44 du/acre |
| MU | Mixed Use | 14.5 du/acre | 44 du/acre |

Source: City of Lompoc Zoning Code, 2022.

Table H-34 shows Lompoc's development standards for each residential zone. Development standards affect the size and appearance of structures by setting limits on structural elements such as lot area/width/depth, lot coverage, height, and setbacks. The maximum building height is 30 feet in R-1 and R-2 zones and 35 feet in RA and R-3 zones, comparable to similar zones in nearby Santa Maria. The height limit for MU and OTC zones is 45 feet. Setbacks, minimum lot areas, and landscaped area requirements, as described in Table H-34, are comparable to nearby jurisdictions and do not pose an undue constraint to housing development.

Table H-34 Residential Development Standards

| Development Standard | Zoning District | | | | | | | |
|------------------------------------|------------------------|---------------------|---------------------|---------------|---------------|---------------|------------------------|------------------------|
| | RA | 10-R-1 | 7-R-1 | R-2 | R-3 | MH | MU | OTC |
| Parcel Standards (feet) | | | | | | | | |
| Minimum Lot Area | 20,000 | 10,000 | 7,000 | 6,000 | 7,000 | 10 ac | 7,000 | 5,000 |
| Minimum Lot Width | 100 | 75 | 50 | 50 | 50 | - | 50 | 25 |
| Minimum Lot Depth | - | 90 | 90 | - | - | - | - | - |
| Setbacks (feet) | | | | | | | | |
| Front (min.) | 20 | 15 | 15 | 15 | 15 | - | - | - |
| Side-Interior | 10% of lot | 5 | 5 | 5 | 5 | - | - | - |
| Side – Street (min.) | 10 | 10 | 10 | 10 | 10 | - | - | - |
| Rear (min.) | 15 | 5-10 ⁽¹⁾ | 5-10 ⁽¹⁾ | 10 | 10 | - | 10 | 5 |
| Building Form Standards | | | | | | | | |
| Height (max.) – Primary Building | 35 feet ⁽²⁾ | 30 feet | 30 feet | 30 feet | 35 feet | - | 45 feet ⁽³⁾ | 45 feet ⁽³⁾ |
| Height (max.) – Accessory Building | 20 feet | 20 feet | 20 feet | 20 feet | 20 feet | - | 20 feet | 20 feet |
| Maximum Lot Coverage | - | 40% | 40 % | 50% | 60% | - | - | - |
| Landscaped Open Area (min.) | - | - | - | 300 s.f./unit | 250 s.f./unit | 250 s.f./unit | - | - |

⁽¹⁾Minimum rear setback depends on the number of building stories.

⁽²⁾Maximum height is 35 feet or two stories, whichever is less.

⁽³⁾Maximum height is 45 feet or three stories, whichever is less.

Source: Lompoc Zoning Code, 2022.

Impacts on Achieving Maximum Densities

Taken cumulatively, development standards have the potential to impact a developer's ability to achieve maximum densities allowed under the Zoning Code. Multifamily zones in the city include R-2, R-3, MU, and OTC. The bullets below identify the cumulative impact of development standards by zone.

- The R-2 zone allows for a maximum of 14.5 dwelling units per acre. The zone permits development up to 25-30 feet ~~(or two stories)~~, with modest front, rear, and side setbacks, and requires open space equating to 300 s.f. per unit and a maximum lot coverage of 50 percent. A one-acre parcel in the zone, built with 14 dwelling units would require 4,200 s.f. of open space, which is not calculated toward maximum lot coverage. The 50 percent lot coverage requirement allows for development on 21,780 s.f. within the example one-acre parcel, or approximately 1,555 s.f. per unit. Considering the maximum 50 percent lot coverage, development of such a parcel equates to 28 units per net acre. However, development at this density is difficult to achieve in two stories, as required in the zone. Program H-A.16 commits the city to increasing maximum lot coverage to 60 percent in the R-2 zone.
- The R-3 zone allows for a maximum of 22 dwelling units per acre. The zone permits development up to 25-35 feet ~~(or two stories)~~, with modest front, rear, and side setbacks, and requires an open space requirement of 250 s.f. per unit and a maximum lot coverage of 60 percent. A one-acre parcel in the zone, built with 22 dwelling units, would require 5,500 s.f. of open space, which is not calculated toward maximum lot coverage. The 60 percent lot coverage requirement allows for development on 26,136 s.f. within the example parcel, or approximately 1,188 s.f. per unit. Considering the maximum 60 percent lot coverage, development of such a parcel equates to 36 dwelling units per net acre. However, development at this density is extremely difficult to achieve in two stories, as required in the zone. Due to this constraint, Program H-A.16 commits the city to increasing maximum lot coverage to 70 percent and to allow three story development by increasing maximum height to 40 feet in the R-3 zone.
- The OTC zone allows for a maximum of 44 dwelling units per acre with a maximum height of three stories. The maximum floor area ratio (FAR) is 2.0 with up to 50 percent of floor area for residential uses. The zone does not impose requirements related to front or side setbacks, maximum lot coverage, or open space that limit the developable area of a parcel. Development at 44 dwelling units per acre is achievable difficult to achieve in three stories. Additionally, ~~o~~ On a one-acre parcel, ~~however,~~ a maximum residential FAR of 1.0 equates to 990 s.f. per unit, which may not be achievable unless the residential units are quite small. Based on this analysis, the three-story height limit and maximum FAR for residential uses in the OTC zone poses a potential constraints to achieving maximum density in the zone. Program H-A.16

commits the City to revising standards for the OTC zone to allow four stories and a residential use mix of up to 75 percent ~~75 percent residential floor area.~~

- The MU zone allows for a maximum of 44 dwelling units per acre with a maximum height of three stories. While 100 percent residential uses are allowed in the zone, for projects with a mix of uses, the maximum FAR is 1.0 but residential uses are limited to 25 to 50 percent of floor area. The zone does not impose requirements related to front or side setbacks, maximum lot coverage, or open space that limit the developable area of a parcel. Development at ~~44~~5 dwelling units per acre is difficult to achieve ~~achievable~~ in three stories. Additionally, o~~o~~n a one-acre parcel, a mixed-use development built with 44 units and a residential FAR of 0.5 equates to less than 500 s.f. per unit, which is not achievable unless the residential units are SRO units. Based on this analysis, the maximum number of stories and maximum FAR for residential uses in the MU zone poses potential ~~a~~ constraints to achieving maximum density in the zone. Program H-A.16 commits the City to revising development standards for the MU zone to allow four-story development, mixed use projects to include up to 75 percent residential floor area, and a maximum FAR of 1.5 for residential uses.

Parking Requirements

Residential parking requirements vary based on the residential use and number of units. Parking requirements for residential development in Lompoc, are shown in Table H-35. Parking requirements for multifamily residential uses are modest, including one space per unit for studios and one-bedroom units (including single family units less than or equal to 900 square feet) and two spaces per unit for units with two or more bedrooms. These requirements are similar, or in some cases are reduced, to the City of Santa Maria's parking requirements. In Santa Maria, single-family and multifamily residential units require two parking spaces per unit, SROs require one space for every four units, family care facilities require one space for each staff member plus one space for each five children, and residential care homes of seven or more persons require one space for every three beds and one space for each employee. At least half of the parking stalls in multifamily developments must be covered. While this requirement adds costs to the development of multifamily housing types, the requirement has not been identified as a constraint to development by local stakeholders or the development community. Additionally, the City has approved development applications for multifamily and affordable multifamily projects that meet this requirement.

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 described below. Parking requirements for transitional and supportive housing, as well as residential care facilities, constrain the development of these housing types. Program H-A.8 commits the City to reducing parking requirements for these uses to align with those of residential uses in the same zone.

Table H-35 Parking Requirements by Residential Use

| Residential Use | Number of parking spaces required |
|---|--|
| Accessory Dwelling Unit or Junior Accessory Dwelling Unit | No parking required. ⁽¹⁾ |
| Caretaker's Unit | 1 off-street parking space |
| Emergency Shelter | 1 space per 10 beds + 1 space for each employee |
| Family Day Care Home, Large | Same as underlying residential use + 1 space for each employee who does not reside on the premise and requires a parking space |
| Family Day Care Home, Small | Same as underlying residential use |
| Mobile Home Park | 2 spaces per unit + one guest space for each 25 units |
| Multifamily Residential | 1 space for each studio or 1-bedroom unit 2 spaces per unit for units with more than one bedroom 50% of spaces must be covered |
| Residential Care Home (six or fewer people) | 2 spaces per unit |
| Residential Care Home (seven or more people) | 1 space per 3 beds + 1 space per employee on the largest shift |
| Single-Family Residential | 2 covered spaces per dwelling unit >900 square feet 1 covered space per dwelling unit 900 square feet or less |
| Supportive Housing (six or fewer people) | 1 space per 2 units |
| Supportive Housing (seven or more people) | |
| Transitional Housing (six or fewer people) | 1 space per 2 units |
| Transitional Housing (seven or more people) | |
| Single Room Occupancy | 1 space for each 2 bedrooms |
| Live/Work | 1.5 spaces per unit |

(1) Parking requirements are exempt if: the ADU is one-half mile from transit; the ADU is part of an existing primary or accessory structure; on-street parking permits are required but not offered to the occupant of the ADU; or when there is a car share location within one block of the ADU.

Source: City of Lompoc Zoning Code

Parking Reductions

Parking reductions can help incentivize certain types of developments or modes of transportation that benefit the community, while reducing costs to developers. The Lompoc Zoning Code provides for parking reductions to the required on-site parking spaces for development projects that comply with the following criteria with the condition that (1) the cumulative parking reduction does not exceed 50 percent and (2) multifamily residential developments provide at least one parking space per unit.

- **Mixed-Use Parking:** The review authority may reduce the parking requirement on such a parcel by up to 20 percent to incentivize mixed use projects.
- **Proximity to Transit:** A parking reduction of up to 10 percent can be approved for any use within an eighth of a mile of a transit stop.
- **Off-Site Parking:** A reduction of up to 25 percent of on-site parking may be approved with a Minor Use Permit provided the number of spaces that is eliminated as an on-site requirement is provided through off-site parking. A reduction of up to 50 percent of on-site parking may be approved through a Conditional Use. Off-site parking must be located within 300 feet of the property.
- **Bicycle Parking.** For every 10 required bicycle parking stalls provided, a reduction of one required automobile parking space is allowed with a maximum of 15 percent of the required automobile parking spaces. This maximum is increased to a 25 percent reduction in the Old Town Commercial Zone and the H Street Overlay Zone.
- **Motorcycle Parking:** Projects that provide more motorcycle spaces than required are allowed a reduction of one automobile space for every four motorcycle spaces, up to a 10 percent total automobile space reduction.
- **On-Street Parking.** On-street parking spaces may count toward required non-residential parking standards if the on-street parking is adjoining the lot. In the Special Event Overlay Zone, on-street parking spaces adjacent to the lot can also count towards required non-residential parking spaces.
- **Further Reductions Justified by a Parking Study.** Additional reductions to required parking spaces may be approved if a parking study demonstrates that fewer parking spaces are necessary.

SB 330

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. The goal of SB 330 is to create certainty in the development of

housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing.

SB 330 creates a new vesting process for discretionary housing projects during the five-year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.

Although the City of Lompoc has adopted a preliminary application checklist in response to SB 330, the City has not codified a ministerial process in its Zoning Code in compliance with SB 330. Program H-A.8 commits the City to update the Municipal Code to comply with the requirements in SB 330, including, but not limited to, provisions regarding the review of housing development projects and provisions regarding downzoning and housing development moratoria.

Processing and Permit Procedures

The City works diligently to process permits quickly and minimize associated costs for developers. The residential development review process begins with the filing of a preliminary map or full conceptual plan set for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place, all of which require some form of administrative process and various amounts of time.

The Community Development Department is the lead agency in processing and approving discretionary residential development applications. Processing time varies from a few weeks to several months depending on the proposed project and its conformance with the General Plan and Zoning Code. Table H-36 shows the various permits and approvals that may be required for residential development in Lompoc as well as timelines and the approving body. The typical process time for a building permit on a single-family residential development is 30 business days for the first submittal and 15 business days for the second submittal. For a multifamily residential development, the typical processing time for a building permit is 40 business days for the first submittal and 20 business days for the second submittal. These processing times may be extended if additional planning permits are required beyond a building permit (see Table H-36 below).

Table H-36 Timelines for Residential Permit Procedures and Approving Body

| Type of Approval or Permit | Typical Processing Time ⁽¹⁾ | Approving Body |
|--|--|--------------------------------|
| Administrative Use Permit (AUP) | 8 weeks | Community Development Director |
| Conditional Use Permit (CUP) | 2-3 months | Planning Commission |
| Minor Use Permit (MUP) | 2 months | Community Development Director |
| Building Permit | 45 business days (single-family residential) 60 business days (multifamily residential) | Community Development Director |
| Minor Architectural Design and Site Development Review | 3-4 months | Community Development Director |
| Major Architectural Design and Site Development Review | 4-6 months | Planning Commission |
| Minor Modification | 4 weeks | Community Development Director |
| Zoning Code Amendment | 4-6 months | City Council |
| Zoning Map Amendment | 4-6 months | City Council |
| General Plan Amendment | 4-6 months | City Council |

(1) All applications undergo a completeness review after submittal, and the applicant is notified within 30 days whether their application is complete or incomplete.

Administrative Use Permit (AUP)

The Lompoc Zoning Code states that an AUP may be required for land use activities that may be desirable in the applicable zone and compatible with adjacent land uses but effects on a site and its surroundings cannot be determined before being proposed in a specific location. An AUP is approved by the Community Development Director, with no required noticing or public hearing to make a final decision. An AUP typically requires applicants to submit an application and plan set. The AUP application is formatted as a checklist and requests information regarding the proposed uses and any specialized equipment or materials that will be present on the property as a result. Generally, the AUP process takes approximately 8 weeks.

An AUP can be approved if the proposed use is consistent with the General Plan, any applicable specific plan, and any applicable sections of the Zoning Code. Additionally, the proposed use and resulting activities must not have a detrimental effect on the public's health

and safety or materially injurious to properties or improvements in the surrounding area. Standard conditions of approval for a Home Occupation AUP include:

- Use must be located entirely within a residence.
- No use of materials or mechanical equipment that are not part of a normal household or hobby uses.
- No customers of the business or sales of products on the premises
- No use of commercial vehicles for delivery of materials.
- No storage of materials or supplies related to the business outside the residence.
- No signs displayed in connection with the home occupation on the building.
- Appearance of the dwelling is not altered to identify the business and change the residential character of the existing neighborhood.
- No use of utilities or community facilities beyond the normal use of the property for residential purposes.

Impacts to Approval Certainty

AUPs are reviewed and approved quickly through an administrative process and findings are clear and easily understood. The process works to expand uses allowed by zoning, while only causing minimal delay in approval timing of approximately eight weeks.

Minor Use Permit (MUP)

Similar to a CUP, a MUP is required when the proposed use and activities within a zone require more discretionary review and possible conditions to development to mitigate any negative effects. A MUP is approved by the Community Development Director and requires noticing. A public hearing is required if requested in writing by any interested parties.

A MUP can be approved if it is found that the proposed use is consistent with the General Plan and any applicable specific plan, compatible with the applicable zone; is not detrimental to public health and safety; and the design, location, size, and other architectural styles is compatible with existing land uses, buildings, and structures in the surrounding area. The subject site must also be physically suitable in terms of design, location, operating characteristics, shape, size, topography, have emergency vehicle access, and access to public services, utilities and adequate roadways. Additionally, if a new development is proposed, the proposed development will:

- Have an architectural style that is compatible with the character of the surrounding area;
- Use colors, materials, and composition compatible with neighboring visible structures

Conditional Use Permit (CUP)

A CUP is required when the proposed use and activities within a zone require more discretionary review (public hearing) and possible conditions applied to a development to mitigate any negative effects. A CUP is approved by the Planning Commission and requires public notice and a public hearing. To apply for a CUP applicants must submit a general application form, a detailed architectural site plan, building elevations, a landscape plan, an engineering site plan, a street and utility plan, and storm water infiltration design. The CUP process takes approximately 2-3 months (depending on level of environmental review).

A CUP can be approved if it is found that the proposed use is consistent with the General Plan and any applicable specific plan, compatible with the applicable zone; is not detrimental to public health and safety; and the design, location, size, and other architectural styles is compatible with existing land uses, buildings, and structures in the surrounding area. The subject site must also be physically suitable in terms of design, location, operating characteristics, shape, size, topography, have emergency vehicle access, and access to public services, [utilities](#)[utilities](#), and adequate roadways. Additionally, if a new development is proposed, the proposed development will:

- Have an architectural style that is compatible with the character of the surrounding area;
- Use colors, materials, and composition compatible with neighboring visible structures

Architectural Design and Site Development Review (DR)

An DR application/permit is required for all new buildings or structures and additions or alterations to existing structures to promote orderly, aesthetically, and environmentally pleasing development. The following developments are exempt from the DR permit requirement: single-family homes in R-1; projects with less than seven residential units in R-2, R-3, and MU zones; ADUs; floor area additions within an existing building envelop; additions to existing buildings that will not increase floor area by more than 2,500 square feet; and alterations or improvements to buildings to meet Federal and State requirements to accommodate persons with disabilities.

There are two types of Architectural Design and Site Development Reviews: Major and Minor. A Major is required when any of the following apply to the project, all other non-exempt projects require a Minor review:

- New construction or additions of 2,500 square feet or more; or
- New construction with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue; or
- Major façade improvements on the streets specified above.

Minor reviews are approved by the Community Development Director with no required noticing or public hearing. Major reviews are approved by the Planning Commission and require both noticing and a public hearing. To apply for a DR permit, an applicant must submit a construction schedule, and a full plan set that includes detailed architectural site plan, floor plans, elevations, landscaping plan, and an engineering site plan.

Both major and minor reviews can be approved if the proposed development is consistent with the General Plan, any applicable specific plan, and all applicable standards of the Zoning Code; is not detrimental to public health, safety, or general welfare; complies with applicable design guidelines; has an appropriate relationship to surrounding development and land use (including topographic and other physical characteristics of the land); and is compatible with surrounding architectural style and character to avoid repetition of identical design where not desired and ensure compatibility in design where desired. The City has adopted Architectural Review Guidelines that provides clear standards for architectural design to improve and shorten the architectural review process.

The Architectural Review process does not act as a constraint to the development of affordable housing because: (i) the Architectural Review is used to guide the development in the City of Lompoc, the guidelines are based on recognized principles of design, planning, and aesthetics, and they follow written policies that are published in the City's "Architectural Review Guidelines" booklet; (ii) the architectural guidelines explain why the City requires architectural review and what the benefits are, and provide clear standards which will improve and quicken the architectural review process; (iii) the City encourages creative design and new ideas in the use of building Materials; and (v) and innovative construction methods, provided what is proposed falls within the City's guidelines; (iv) a stated goal of architectural review is development that not only is well designed, but also fits in Lompoc, with projects that strike a balance between the developer's preference and the public interest; (v) projects which are acted upon by the City Planning manager are required by Lompoc City Code to be approved, conditionally approved, or disapproved within ten (10) working days of the date of receipt of a complete application; (vi) projects which are acted upon by the Planning Commission are required by Lompoc City Code to be approved, conditionally approved, or disapproved within thirty (30) working days of the date of receipt of a complete application and after consideration by the Planning Commission during a regularly scheduled meeting; (vii) Planning Commission meetings are held at least once a month for regularly scheduled meetings and more often as determined necessary; (viii) the City's Development Review application packet provides clear direction on submittal requirements and on the process and standards for review; and (ix) the Architectural Review Guidelines relating to all design and development within the City of Lompoc are on file in the office of the City Clerk, at the Community Development Department Planning Division public counter and are available online on the City's website. In conclusion, the Architectural Review process does not add significant time or delay to the approval of projects.

Impacts to Development Certainty

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. The guidelines, however, propose specific suggestions related to massing, consistency within the chosen architectural style, and reducing the prominence of upper floors. City staff indicates that no recent residential multifamily projects have been denied based on neighborhood compatibility findings. Additionally, Planning Commission comments related to potential compatibility issues are clearly expressed to applicants and do not necessitate additional hearings to resolve. During stakeholder interviews, developers identified State and local building codes as a potential constraint due to the time involved in achieving compliance, but did not express that the City's design review or use permit processes were a constraint to housing.

Minor Modifications

A Minor Modification is required when there is a proposed minor deviation from the Zoning Code standards but does not make any changes to the permitted use. The Community Development Director approves Minor Modifications on a case-by-case basis with a maximum modification of 20 percent to any measurable standard in the Zoning Code. No noticing or public hearings are required for approval.

Building Codes and Enforcement

As of January 1, 2023, the City adopted and adheres to the 2022 California Code as a standard for development within the City. The California Code includes the California Building Code, Mechanical Code, Plumbing Code, California Electric Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, and Uniform Fire Code. This code has been adopted in order to prevent unsafe or hazardous building conditions. In some instances, the City's Zoning Ordinance supersedes the California Code of Regulations; however, the changes are minor in nature.

The City's code enforcement process is complaint driven. The City website includes a page dedicated to code enforcement that includes information and web-based Citizen Concern Form that can be used to notify the City of code violations, substandard living conditions, and nuisance issues. The City responds quickly to reported issues. Common code violations include substandard housing and unsafe buildings, illegal dwellings, unpermitted building or remodeling, and unpermitted garage conversions. Cases involving an immediate threat to public health and safety receive priority attention. Following an enforcement action, City staff works with property owners to provide timely information on violations and necessary corrections.

The City's Building codes are typical and enforcement does not act as a constraint to the construction or rehabilitation of housing. A review of the City's amendments to the uniform codes indicates they have no substantial impact on the cost of residential development. Lompoc's amendments to the State Building Code standards are primarily procedural and administrative.

On and Off-Site Improvement Requirements

Requiring developers to make site improvements, pay fees toward infrastructure costs, and pay for additional public services can increase the cost of housing and impact the affordability of the homes. However, these minimum requisite site improvements are necessary to maintain the quality of life desired by City residents and to ensure that public services and facilities are in place at the time of need. Costs associated with site improvements described below are not an undue constraint on housing production.

Subdivisions

Land divisions are reviewed in accordance with Title 16 and site improvements cover a range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. Lompoc requires that subdivisions include improvements including street improvements, utilities, drainage facilities, stormwater improvements, sewer extensions, erosion control, street trees, planting, right-of-way dedication, and other provisions for public safety, health, and general welfare, both within the subdivision and off the site. Subdivision level improvement standards include:

- Curbs: 6 inches wide, 6 inches high
- Gutters: 18 inches wide
- 2-Lane Local Streets (Residential): 40 feet wide (curb face to curb face) plus sidewalk

Streets and Sidewalks

To mitigate increased pedestrian and vehicular traffic due to new development, including residential development, the City requires the dedication and construction of street and sidewalk improvements as a condition of the issuance of a building permit. Street and sidewalk dedications and improvements are required when the property is next to a street that does not meet the minimum right of way requirements outlined in the General Plan Circulation Element. Developers are not required to dedicate more than the equivalent of 25 percent of the project property area to street and sidewalk improvements.

Water

The City requires proposed projects with a demonstrated impact on the water demand to participate in and provide water conservation measures and remedies to offset increased

water usage. These remedies can include water efficient design or a water retrofit fee. Projects located in the Old Town Commercial Zone are not subject to these requirements to encourage and incentivize development in this zone.

Park Dedications

The City requires that any proposed residential subdivision ~~to~~ dedicate land or pay fees to develop new neighborhood parks or rehabilitate existing parks to serve the subdivision. These requirements are meant to help mitigate the shortage of parkland and recreational opportunities in and near residential subdivisions.

Landscaping

All new developments require a landscaping plan that complies with the requirements of ~~state's~~[the state's](#) Model Water Efficient Landscape Ordinance (WELO) and drought resistant landscaping as outlined in the Zoning Code. All residential zones require 30 percent landscaping coverage, with the Mixed Use zone and Old Town Commercial zone requiring 10 percent and five percent coverage respectively.

Fees and Exactions

The City collects various fees to cover the costs of processing permits. These include fees for planning and zoning approvals, subdivision map act approvals, environmental review, engineering plan check services and building permits, among others. The City's development fees are a flat fee and are comparable to other neighboring jurisdictions. Land development within the City is also subject to impact fees in order to defray the cost of water treatment, police protection, fire protection, and street maintenance. Water and wastewater impact fees for multifamily and mobile homes are calculated based on meter size, while all other fees are flat rates. Table H-37~~e~~ summarizes the major planning fees collected by the City and compares total fees to overall construction costs. As shown on the table below, fees for typical developments represent approximately 12.5 percent of the total cost of a single-family home and 13.0 percent of the total cost of a multifamily unit.

Table H-37 Lompoc Permit Processing Fees

| Fee Type | Fee amount | | | | |
|---|--|--|-------------------|-----------------|---------------------|
| Administrative Use Permit (AUP) | \$360 + \$1,000 Deposit | | | | |
| Conditional Use Permit (CUP) | Actual Cost (\$495 + \$2,000 Deposit) | | | | |
| Minor Use Permit (MUP) | Actual Cost (\$360 + \$1,000 Deposit) | | | | |
| Land Use Clearance (Ministerial Approval) | \$50 | | | | |
| Architectural Review | \$2,790 | | | | |
| Design Review (Site Plan/Building Plan) | Actual Cost (\$435 + \$3,000 Deposit) | | | | |
| Minor Modification | \$90 | | | | |
| Zoning Code Amendment | Actual Cost (\$5,000 Deposit) | | | | |
| Zoning Map Amendment | Actual Cost (\$5,000 Deposit) | | | | |
| General Plan Amendment | Actual Cost (\$5,000 Deposit) | | | | |
| Environmental Categorical Exemption | \$55 | | | | |
| Negative Declaration | Actual Cost | | | | |
| Environmental Impact Report | Actual Cost (\$5,000 Deposit) | | | | |
| Fire Review (subdivision housing project, use permits & review services) | \$99 | | | | |
| Engineering Review | Actual Cost (\$1,000 Deposit) | | | | |
| Building Review | Actual Cost (\$1,000 Deposit) | | | | |
| Impact Fees | | | | | |
| Development Type | Water | Wastewater | Police Facilities | Fire Facilities | Street Improvements |
| Residential-Single Family | \$4,565 | \$4,542 | \$325 | \$294 | \$3,636 |
| Residential-Duplex/Multifamily | \$4,565-\$48,849 depending on meter size | \$4,542-\$48,603 depending on meter size | \$540 | \$120 | \$2,545 |
| Residential-Mobile Home | \$4,565-\$48,849 depending on meter size | \$4,542-\$48,603 depending on meter size | \$325 | \$137 | \$2,181 |
| Proportion of Fee in Overall Development Cost for a Typical Residential Development | | | | | |
| Development Cost for a Typical Unit | | Single Family | | Multifamily | |
| Typical estimated fees per unit | | \$60,000 | | \$43,000 | |
| Typical estimated cost of development per unit | | \$480,000 | | \$330,000 | |
| Estimated proportion of fee cost to overall development cost | | 12.5% | | 13.0% | |

Source: City of Lompoc Master Fee Schedule, 2022;
 Fee Estimates: City of Lompoc, 2023; based on a 1,200 s.f. single-family unit and 1,100 s.f. multifamily unit.

Local Housing Ordinances

Affordable Housing Trust Fund Program

The City has a Homebuyer Assistance Program, which is a Housing Trust Fund Program that provides low interest home loans to first time, low-income home buyers in Lompoc. Funds for the Trust Fund Program are collected through the payment of in-lieu fees for affordable housing paid by developers.

Inclusionary Housing Ordinance

The Lompoc Zoning Code has an inclusionary housing requirement for all residential development of 10 percent. This means 10 percent of total units in residential development must be affordable units restricted for occupancy by target income groups and must meet the housing quality standards established in the Zoning Code. Within the Old Town Redevelopment Project Amendment No. 2 Area, the minimum inclusionary housing requirement is 15 percent, with 40 percent of these units being available to very low-income households.

The Old Town Redevelopment Project was initially established in 1984 as a redevelopment area in central, old town Lompoc overseen by the Lompoc Redevelopment Agency. Since then, the project area has been amended twice resulting in the Redevelopment Overlay seen in the Lompoc Zoning Map. The purpose and objective of the redevelopment area is to eliminate blight, promote rehabilitation and redesign, and develop housing programs to encourage affordable housing development.

The affordable housing requirements do add additional cost to developers in the process of creating additional housing in Lompoc. Therefore, the inclusionary requirement can be satisfied through alternative compliance methods including a housing in-lieu fee, off-site construction, conveyance of land, or a combination of these methods. Alternatives must be approved by the review authority. To approve an alternative method to inclusionary housing requirements, the review authority must find that the alternative does not concentrate inclusionary units within a specific area, and when compared to prompt construction of on-site inclusionary units that the implementation of the proposed alternatives will significantly reduce costs and delays to development.

The per-unit in-lieu fee for a single-family residence is calculated as the difference between the estimated total construction cost of a market rate single-family unit and affordable purchase price of a unit for which a low-income household unit can qualify. The total housing in-lieu fee is calculated by multiplying the required number of inclusionary units by the per-unit housing in lieu fee.

For non-single-family residential developments the in-lieu fee if a fee is established by City Council prior to Building Permit issuance. If no in-lieu fee has been established by City Council,

non-single-family residential development can pay the in-lieu fee calculated for single-family residential developments as described above.

Inclusionary affordable units must 1) be constructed as part of a larger project, and comparable to exterior appearance of overall construction to market rate units; 2) have the same number of bedrooms and bathrooms as comparable market rate units, although they may vary in size and interior features; 3) not be concentrated in a single location on the project site.

Although inclusionary housing provisions are designed to ensure affordable housing is built in new residential developments, inclusionary housing requirements can be a constraint to development if the costs are a significant disincentive to development. To work to overcome this potential constraint the City provides the option for developers to pay in-lieu fees. The City uses these funds to assist lower- and moderate-income households through the Homebuyer Assistance Program. Additionally, Program H-A.21 commits the City to provide additional incentives for developers to encourage the development of affordable units.

Constraints for People with Disabilities

California Government Code Section 65583 requires housing elements to provide a program to " ...address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities.' This section analyzes if the zoning policies and permitting procedures in Lompoc ensure appropriate and adequate housing is available for people with disabilities.

Reasonable Accommodation

The City's Zoning Code includes a Reasonable Accommodation procedure for persons with disabilities¹¹ seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. A request for Reasonable Accommodation may include a modification or exception to the Zoning Code that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

A request for Reasonable Accommodation may be made by any person with a disability or their representative when the application of zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A Reasonable Accommodation request is approved by the Community Development Director with no required noticing or public

¹¹ *The Lompoc Zoning Code defines a person with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.*

hearing. A Reasonable Accommodation request also does not require an Architectural Design and Site Development Review.

A decision to approve or deny a request for Reasonable Accommodation is based on the following factors:

- Whether the housing will be used by an individual with a disability as defined by fair housing law;
- Whether the request is necessary to make specific housing available to an individual with a disability under fair housing law;
- Whether the request would impose undue financial or administrative burden on the City;
- Whether the request would require fundamental alteration in the nature of a City program or law including land use and zoning;
- Whether there [are](#) alternatives to the requested waiver or exception that would provide similar benefits to the applicant;
- Physical attributes of the property and structures under consideration.
- Other Reasonable Accommodations that may provide an equivalent benefit.

The City's reasonable accommodation ordinance works to ensure housing opportunities for residents with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) 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.

Zoning and Land Use

State law requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses. Lompoc 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 requires the approval of a Conditional Use Permit in all zones that allow residential uses. 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.

Occupants of a residential care home are allowed without regard to familial status, disability, or other population segment stipulated in fair housing law. Additionally, in compliance with State law, the Lompoc Zoning Code was updated in 2019 to broadly define a family as "one or more persons living together as a single housekeeping unit within a dwelling unit". These broad definitions do not pose a constraint to providing adequate housing for persons with disabilities.

The City requires two parking spaces per unit for residential care homes serving six or fewer persons, which is the same as single-family residential zones. Residential care homes serving more than six persons require one parking space for every three beds, which is a reduced amount compared to the one to two parking spaces required for multifamily residential units. Parking spaces for persons with disabilities count towards compliance with the number of parking spaces required in all zones. Additionally, a site is still considered compliant with the Zoning Code if the number of off-street parking spaces is reduced to less than required in order to comply with handicapped parking requirements. The parking requirements in place for residential care facilities are similar to those of other residential uses and ~~do not~~ pose an undue constraint on housing development for persons with disabilities.

Permits and Processing

As discussed above, residential care facilities with six or fewer persons are allowed by-right in all residential zones. 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.

Building Codes

The City of Lompoc generally adopts the State's Building Code as required by State law, with some local amendments. Local amendments are typically kept to a minimum and are designed to address local conditions. As of January 2023, the City of Lompoc has adopted the 2022 California Building Code.

Non-Governmental Constraints

Availability of Financing

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints ~~to~~ homeownership.

The Lompoc Homebuyer Assistance Program (LHAP) is a City of Lompoc Housing Trust Fund Program that expands home ownership opportunities in the community of Lompoc. The program removes financial barriers to the dream of home ownership by lowering home acquisition and carrying costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, neighborhood and community. Participants must be first time, low-income home buyers (up to 120 percent Area Median Income) and purchase a home within the City limits of Lompoc.

As part of the City's Homebuyer Assistance Program, the City designated partnerships with 10 first mortgage lenders in the community. These lenders are City approved to participate in the Homebuyer Assistance Program, making it easier for first-time, low-income homebuyers to get a preapproved First Mortgage Loan as part of the qualification to take advantage of the Homebuyer Assistance Program.

The City has not identified any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California.

Price of Land

A key component in the cost of development is the price of raw land and any necessary improvements. Lompoc, within the city limits, has limited vacant land available for residential development, presenting a potential housing constraint. It should be noted, however, that unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the density of development allowed on a particular site and the location of the site relative to other amenities. In addition, as vacant parcels become rarer to find, builders are beginning to pursue more costly underutilized sites, which often require the demolition of existing uses before a new project can be constructed. For these projects, the price of land can vary significantly based on the redevelopment costs associated with the existing use.

Based on a review of real estate listings on Zillow in February 2023, two vacant residential parcels are for sale and four were sold recently (past two years). These sites are detailed in Table H-38 below. The average price per acre ranges from just over \$500,000 to nearly \$2,000,000, illustrating the high cost of vacant land.

Table H-38 Cost of Vacant Residential Land in Lompoc

| APN | Acreage | Listed Price | Price Per Acre |
|---------------------------------|---------|--------------|----------------|
| 085-150-009 | 1.9 | \$2,230,00 | \$1,173,634 |
| 097-250-039 | 0.85 | \$500,000 | \$588,235 |
| 085-470-009 (Sold 4/19/2022) | 0.21 | \$108,500 | \$516,667 |
| 085-203-021 (Sold 7/9/2021) | 0.16 | \$315,000 | \$1,968,750 |
| 085-260-064 (Sold 9/29/2022) | 0.22 | \$165,000 | \$750,000 |
| 085-260-063 (Sold 9/28/2022) | 0.26 | \$155,000 | \$596,154 |

Source: Zillow.com, accessed February 2023.

Cost of Construction

Construction labor and materials (e.g., lumber) are a market-driven which operates outside the direct influence of the local governmental body. Transportation costs associated with the materials are also subject to market forces. Lompoc's distance from major metropolitan areas can also affect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Additionally, due to Lompoc's relatively small size, the labor force required for the construction of new housing units may not be adequately supplied by the local population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

In nearby Solvang, California, the average construction cost of a new single-family home is between \$500 and \$750 per square foot, exclusive of the costs of land, site development, and soft costs, such as entitlements and financing. In Lompoc construction costs are estimated at \$400 per square foot for single-family and \$300 per square foot for multifamily. Although the cost of development is high, this comparison illustrates that the cost of construction is less of a constraint in Lompoc than in other areas of the central coast region.

Requests to Develop Below Identified Densities

Requests by developers to develop below identified densities as prescribed by zoning regulations reduces the amount of housing possible in a region and may lead to further housing insecurity. Government Code 65583(h)(6) requires that the City report all requests to develop Housing Opportunity sites with capacity for lower income housing at densities lower than reported in the Housing Element. During the previous planning period, the City received no requests to develop identified Housing Opportunity sites below the minimum density described in the sites inventory.

Efforts to Address Non-Governmental Constraints

Local and City efforts to address the central non-governmental constraints, including the cost of development and the availability of financing, are listed in the Community Resources section beginning on page 2-144.

Zoning for a Variety of Housing Types

Government Code Section 65583 and 65583.2 require the housing element to provide for a variety of housing types. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable housing options for a variety of income levels. This section describes the zoning and availability of sites for a variety of housing types in Lompoc.

Density Bonuses

Per California Government Code Sections 65915 through 65918, local governments are required to provide density bonus provisions to projects that comply with specific standards. Legislation approved in 2020 increased the maximum density bonus amount for very low-, low-, and moderate-income housing. The California Government Code describes how maximum densities shall be calculated for very low-, low-, and moderate-income housing in a tabular format. Additionally, local governments are also required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a detriment to historical property, or otherwise contrary to the law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

The City currently establishes density bonus provisions for affordable housing in Chapter 17.320 (Density Bonuses and Other Incentives for Affordable Housing) of the Zoning Code. The provisions in this Chapter do not reflect the new maximum bonus tier framework that was adopted by the State in 2020. Because of this, the City is currently not in compliance and has included Program H-A.8 to commit the City to updating the Municipal Code to comply with the requirements of State Density Bonus Law in Government Code Sections 65915 through 65918.

Multifamily Rental Housing

The Lompoc Zoning Code allows all multi-family dwellings (duplexes, triplexes, four-plexes, and apartment buildings) by-right in the High-Density Residential zone (R-3), Mixed Use zone (MU), and the Old Town Commercial zone (OTC). Duplexes are allowed by right in the Medium Density Residential zone (R-2), however, triplexes and four-plexes require a Minor Use Permit and developments with more than four units require a Conditional Use Permit. Projects permitted by right require only routine approvals provided all development and use standards are consistent with the General Plan and Zoning Code. The Lompoc Zoning Code (Chapter

17.308) provides parking reductions and alternative incentives for multifamily residential projects, as long as a minimum of one parking space per residential unit is maintained.

In the 2019/2020 Fiscal Year, the City approved a Conditional Use Permit for a 15-unit apartment residential development (CUP 18-04) and a Development Review Permit for a commercial/residential Mixed Use project that includes four residential units (DR 19-03). Although a Conditional Use Permit is an added permitting procedure to residential development in Lompoc, it has not constrained the production of new residential units in the city.

Housing for Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdiction's zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use". Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this law, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use permit requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

The City Zoning Code includes agricultural or farmworker housing in the residential care homes residential use type as defined in Chapter 17.708. The City is currently in compliance with Section 17021.5 through Zoning Code Chapter 17.208, which permits residential care homes for six or fewer persons by right with the same standards and permit requirements as single-family residential uses in all zones.

The City is currently not in compliance with Section 17021.6, as Residential Care Homes of seven or more persons currently require a Conditional Use Permit in all zones. Program H-A.8 commits the City to updating the Municipal Code to comply with the requirements for farmworker and employee housing in Health and Safety Code 17021.5 through 17021.8.

Emergency Shelters

State law requires local governments to identify a zone (or zones) where emergency shelters are allowed by-right without a conditional use or other discretionary permit. The identified zone(s) should have sufficient capacity to accommodate the need for emergency shelter and at least one year-round shelter. Sites can include existing buildings that can be converted into emergency shelters. Local governments may only impose development standards that apply

to residential or commercial development within the same zone. However, a local government may impose objective standards, including standards for maximum beds, off-street parking, size and location of waiting and intake areas, provision of onsite management, proximity to other shelters, length of stay, lighting, and security.

AB-139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also requires sufficient parking for employees.

Standards for Emergency Shelters

Emergency shelters are allowed by right in the Convenience Center zone (CC) and Central Business zone (CB) commercial zones in compliance with State law (Government Code Section 65583(a)(4)), however the City must revise the codified limit on emergency shelter beds to account for the need identified in the most-recent point-in-time count. Program H-A.2 commits the City to revising the cap on emergency shelter beds annually. Emergency shelters are allowed in other zones with a Conditional Use Permit. Additionally, the City does not require a Conditional Use Permit for Emergency Event Shelters in any zone if the facility is a temporary shelter to house people displaced by an earthquake, explosion, fire, or other calamity, per Chapter 17.544 of the Zoning Code.

[Government Code Section 65583\(B\) identifies the development standards jurisdictions may apply to emergency shelters, including:](#)

- [The maximum number of beds or persons permitted to be served nightly by the facility.](#)
- [Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.](#)
- [The size and location of exterior and interior onsite waiting and client intake areas.](#)
- [The provision of onsite management.](#)
- [The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.](#)
- [The length of stay.](#)
- [Lighting.](#)
- [Security during hours that the emergency shelter is in operation.](#)

The City has established specific standards for emergency shelter zones ~~in compliance with State law~~. Section 17.404.090 of the Municipal Code includes specific use standards required of emergency shelters, including:

- **Licenses and Permits.** Emergency shelters shall obtain and maintain in good standing all required licenses, permits, and approvals from City, County, State, and Federal agencies or departments and comply with all applicable Building and Fire Codes.
- **Management.** A minimum of one staff person or agent shall be on-duty and awake when the facility is in operation.
- **Maximum Number of Beds.** The total number of emergency shelter beds allowed in Lompoc shall not exceed 104 unless a Conditional Use Permit is approved to allow additional beds. This threshold shall remain in effect until September 30, 2022, when the current Housing Element period ends.
- **Parking.**
 - Parking and outdoor facilities shall be designed to provide security for residents, visitors, employees and the surrounding area.
 - A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need, but no less than a minimum of eight bicycle parking spaces.
- **Lighting.** External lighting shall be provided for security purposes. The lighting shall be stationary and directed away from adjacent properties and the public right-of-way consistent with Section 17.304.090 (Performance Standards).
- **Waiting and Intake Area.** A client waiting and intake area shall be provided as interior space and contain a minimum of 10 square feet per bed provided at the facility, and a minimum size of 100 square feet of floor area.
- **Personal Storage.** Adequate storage for personal belongings shall be provided.
- **Management Plan.** The applicant or operator shall submit a management and operation plan for the emergency shelter for review and approval by the review authority prior to approval of a business license or Conditional Use Permit, if applicable. The plan shall include, but not be limited to, the following:
 - Security;
 - Staff training;
 - Neighborhood relations;
 - Pet policy;

- Client intake process;
- List of services provided;
- Facility maintenance;
- Refuse control;
- Amenities, such as hours of operation, cooking/dining facilities, laundry facilities and activity policies; and
- Anti-discrimination policies.

Use standards required of emergency shelters work to ensure that emergency shelters are appropriately licensed, staffed, and managed. Additionally, they work to ensure adequate space for personal storage, and safe and secure facilities. ~~With the exception of~~ In addition to the capacity limit mentioned previously, the parking and personal storage standards required under 17.404.090 ~~do not~~ impose potential constraints on the development of emergency shelters. Program H-A.2 commits the City to revising development standards for emergency shelters to require only sufficient parking to accommodate all staff working in the shelter and to remove the personal storage space requirement.

Capacity Analysis

Table H-39 identifies vacant parcels appropriate for the development of an emergency shelter. According to the 2022 Homeless Point in Time (PIT) Count there are 290 people experiencing homelessness in Lompoc. As summarized in the table below, the City has eight vacant parcels in zones that permit emergency shelters, totaling about 12.1 acres. These sites are along, or near to, major transportation corridors and in proximity to transportation options and commercial services. Using an assumption of 44 beds/acre the City has capacity for 532 beds, which is sufficient capacity to accommodate the City's homeless individuals based on the most recent PIT Count. Sites 1-5 are in the CC or CB zone, which allows emergency shelters by right. Sites 6-7 are in the MU zone, and Site 8 is proposed for rezone to MU to accommodate the RHNA. The MU zone allows emergency shelters by conditional use permit. Because these sites are necessary to provide capacity to meet the identified need, the City is not currently in full compliance with State law. Program H-A.8 commits the City to updating the Municipal Code to comply with the requirements for emergency shelters in Government Code Section 65583(a)(4) by removing the conditional use permit requirement for emergency shelters in the MU zone.

Due to new State law, AB 2339, which amended Government Code section 65583 and took effect in 2023, jurisdictions must now provide capacity for emergency shelters in residential zones and must expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The City is currently (2023) not in compliance with State law as it only allows

emergency shelters by-right in commercial zones and does not include other interim interventions within the definition of emergency shelters. Program H-A.8 includes an action committing the City to removing these constraints by revising the Municipal Code to allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4) by:

- Removing the conditional use permit requirement for emergency shelters in the MU zone, which allows for residential uses and has sufficient capacity to meet the identified need.
- Revising the definition of emergency shelter to include interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

Table H-39 Vacant Parcels Available for Emergency Shelters

| # | APN | Acreage | In Proximity to Transit and Services |
|---|------------------------------|---------|--------------------------------------|
| 1 | 087-192-010 | 0.16 | Yes |
| 2 | 087-241-007 | 0.29 | Yes |
| 3 | 087-242-014 | 0.16 | Yes |
| 4 | 085-021-005 | 0.32 | Yes |
| 5 | 087-242-017 | 0.32 | Yes |
| 6 | 085-122-005* 085-122-006* | 0.4 | Yes |
| 7 | 085-021-014* | 0.4 | Yes |
| 8 | 085-360-007* | 10.05 | Yes |
| | Total | 12.1 | |

* Currently allowed by Conditional Use permit.
Source: City of Lompoc, Planning Division (February 2023)

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers as facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Similar to displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low

barrier navigation centers be allowed by-right in all mixed-use zones and nonresidential zones where multifamily uses are permitted. In addition, local governments may not impose parking requirements on low barrier navigation centers.

The Lompoc municipal code does not address low-barrier navigation centers and is not currently in compliance with State law. Program H-A.8 commits the City to updating the municipal code to comply with the requirements for low barrier navigation centers in Government Code Section 65660 *et seq.*

Transitional and Supportive Housing

State law requires local jurisdictions to demonstrate that transitional and supportive housing are permitted as a residential use in all zones where residential uses are allowed and are not subject to any restrictions not imposed on similar dwellings (i.e., single-family dwellings, multi-family dwellings) of the same type in the same district.

The City is not currently in compliance with State law related to transitional and supportive housing. The City Zoning Code currently allows transitional and supportive housing of six or less persons by right in all residential zones but requires a Conditional Use Permit for transitional housing of seven or more persons. All transitional and supportive housing is allowed by-right in Mixed Use (MU) zones. Program H-A.8 commits the City to update the municipal code to comply with the requirements regarding transitional housing in Government Code Section 65583(c)(3), as well as to comply with the requirements regarding supportive housing in Government Code Section 65583(c)(3) and Section 65650 *et seq.*

Single-Room Occupancy Units (SROs)

SRO units are usually small units, between 200 and 350 square feet, which can serve as affordable housing and an entry point into the housing market for people previously experiencing homelessness. State law requires that local governments identify zoning and development standards that allow and encourage new SRO construction, as well as including programs in their housing elements that “commit to preserving and rehabilitation of existing residential hotels and other buildings for SROs.” Such programs could include zoning and permitting procedures, regulatory and fiscal assistance, and educational programs.

The City permits Single Room Occupancy residential uses in all commercial zones and in the Mixed Use zone (MU) with a Conditional Use Permit (CUP). Chapter 17.520 of the Municipal Code establishes procedures for the review and approval or denial of a CUP. The purpose of the CUP process is to provide a process for reviewing uses and activities within an applicable zone that require more discretionary review and the possible imposition of conditions to mitigate the effects of the proposed use. Subsection 17.520.060 outlines the required findings for approval of a CUP. Two of the required findings (17.520.060(D) and (E)) pose potential constraints to SRO development in commercial and mixed-use zones. These findings require

new development to be compatible with existing and future land uses, buildings, or structures in the vicinity, as well as with the character of the surrounding area. These subjective findings require discretion that has the potential to discourage SROs. To overcome this potential constraint, Program H-A.8 commits the City to amend the Municipal Code to allow SROs as a permitted use in commercial and mixed-use zones without a conditional use permit.

Manufactured Homes and Mobile Home Parks

State law requires that local jurisdictions must demonstrate that their zoning code allows and permits manufactured housing in the same manner and zone(s) as a conventionally built house or structure and be subject to the same development standards. Jurisdictions should also describe the siting and permit process for manufactured housing and how zoning and development standards provide opportunities for this housing type. Health and Safety Code Section 18611 requires factory-built housing that meets certain requirements must be permitted in mobile home parks.

The City currently has a Residential Mobile Home Park zone (MH) that permits mobile home parks by right. Mobile home parks are permitted in all other residential zones with a Conditional Use Permit.

The City is currently not in compliance with State law regarding manufactured homes. Program H-A.8 commits the City to updating the Municipal Code to comply with the requirements regarding manufactured homes in Government Code Section 65852.3.

Accessory Dwelling Units (ADUs)

State law requires that local jurisdictions demonstrate that the jurisdiction permits an ADU with only ministerial approval and describe the jurisdiction's local ADU ordinance or if the City defers to Government Code Section 65852.2(b). The City of Lompoc allows ADUs by right in all zones that allow single-family and multi-family residential uses.

The City currently allows one ADU on a single lot with an existing single-family home. The Lompoc Municipal Code Section 17.404.020 defines requirements for Accessory Dwelling Units. ADUs must have an independent exterior access from the existing residence, meet fire safety setback requirements, and follow building and safety codes. The City also requires ADUs to follow specific density, location, floor area, facility, and parking development standards and requires ADUs to be constructed to be architecturally consistent with the existing single-family dwelling and to meet privacy standards if there is a second story.

Although the City updated the ADU Ordinance in 2019, State law now requires ADUs to be permitted in all zones that allow residential uses, including commercial zones. The City has adopted a new ADU ordinance (Ordinance No. 1702(23)) that took effect in April 2023. With the approval of Ordinance No. 1702(23) the City is in compliance with all new State ADU laws.

Opportunities for Energy Conservation

Government Code Section 65583 requires jurisdictions to include an analysis of opportunities for energy conservation with respect to residential development that encourages the incorporation of energy-saving features, materials, and design. Energy conservation and green buildings can contribute to reduced housing costs for homeowners and renters while promoting sustainable community design.

Title 24 and California Green Building Code

Energy-related costs can directly impact the affordability of housing in California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards. Local governments are responsible for enforcing the energy conservation regulations, which can increase affordability for residents.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (California Energy Code) for residential and nonresidential buildings). These regulations respond to California's need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. All new construction must comply with the standards in effect on the date a building permit application is made.

The energy requirements of State codes are continually evolving. New codes are significantly more stringent than prior codes (e.g., heat pump requirements for homes and businesses; electricity-ready requirements for single-family homes; new solar power requirements for high-rises, hotels/motels, tenant spaces, offices, stores, restaurants, schools, and civic spaces) and are intended to progress to 100 percent clean electricity and carbon neutrality by 2050 or earlier. As of January 1, 2023, the City adopted the 2022 California Building Code (Volumes 1 and 2). Program H-A.8 commits the City to adopt the most-recent edition to the California Building Code.

In addition to the Building Energy Efficiency Standards, the city adopts Title 24, Part 11, of the California Code of Regulations (California Green Building Standards Code, or CALGreen) in accordance with state law. These regulations impose requirements for planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

General Plan Goals and Policies

The Conservation and Open Space Element of the adopted 2030 General Plan establishes goals and policies related to conservation efforts in construction and rehabilitation projects. The goals and policies in the Conservation and Open Space Element include requiring new development to offset new water demand with water efficient fixtures or an in-lieu fee to fund local conservation programs; encouraging design and implementation of conservation measures in all construction and rehabilitation projects; and providing technical assistance programs to residents to retrofit homes with energy/water efficient improvements.

City Programs

The City has a Conservation webpage as part of the City's website that has educational information about water and energy conservation and information about incentive programs to receive financial assistance or incentives available to residents for at-home conservation efforts. Rebates are available for new construction and existing homes. Rebate programs include:

- Updating to more energy/water efficient home appliances and products including refrigerators/freezers, dishwaters, laundry machines, lightbulbs, power strips, toilets, HVAC systems, and pool pumps.
- Water efficient landscaping rebates for removing/replacing grass.
- Rain barrel installation rebate.
- City funded financial assistance for utility bills for low-income households.

Southern California Gas Programs

The Southern California Gas Company (SoCalGas) offers an Energy Savings Assistance Program to limited income customers. The program offers no-cost weatherization that includes attic insulation, weatherstripping, caulking, water-saving devices, and energy-efficient lighting. Additionally offered is a no-cost furnace repair and replacement service and a clothes washer home improvement. SoCalGas also participates in the State CARE program, providing low-income customers with a 30 percent discount on their gas bills.

Pacific Gas & Electric Programs

The Pacific Gas & Electric Company (PG&E) has an Energy Savings Assistance Program that offers financial assistance to limited income households for energy efficient updates and improvements to their homes. PG&E also has a Power Savers Rewards Program that rewards residents with a bill credit for reducing energy usage at peak times in peak seasons. Additionally, PG&E has a SmartAC Program that offers financial incentives for residents who

enroll an existing or new smart thermostat that reduces energy use at peak times to maintain the grid and prevent power outages.

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. This chapter documents the methodology and results of the housing Sites Inventory analysis conducted to demonstrate the City of Lompoc's ability to satisfy its share of the regional housing need. Infrastructure, services, financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in Lompoc are also discussed in this chapter.

Regional Housing Needs Assessment Requirement

This update of the City's Housing Element covers the planning period of February 2023 through February 2031 (called the 6th Cycle Housing Element update). Each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA). Councils of governments, including the Santa Barbara County Association of Governments (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. SBCAG released its Final RHNA allocations in July 2021 after considering appeals. 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 of Lompoc must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, which is 2,248 housing units for the 6th cycle. As defined by the U.S. Census, a housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Residential construction that cannot be counted toward the City's RHNA allocation include dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels and motels (except those occupied by persons who consider the hotel their usual place of residence), quarters in institutions, general

hospitals, and military installations (except those occupied by staff members or resident employees who have separate living quarters).¹²

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 distributed into four income categories based on the Area Median Income (AMI)¹³:

- 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, 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 recommends an additional buffer for 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 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 |

¹² HCD. *Housing Element Site Inventory Guidebook Government Code Section 65583.2. June 2020.* https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

¹³ The Area Median Income of Santa Barbara County is \$106,442 for a household of four people.

Meeting RHNA Requirement

Jurisdictions can use planned and approved projects, estimated Accessory Dwelling Unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. Each of these topics are addressed below.

Planned and Approved Projects

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. Similarly, units within completed projects which have received a Certificate of Occupancy as of June 30, 2023 can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below-market rate prices affordable to households in the various income categories described above. All projects with affordable units will have recorded covenants as the mechanism to ensure affordability. Local, state, or federal rules would establish rules for which income categories must be served by each development. identifies the approved or pending projects that are credited towards meeting the City's RHNA.

[In January 2024, the City Council unanimously approved a 10-year time extension of the Development Agreement ~~for the Burton Ranch project.~~ The project is on track with the phasing schedule for the Burton Ranch project, as submitted in the construction schedule to the City, with antipated site grading and construction to begin in 2026. Building permits and building construction is anticipated to begin in 2028 with all phases being complete around 2030.](#)

The River Terrace project ~~has submitted grading plans to the City with the project being~~ [will be built-out in 2 phases. The project was issued their grading permit in February 2024 and Building-building construction is proposed on schedule](#) to begin in 2024 with all units complete by 2029. The Housing Element includes a program for the City to monitor and assist in project impementation.

The City can count ~~904~~ [871](#) housing units, including ~~14~~ [12](#) very-low, ~~13~~ [12](#) low, and ~~12~~ [18](#) moderate-income units towards the RHNA with planned and approved projects. [There are no known barriers to the development of these projects during the planning period due to contamination, reclamation, existing contracts, or other known property conditions.](#) The locations of these projects are symbolized with the corresponding map identification numbers on Figure H-5.

Table H-41 Planned, Approved, and Pending Projects

| Map ID Number | Project Name | Zoning | Very-Low Income Units | Low Income Units | Moderate Income Units | Above-Moderate Income Units | Total Units | Max Units Allowed under Zoning | % of Max Units | Entitlement Status | Phasing information and estimated building permit issuance |
|---------------|---|--------|-----------------------|------------------|-----------------------|-----------------------------|-------------|--------------------------------|----------------|----------------------------|--|
| 1 | Burton Ranch (LOM 629) | SP | 9 | 9 | 9 | 249 | 276 | 276 | 100 | Under environmental Review | 5 years |
| 2 | Burton Ranch | SP | - | - | - | 200 | 200 | 200 | 100 | Under environmental review | 5 years |
| 3 | River Terrace (DR 20-09, LOM 625) | R-2 | 0 | 0 | 0 | 257 | 257 | 333 | 77 | Approved | 6-9 months |
| 4 | Mosaic Walk (LOM 554, DR 05-29) | R-2 | 1 | - | 1 | 11 | 13 | 18 | 72 | Approved | 2 years |
| 5 | HACSB Cypress Court | MU | 1 | 1 | 1 | 12 | 15 | 17 | 88 | Approved | Build permit issued |
| 6 | Daniels Single-Family/Duplex (DR 20-03) | R-2 | - | - | - | 3 | 3 | 3 | 100 | Approved | 1-2 years |
| 7 | Castillo de Rosas (DR 19-04, LOM 616) | R-3 | 1 | 2 | - | 21 | 24 | 22 | 110 | Approved | 1-2 years |
| 8 | Coastal Meadows (DR 05-39, LOM 557) | R-2 | 2 | 4 | 4 | 36 | 46 | 43 | 93 | Approved | 2-3 years |

| Map ID Number | Project Name | Zoning | Very-Low Income Units | Low Income Units | Moderate Income Units | Above-Moderate Income Units | Total Units | Max Units Allowed under Zoning | % of Max Units | Entitlement Status | Phasing information and estimated building permit issuance |
|---------------|---------------------------------------|--------|-----------------------|------------------|-----------------------|-----------------------------|-------------|--------------------------------|----------------|-----------------------|--|
| 8 | La Purisima Court (DR 20-07, LOM 624) | R-1 | - | - | - | 20 | 20 | 13 | 150 | Under Review | 2-3 years |
| 9 | Pettit Multi Family (DR 22-01) | R-3 | - | - | - | 8 | 8 | 8 | 100 | Approved Under Review | 12 months |
| 10 | 117 South I Street | OTC | - | - | 7 | 41 | 48 | 50 | 95 | Under Review | |
| 11 | Lompoc Record Mixed Use (CUP 18-01) | OTC | - | - | - | 7 | 7 | 10 | 70 | Approved | 2-3 years |
| Total | | | 12 | 12 | 118 | 829 | 864 | 871 | 959% | | |

Accessory Dwelling Units

The City permits Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). ADUs are permitted on properties with single- or multi-family dwellings as attached, detached, and within a primary dwelling while JADUs are permitted only on single-family lots within an existing single-family unit. ADUs may provide an affordable housing option for family members of the primary resident(s), students, seniors, in-home health care providers, persons with disabilities, young professionals, or others.

The City of Lompoc issued building permits for three new ADUs in 2018, one in 2019, and 15 in 2020. In 2021, the City issued permits for 14 ADUs and in 2022 the City issued permits for 10 ADUs. The average number of ADUs permitted from 2018 to 2021 was approximately 8 per year. However, due to potential impacts of the start of the COVID-19 pandemic on construction and trends, the housing element assumes an average of 12 units per year which is more consistent with recent trends. Therefore, the City assumes that a total of 96 ADUs will be developed between 2023 and 2031 (12 for each year of the planning period). All units are assumed to be above-moderate income as part of the inventory.

Remaining Share of RHNA

After accounting for the planned and approved projects, as well as projected ADUs, the City of Lompoc has a remaining RHNA of 1,436,429 units. Table H-42 shows the remaining RHNA after accounting for planned and approved projects and projected ADUs. The City must demonstrate its ability to meet the remaining housing needs through the identification of sites suitable for housing development.

Table H-42 Progress Toward RHNA

| | Extremely Low/Very Low | Low | Moderate | Above Moderate | Total |
|----------------------|------------------------|-----|----------|----------------|-----------|
| RHNA plus buffer | 199 | 315 | 373 | 1,509 | 2,396 |
| Planned and Approved | 12 | 12 | 118 | 829 | 95,871 |
| Projected ADUs | 0 | 0 | 0 | 96 | 96 |
| Remaining RHNA | 187 | 303 | 255 | 584 | 1,436,429 |

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 below in Table H-45. The sites identified in this inventory have a potential development capacity of 1,420-171 new housing units.

Methodology

Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range for a suburban city like Lompoc as follows:

- A density standard of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate the development of housing in the above moderate-income category.
- A density standard of 15 to 29 units per acre (primarily for medium density multi-family developments) would facilitate the development of housing in the moderate-income category.
- A density standard of 20 or more units per acre (primarily for higher density multi-family developments) would facilitate the development of housing in the low- and very low-income category.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 20 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

Realistic Development Capacity

Consistent with Government Code Section 65583.2(c), the City determined realistic development capacity of the selected sites based on adjusted factors in residential and commercial zones determined through an analysis of recent development trends in the city or region as well as new housing goals and incentives within this Housing Element that aim to increase development trends. Table H-43 includes recent entitlements and proposed projects, projects under review, or projects completed to determine average density and capacity assumptions for the Site Inventory. Additional analysis is provided after the table as well.

Table H-43 Recent Project Trends

| Zone and Max Density | Project | Approved Density (units per acre) | Average Density | Realistic Capacity for Inventory (see additional discussion below) |
|--|--|-----------------------------------|-----------------------------|--|
| Single Family Residential Zone (R-1) Up to 6.2 units per acre | Burton Ranch (LOM 629) | 3.2 | 5.7 | 92% |
| | La Purisima Court (DR 20-07, LOM 624) | 9.5 | | |
| | Summit View Homes | 4.4 | | |
| Medium Density Residential Zone (R-2) Up to 14.5 units per acre | River Terrace (DR 20-09, LOM 625) | 9.8 | 12.8 | 89% |
| | Mosaic Walk (LOM 554, DR 05-29) | 10.5 | | |
| | Daniel's Duplex (DR 20-03) | 14.5 | | |
| | Coastal Meadows (DR 05-39, LOM 557) | 13.6 | | |
| | Quail Circle | 15.7 | | |
| High Density Residential Zone (R-3) Up to 22 units per acre | Castillo de Rosas (DR 19-04, LOM 616) | 24.2 | 21 (95% of maximum density) | 95% |
| | Pettit Multi Family (DR 22-01) | 22 | | |
| | Santa Rita Village | 20.4 | | |
| | 211 North K Street | 19.2 | | |
| | 604 North Q Street | 15.8 | | |
| | 109 South 3 rd Street | 24 | | |
| | Bay Laurel Apartments | 22 | | |
| | The Palms Apartments | 24 | | |
| Mixed Use Zone (MU) Up to 44 units per acre | HACSB Cypress Court | 38.4 | 38.4 | 88% |
| Old Town Commercial Zone (OTC) Up to 44 units per acre | 117 South I Street | 39.6 | 35.2 | 80% |
| | Lompoc Record Mixed Use (CUP 18-01) | 30.8 | | |
| H-Street Overlay Base District density | Homebase on G (C-2 zoning in H-Street Overlay) | 81 | n/a | 0.75 FAR the allowed FAR of the site |
| Entitlements for the 117 South I Street project have not yet been approved. The project is currently under review. | | | | |

Realistic Capacity for Residential Sites

The City analyzed current projects, projects constructed recently, and regional information to determine realistic capacity for residentially zoned vacant and nonvacant sites. As shown in the table above, single-family zones saw an average density equal to 92 percent of its buildout potential. Similarly, medium and high density zones saw an average density equal to 89 and 95 percent, respectively. When looking at residential zone development trends in the County,

these buildout assumptions are consistent with density seen in low- and high-density residential projects in the County, as stated in the County's draft Housing Element

Realistic Capacity for Mixed-Use, Commercial Sites **Trends**

The City has a number of commercial zones that permit residential uses. The MU Zone is designed to provide a mix of pedestrian-oriented uses, including commercial and residential uses and allows 100 percent residential projects with a residential density of up to 44 dwelling units per acre. In 2019, the City updated development standards within the Zoning Code to allow 100 percent residential uses in the Mixed Use Zone, consistent with the General Plan. Due to the new nature of this standard within the zone, the City has limited project trends. One recent project was 100 percent residential and had a density equal to about 88 percent of its buildout potential. With Program H-A.13 Mixed-use Development, the City is seeking to increase housing development on mixed-use sites through permit streamlining and incentives such as additional increases in height. **With this program and the recent project, the City assumed 75 percent buildout capacity on sites within the MU Zone.**

Similar to the MU Zone, the OTC Zone is intended for pedestrian-oriented uses, specifically to accommodate retail and professional business uses as well as provide residential opportunities in proximity to these uses. The OTC Zone currently allows 50 percent of the floor area to be residential and has a density up to 44 units per acre. Recent projects and developer interest had a residential density of about 80 percent of its buildout potential. This density included the commercial components of the projects. With Program H-A.13 Mixed-use Development, the City is seeking to increase housing development within the OTC Zone by ~~increasing allowable residential floor areas, permit streamlining and committing to adopt incentives potentially including, but not restricted to, an additional density bonus or height allowance, additional FAR, reduced parking requirements, or direct financial or technical support such as additional increases in height.~~ In addition, the City is proposing to **allow up to increase maximum residential floor area from 50 percent to 75 percent residential floor area** in the OTC zone under Program H-A.16. **Based on the proposed mixed-use incentives, the increase in floor area, and density seen in recent projects, the City assumed 75 percent buildout capacity on sites within the OTC zone based on current maximum density standards.**

The H Street Overlay applies to commercially zoned properties along H Street (North of West Chestnut Avenue, South of the Airport) with the goal of redeveloping the area with commercial, residential, and a mix of uses. There are no density restrictions but developments would need to comply with base zone buildout regulations. The City has seen limited residential or commercial redevelopment of this area. One 100 percent residential project consisting of supportive housing was built with a density of 81 units per acre. With Program H-A.13 Mixed-use Development, the City is seeking to increase housing development within the H Street Overlay through permit streamlining and incentives such as additional increases in height. Units on sites within the H Street Overlay were conservatively estimated assuming

0.75~~half~~ of the allowed FAR would be dedicated to residential uses and the average unit size would be 800 square feet.

Land Use Controls and Site Improvements

There are no land use policies that would limit the development potential of sites in the R-1, R-2, and R-3, ~~OTC and MU~~ zones. As discussed in the *Housing Constraints* section, development standards such as maximum building height, setbacks, minimum lot area, and parking requirements are comparable to nearby jurisdictions such as Santa Maria. Site improvements associated with development would not limit the development potential of any site, as the City's on- and off-site improvement requirements are intended to ensure public services and facilities meet the needs of the community and do not place an undue constraint on housing production. Necessary site improvements would be minimal in nature. Furthermore, all sites are infill sites located in urban areas with existing access to utilities, including water, sewer, electrical, and gas. Therefore, required site improvements and access to utilities would not impede the development of housing.

Sites in areas zoned MU, ~~and~~ OTC, and the H-Street Overlay have reduced requirements regarding water efficiency and landscaping to encourage development. In addition, as discussed in the *Housing Constraints* section, setback standards in these zones are minimal and there are no lot coverage restrictions. Height allows for three~~3~~ stories in OTC and four~~4~~ stories in MU and H Street Overlay areas. Implementation of H-A.13 Mixed-use Development would provide for additional increases in height, specifically in the OTC zone. The OTC zone limits the amount of residential area on the site. Program H-A.16 would increase this restriction from 50 to 75 percent of the floor area, but this standard would still impact residential site capacity within OTC. Therefore, a 25 percent adjustment of residential capacity will be applied to sites within OTC. Site improvements associated with development in mixed use zones would not significantly limit development potential. Due to the size of some sites and the mix of uses, additional site improvement requirements and utility easements could minimally reduce development area. Therefore for mixed use areas, a five~~5~~ percent adjustment of residential capacity will be applied.

Likelihood of 100 Percent Nonresidential~~L~~-Uses on Sites

The City identifies units in zones that allow for 100 percent nonresidential uses. In accordance with ~~S~~state law, the Housing Element must consider the likelihood of nonresidential development on sites that allow for nonresidential uses. To determine likelihood, the City reviewedanalyzed development that has occurred in nonresidential zones ~~within~~over the last five years. During this time period, two projects ~~have been~~were approved in the MU zone and three projects ~~have been~~were approved in the OTC zone. There is also one development project located in the OTC zone that is currently under review by the Planning Division. Of these projects, five include a housing component and only one ~~included~~-was comprised of

100 percent nonresidential uses on the site. This represents an 83 percent rate of residential development in nonresidential zones.

Table H-44 lists provides additional details on residential uses that have been proposed or been developed in Lompoc's MU and OTC zones within the past five years. Of these sites, two were vacant and the remaining sites were developed with a single existing residence or commercial uses. Proposed development in the MU and OTC zones shows demonstrates strong market trends for residential development in nonresidential zones that allow a mix of uses.

Table H-44 Proposed and Developed Approved Projects in Mixed Use Zones from 2018 to 2023

| Proposed Project | Location | Zoning | Existing Uses | Description |
|--------------------------------|---------------------------|------------|------------------------------------|--|
| <u>Cypress and 7th</u> | <u>1401 E Cypress Ave</u> | <u>MU</u> | <u>Vacant</u> | <u>15 one-bedroom units</u> |
| <u>115 N F St</u> | <u>115 N F St</u> | <u>MU</u> | <u>SFR</u> | <u>Mixed use residential and office</u> |
| <u>Las Flores Apartments</u> | <u>117 S I St</u> | <u>OTC</u> | <u>SFR</u> | <u>48-unit apartment</u> |
| <u>Lompoc Record Mixed Use</u> | <u>115 N H St</u> | <u>OTC</u> | <u>2-story commercial building</u> | <u>Reuse and expansion of existing commercial building and addition of 7 residential units</u> |
| <u>233 Mixed Use</u> | <u>233 N H St</u> | <u>OTC</u> | <u>Vacant</u> | <u>3-story mixed use building with 6 residential units</u> |
| <u>Solvang Brewery</u> | <u>234 N H St</u> | <u>OTC</u> | <u>Commercial buildings</u> | <u>Solvang Brewery Bottling Facility</u> |

The Sites Inventory considers the potential for nonresidential development in zones where nonresidential uses are allowed. The Sites Inventory accounts for the likelihood of nonresidential uses being developed in zones that allow both residential and nonresidential uses by providing an 83 percent adjustment of residential capacity to all mixed use sites. The City will continue to evaluate all future mixed-use development to determine how often development has a residential component and make adjustments, as necessary, to maintain adequate sites throughout the planning period.

Below is the realistic capacity factors that will be applied to mixed use sites based on the analysis above.

| Area | Trends | Land Use Controls and Site Improvements | Likelihood of Nonresidential Uses | Realistic Capacity Factor |
|------------|-------------|---|-----------------------------------|---------------------------|
| <u>OTC</u> | <u>0.80</u> | <u>0.7</u> | <u>0.83</u> | <u>46%</u> |

| | | | | |
|------------------|-------------|------|------|-----|
| H Street Overlay | 0.75 of FAR | 0.95 | 0.85 | 59% |
| MU | 0.88 | 0.95 | 0.85 | 70% |

Suitability of Vacant and Nonvacant Sites

The Sites Inventory identifies both vacant and nonvacant sites with existing structures and uses that could be developed or redeveloped with housing over the next planning period.

Residentially Zoned Sites and Trends

Most housing projects on properties within residential zones (RA, R-1, R-2, and R-3) are located on vacant lots or lots with existing, older single-family homes that are considered underutilized based on the maximum allowed units under zoning. Examples of recent development trends in residential zones include the following (a mix of projects from the previous planning period as well as projects included in Table H-41:

- Santa Rita Village, 815 West Ocean Avenue: The project located in R-3 was completed in 2016 and demolished 11 existing units to construct 55 new multi-family housing units, ~~nine~~ of which were affordable. The project increased the on-site density from 4.0 units per acre to 20.1 units per acre, increasing the percentage of the maximum allowed density of the site from 18 to 91 percent. The project also increased lot coverage from approximately eight percent to 30 percent, where the maximum allowed lot coverage is 60 percent. The nonvacant site redevelopment factors 1, 2, 4, and 5 discussed below were based on site and development characteristics of recent development within the city, including this project
- 211 North K Street: The approved project located in R-3 will demolish 2 existing units and construct a 5-unit residential complex. The project will increase the density from 7.7 units per acre to 19.2 units per acre, an increase of the maximum allowed density from 35 percent to 87 percent. The nonvacant site redevelopment factors 1, 4, and 5 discussed below were based on site and development characteristics of recent development within the city, including this project.
- 604 North Q Street: Triplex completed in 2018 that replaced an existing single-family unit on an R-3 site. The project increased the density from 5.3 units per acre to 15.8 units per acre, increasing the percentage of the maximum allowed density from 24 percent to 72 percent. Additionally, the project increased the lot coverage from 22 percent to 29 percent, where the maximum allowed lot coverage is 60 percent.
- Summit View Homes: The project was completed in 2022 and developed 44 single-family residential units on a vacant in-fill lot, resulting in a density of approximately 4.4

units per acre and lot coverage of 24 percent. This is equal to 96 percent of the maximum allowed density of the site of 4.6 units per acre.

- Mosaic Walk, 1038 West Ocean Avenue: Approved project which will construct 13 single-family units on a currently vacant 1.36-acre site. The project will result in a density of 9.6 units per acre, equal to approximately 69 percent of the maximum allowed density of the site.
- Daniels Single-family/Duplex, 200 North F Street: The approved project would demolish a single-family home, [built in 1910](#), and construct a duplex and new single-family home. The project will increase the density of the site from 4.2 units per acre to 12.5 units per acre, increasing from 29 to 86 percent of the maximum allowed density of the site [and increasing FAR from 0.11 to 0.36. The nonvacant site redevelopment factors 1, 4, 5, and 6 discussed below were based on site and development characteristics of recent development within the city, including this project.](#)
- Castillo de Rosas, 109 South Third Street: The approved project is located in R-3 on a vacant, infill site and would develop 24 residential condominiums. With the allowed density bonus, the project will result in a density of 25 units per acre, equal to approximately 114 percent of the maximum allowed density of the site.
- Pettit Multi Family, 518 North T Street: The proposed project is located in R-3 and would develop 4 duplexes on a vacant, infill site, resulting in a density of 12.5 units per acre. This is equal to approximately 57 percent of the maximum allowed density of the site.

As seen above and with the Burton Ranch and River Terrace pending projects, the City is seeing additional residential development and redevelopment on residentially zoned properties. The Site Inventory identified vacant and nonvacant residentially zoned sites with similar conditions to trends detailed above (vacant and nonvacant sites with existing, older single-family residences) that have occurred recently and since the certification of the 5th Cycle Housing Element. For example, the projects at 109 South Third Street and 518 North T Street would develop multi-family housing on vacant, infill sites less than [one](#) acre in size, which are similar to sites 1 through 5 identified in the Site Inventory below. [Projects at 211 North K Street, 604 North Q Street, and 200 North F Street would develop multi-family units on properties about 0.3 acres with existing single-family units. These conditions and characteristics are similar to sites 42, 44, 46-49, 50-52, 53-57, 59-63, 74, and 8247 through 68.](#) In addition, the recently completed Summit View Homes project, and proposed Coastal Meadows and River Terrace projects, consists of single-family and multi-family homes on vacant properties [three](#) acres to 26 acres in size. These conditions are similar to sites 16, 20, 22, 26, 29, and 30.

Mixed Use Sites and Trends

There are a number of zones in the city which permit mixed uses, including residential. The MU Zone is designed to provide a mix of pedestrian-oriented uses, including commercial and residential uses and allows 100 percent residential projects with a residential density of up to 44 dwelling units per acre. Areas zoned MU are concentrated along G Street and East Walnut Avenue. Similar to the MU Zone, the OTC Zone is intended for pedestrian-oriented uses, specifically to accommodate retail and professional business uses as well as provide residential opportunities in proximity to these uses. The OTC Zone currently allows 50 percent of the floor area to be residential and has a density up to 44 units per acre. Parcels zoned OTC are concentrated near the intersection of H Street and Ocean Avenue. Current City goals are to see the Old Town Commercial area redevelop to become a major pedestrian and attraction center of the city. [The City will implement Program H-A.16 to amend the Zoning Code to allow up to 75 percent of the floor area to be residential.](#) In addition, the H Street Overlay applies to commercially zoned properties along H Street (North of West Chestnut Avenue, South of the Airport) with the goal of redeveloping the area with commercial, residential, and a mix of uses. Examples of recent projects with residential units in MU, OTC, and commercial zones within the H Street Overlay, include the following:

- 233 Mixed Use: The previous project plans at 233 North H Street within the OTC ~~is~~ were approved to redevelop a site with an existing single-family unit, [built in 1945](#), and retail structure with a three-story mixed-use building consisting of ~~six~~ 6 market rate housing units with commercial and office space on the first and second floors. The site was meeting less than 10 percent its buildout potential with the existing uses. The existing uses were one story and the proposed project would increase the height to three stories. [The project proposed to increase FAR from approximately 0.18 to 1.04. The redevelopment factors 1, 2, 4, 5, and 6 discussed below were based on site and development characteristics of recent development within the city, including this project.](#)
- Lompoc Record Mixed Use: The project located at 115 N H Street within the OTC zone is approved to reuse an existing two-story office building, [built in 1973](#), with commercial and residential uses, including development of a third story. The project includes seven market rate housing units. [The nonvacant site redevelopment factors 1, 2, 4, and 5 discussed below were based on site and development characteristics of recent development within the city, including this project.](#)
- HACSB 1401 East Cypress Avenue: The project would develop a 15-unit multi-family development on a vacant site. The project is located on a site that would be rezoned from Commercial Office (CO) to MU. The project is all residential.

- Las Flores Apartment Homes: The project is proposing 48 residential units (including seven lower income units) on two ~~vacant~~ lots totaling 0.4 acres with an existing single-family unit. The project is located within the OTC zone and proposed to maintain the historic character of the area. The project is 100% residential. The nonvacant site redevelopment factors 1, 4, 5, and 6 discussed below were based on site and development characteristics of recent development within the city, including this project.

Site selection of mixed-use nonvacant sites focused on areas experiencing existing redevelopment and interest. Many of the recently planned and approved projects in the city are located along H Street and Ocean Avenue, indicating market demand supports infill development and redevelopment of parcels in this area. In addition, nonvacant site selection focused on sites that had similar redevelopment factors as the recent project trends, which had multiple existing factors that could explain redevelopment potential.

The current project at 108-114 East Ocean Avenue proposes a mixed-use project on 0.32 acres currently used as a parking lot for adjacent commercial structures. These conditions are similar to sites 34 through 41, 52, 69, 70, and 73 in the Site Inventory shown below. The proposed plans at 233 North H Street which demolished an existing commercial and residential unit and proposed to develop a mixed use project on a 0.3-acre site. This is similar to conditions at sites 31, 41, 59, 69, 72 through 75, 80, and 84.

Nonvacant Sites Analysis

Pursuant to Government Code 65583.2(g), in order to identify nonvacant sites to accommodate more than 50 percent of lower income units, the City needs to conduct an analysis of existing onsite uses and market conditions to determine the existing uses are not an impediment to housing development. The city has limited vacant land and the last remaining large, vacant sites currently have housing projects proposed and under reviewed. Infill on underutilized, nonvacant sites presents opportunities for additional housing development. Overall, the City can accommodate about 570 units on vacant sites and 850 units on nonvacant sites.

When identifying nonvacant sites for redevelopment with housing during the next planning period, factors were considered based on recent mixed-use projects and where existing uses would not be considered impediments to future development. When more than two factors were present on a site(s), it was considered feasible for redevelopment based on existing uses and trends. Sites with large numbers of existing housing units were avoided due to displacement issues. The following factors were used in the identification of nonvacant sites based on trends from recent development or project proposals:

- ~~1.—Sites meeting less than half of their FAR potential~~

- ~~2. Sites with vacant commercial structures~~
- ~~3. Sites with large, underutilized parking lots~~
- ~~4. Sites where the land value is greater than the improvement value~~
- ~~5. Sites with no historical resources~~
- ~~6. Sites with structures more than 50 years old~~

1. Sites meeting less than half of their FAR potential with additional capacity for development

Sites that meet less than half of the allowed floor area ratio (FAR) of the property have potential for additional development on-site or incentives to redevelopment as these properties are underutilized and could accommodate larger structures and more uses. Some sites that meet less than half the allowed FAR can accommodate the addition of housing units, without disrupting current uses on the site. Both redevelopment and supplemental development of a parcel can increase property values and ensure efficient utilization of the site. Recent projects in Lompoc proposed an increase of the FAR of the site from existing conditions. For example, the approved 233 Mixed Use project proposed an increase in FAR from 9 to 52 percent of the maximum allowed FAR and the approved Lompoc Record project would increase FAR from 82 to 89 percent of the maximum allowed FAR. All but one of the nonvacant sites meet less than half of the allowed FAR of the site.

2. Sites with vacant commercial structures

Vacant buildings have potential for redevelopment as these properties are underutilized and their reuse or redevelopment can increase property values. In many cases, existing conditions or design of the buildings are not meeting the needs of current trends, resulting in high vacancies or vacated buildings. Substantial improvements may be needed to turn around the profitability of the existing uses. For example, the Lompoc Record Mixed Use project will develop housing on a site with that currently contains a vacant commercial structure. T-and the 233 Mixed Use project proposed to replace a vacant residential structure and vacant commercial structure with residential development. Substantial improvements may be needed to turn around the profitability of the existing uses.

3. Sites with large, underutilized parking lots

Large surface parking lots have potential for redevelopment as these properties have limited existing structures to impede redevelopment in the near term. The city has a large number of underutilized parking lots located in areas zoned for mixed uses and next to high quality transit. During site visits, almost none of the parking spaces were being used. Many of these parking lots are also adjacent to other parking lots that are also underutilized un-used. Several opportunity sites are being proposed on properties with large surface parking areas.

4. Sites where the land value is greater than the improvement value

A parcel's improvement to land value ratio (ILR) can be used to identify potentially underutilized properties. A lower ILR indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property.

Due to the high cost of land, residential redevelopment routinely occurs on sites with high ILR values. For example, the Daniels Single-family/Duplex project and Lompoc Record Mixed Use project, both recently approved projects, have high ILR values: 2.19 and 6.50 respectively. Other recent housing and mixed-use projects in Lompoc are located on parcels with existing improvements, including residential and commercial structures. ~~however,~~ The ILR for these properties prior to redevelopment is not available. ~~Although,~~ it can be assumed that the ILR was greater than 1.00 for several of these projects, as these improvements consisted of multiple housing units and/or commercial structures, and land value in Lompoc is relatively low compared to other areas in the region. For purposes of this analysis, opportunity sites where the land value is greater than the improvement value, or an ILR value of less than 1.00, were identified as potential opportunity sites. ILR value for each opportunity site is included in Table H-45.

5. Sites with no historical resources

Sites with no historical resources are more likely to be redeveloped since the City requires greater consideration for projects that may alter or demolish a historic resource. Accounting for a historic resource in project design can involve consultation and approval by the City. The City's Municipal Code establishes procedures for the protection of historic resources, including requiring projects involving the alteration, demolition, removal, or relocation of historic resources to obtain a Certificate of Appropriateness which involves a public hearing before the Planning Commission. These processes can extend the timeline and add to the cost of a proposed redevelopment project. None of the recent development trends in the City had historical resources on-site.

With the exception of two sites, ~~All~~ none of the nonvacant sites, ~~except for two, do not~~ contain any designated or proposed historic landmarks. Site 55 is listed as a potential historic resource and Site 57 is listed as a historic landmark. Both sites have existing single family residences that are more than 100 years old. Existing uses on Site 55 include one single-family residence built in 1893. However, the site is underutilized as the existing density is ~~equal~~ equal to 3.33 du/acre whereas the minimum density of the zoning of the site is 14.5 du/acre. The site can be developed with five additional housing units while preserving the existing structure and still meet only 91 percent of the maximum density of the site. Site 57 is developed with two single-family residences, one of which was built in 1900. The site can accommodate a total of eight housing units and still meet only 91 percent of the maximum density of the site.

Therefore, the Sites Inventory proposes six additional housing units on the site, which would preserve the existing historic structures.

6. Sites with structures more than 50 years old

Sites with structures that are more than 50 years old are more likely to be developed. These structures are more commonly in need repair or maintenance or are in violation of the City's Construction Code and updating these structures may require significant investment by the property owner. In contrast, new construction on a site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the upcoming housing cycle. Between 2016 and 2023, the City has approved 14 developments on sites with existing structures over 50 years old. These existing structures consisted of residential and commercial uses, most of which were demolished and replaced with new residential and commercial development. Five projects included new multi-family or mixed-use development with a residential component; four of which had existing single-family residences built between 1910 and 1945 onsite that were demolished prior to construction. Examples of recent projects that developed **or proposed** housing on sites with existing structures more than 50 years old include the following (details for each project are included in the analysis above):

- 227 S J Street: demolition of existing SFR built in 1922 and construction of new duplex and ADU.
- Daniels Single-family/Duplex/200 N F Street: demolition of existing SFR built in 1910 and construction of new duplex and SFR.
- 233 Mixed Use/233 N H Street: demolition of existing SFR built in 1945 and construction of 3-story mixed use building with 6 residential units.
- Lompoc Record Mixed Use/115 N H Street: reuse of existing commercial structure built in 1973 and 3rd story addition for a mixed use development with 7 residential units.

Approximately 24 nonvacant opportunity sites have existing structures greater than 50 years old, consisting of a mix of single-family homes and commercial structures.

There were four ~~a few~~ sites that only met one or two of the identified factors but were still considered feasible for redevelopment (Sites 54 and 62). Site 54 has a single-family home in multi-family zones with over half the site available for additional housing units. In addition, the ~~of~~ City has many existing trends of single family homes in multi-family zones being redeveloped. Site 62 was included because ~~the property owner~~ Lompoc Unified School District has expressed interest in the development of housing on the site. In May 2024 the District voted to move forward with 100+ work-force housing units on their property

Based on meeting the criteria outlined above, nonvacant sites were identified that are feasible for housing. Of the nonvacant sites, the following shows the unit distribution of existing on-site uses:

- Parking lots: approximately 190 units
- Commercial and office: approximately 280 units
- Single-family residential: approximately 250 units
- Schools: approximately 50 units

Parking Lots

There are 13 sites completely occupied by parking lots and other sites with large, underutilized parking lots associated with commercial structures. Each of the identified parking lots were considered underutilized for commercial uses. Based on site visits as seen in the nonvacant site feasibility assessment in Appendix D, the identified parking areas had limited to no cars utilizing the lots and were larger than needed to support an existing commercial business. Therefore, the identified parking areas were not uses which would impede them from redeveloping with housing. In addition, each parking lot site is zoned MU or OTC and are located in close proximity to transit, restaurants, and commercial uses. Redevelopment could maintain existing parking spaces through first floor parking as seen in recent mixed-use trends in the State.

Commercial and Office

There are 17 sites with existing commercial, office, or industrial type structures and uses. [These sites are generally underutilized and were selected because they meet multiple nonvacant site factors used to identify sites available for redevelopment. Sixteen sites with existing commercial, office, or industrial uses meet Factor 1 \(less than half of their FAR\), 3 sites meet Factor 2 \(vacant commercial structures\), 8 sites meet Factor 4 \(land value that is greater than the improvement value\), all 17 sites meet Factor 5 \(no historical resources\), and 8 sites meet Factor 6 \(have existing structures that are more than 50 years old\). Additional sites have structures where data on age of the structure is not available but they appear older and may need maintenance/repair.](#)

[Recent development trends in the city show that lots with existing commercial/office type uses are suitable for residential redevelopment. For example, the Lompoc Record Mixed Use project will reuse and expand an existing two-story commercial building to develop commercial space and affordable housing.](#)

None of the identified sites have any known long-term leases or contracts which would prevent redevelopment. The owner of site [657](#) expressed interest in converting the structure to residential. Sites [702](#), and [7884](#) have vacant commercial structures and do not have uses which would impede residential redevelopment. Sites [64](#), [67](#), [58](#), [69](#), and [768](#) are used for community event spaces for local organizations. These sites have older structures and large parking lots which have additional buildout and redevelopment potential, similar to recent redevelopment projects and proposed projects in the city. [Each of these sites are in mixed](#)

use zones and redevelopment could allow for the replacement of the existing use in addition to housing. Additional details are provided in Appendix D. The remaining nonvacant commercial sites have the following uses and structures:

- Site 43 Manufactured portable structure for children social services use
- Site 45 Older storage facility in a residential neighborhood and residential zone
- Site 489 Office center occupying a multi-family housing structure within a residential zone
- Site 668 Vehicle mechanic with large vehicle storage area
- Site 714 Office building with large parking area and vehicle storage
- Site 735 Car wash and mechanic
- Site 746 Car wash
- Site 757 Vehicle storage, no structure

A site survey was conducted of these sites as seen in Appendix D. Each of these sites were identified due to the amount of buildout potential compared to the existing use and structures. All of the sites have limited on-site structures and structures in need of renovation and repair. There are no uses which have a significant market demand or site-specific requirement which would prevent redevelopment over the planning period. Each site had significantly greater buildout potential (meeting less than half of their FAR potential, with most meeting less than 25 percent). In addition, of the sites with existing structures, they were all single-story. Recent mixed-use project proposals saw three story structures that replace single-story or add to existing structures to increase height. Due to this and with greater incentives discussed below, the existing uses would not act as a constraint to redevelopment.

Residential

There are 21 sites with existing single-family residential uses included in the inventory. None of the housing units on identified sites were or are subject to affordable income requirements. These properties are all characterized as underutilized as they are located in the City's R-3 multi-family residential zone. Many of the sites are characterized by large lots as well, with most of the property being undeveloped. All of the sites with single-family houses have additional realistic capacity due to their location in zones that permit high density housing. As identified in Table H-44 and in recent project trends, there were six recent projects which have already redeveloped or proposed to redevelop sites with existing single-family residences with more dense housing development (115 N F Street, 211 North K Street, 604 North Q Street, 200 North F Street, 233 Mixed Use, and Las Flores Apartment Homes). These trends of redeveloping of single-family structures on sites with additional buildout potential were used to support our assumptions that single family housing in areas that permit

high density housing are key opportunity sites, and that existing uses would not impede redevelopment.

As such In addition to the City seeing the redevelopment of sites with single-family uses in higher density zones, ~~these~~ sites with single-family uses were selected if ~~as~~ they meet several of the nonvacant site ~~F~~ factors, including Factor 1 (sites meeting less than half the allowed FAR), Factor 4 (sites where land value is greater than improvement value, ILR less than 1.0), and Factor 6 (have existing structures that are more than 50 years old). Twenty of the sites with existing single-family residential uses meet Factor 1 and Factor 4 and 18 of these sites meet Factor 6. None of these sites have existing lower-income restricted units requiring a replacement program. As confirmed with the site surveys in Appendix D and based on the existing units on each of the sites, all sites, especially R-3 sites, are meeting less than 30 percent of their maximum density. Recent and current projects in the city that are developing housing on sites with existing units also are not meeting their maximum density at a similar rate to the identified sites. In addition, the City is proposing increasing the density in the R-3 zone to 22 units per acre which will further incentivize redevelopment of underutilized parcels.

School and Churches

There is one site occupied by an elementary school and Lompoc Unified School District offices. The site was included as the District expressed an intent to develop workforce housing on their property. The inventory unit assumptions are consistent with a feasibility study prepared by the District. There are 5 sites that are located on church properties. One of the sites has had property owner interest in housing development on-site. The remaining sites were identified based on underutilized parking areas or large vacant/undeveloped portions of the parcels that could accommodate housing. All sites are located in residentially zoned parcels.

Small Sites and Lot Consolidation

The focus of the inventory and the majority of identified sites are on single parcels. However, there are instances where two contiguous parcels would redevelop together in order to provide flexibility in site design and to develop more housing than if they developed individually.

The City has seen trends of lot consolidation, including the consolidation of small lots zoned for residential and mixed uses. Between 2017 and 2023 there were four recorded lot consolidations within the city. In addition to recorded lot consolidations, seven lot consolidations have been approved and two are currently in review. These lot consolidations represent a range of parcel sizes, including consolidation of substandard antiquated lots with a combined acreage of up to 0.16 acres and lot consolidation of larger parcels with a combined acreage of up to 40 acres. Lot consolidations in residential and mixed use zones (three in R3, three in OTC, and one in MU) ranged in combined size from 0.16 to 0.32 acres with

[one combined lot of 1.7 -acres. These trends are consistent with the proposed consolidated sites in the inventory, which primarily include sites comprised of multiple lots with a combined acreage of 0.32 to 1.0 acres.](#)

All of the sites in the inventory with more than one parcel are contiguous and a majority of them are under common ownership. All sites with more than one parcel have the same ownership but Site 8, 18, 20, and 42. This increases the likelihood that the parcels would be consolidated and redevelop together as the owner would achieve greater development potential. The 4 sites that have parcels not owned by the same owner are either vacant or only have existing development on one of the parcels.

Each of the lower-income sites with more than one parcel was reviewed for their potential for consolidation. All of the sites but three (Site 703, 714, and 735) that are nonvacant were previously developed together as one cohesive development. Therefore, they have a high potential to consolidate and redeveloped together when that occurs. Sites 712 and 7273 have vacant commercial structures and have shared ingress/egress and parking areas. Therefore, those sites would likely be redeveloped together. Site 735 primarily contains a car wash with a small commercial structure. The site has shared ingress/egress and vehicular access on three sides. Strategically this site would be redeveloped together and it only contains two parcels.

The City requires lot consolidation when projects have more than one parcel. In addition, Program H-A.12 would have the City actively pursue the consolidation of small lots with outreach to strategic sites as well as provide additional incentives (such as reductions in development standards) for consolidation.

To work to overcome site-specific constraints and limitations, particularly for small and irregularly shaped sites, the City has committed to apply a PD overlay for all sites included in the Housing Element sites inventory as capacity to meet the RHNA through Program H-A.12. The purpose of the PD overlay is to provide flexibility in project design that works to overcome site-specific constraints and limitations for projects that wish to deviate from existing development standards. The City currently applied to areas of the City appropriate for a flexible design approach that allows the development of diverse and varied uses and development that may not comply with all of the otherwise applicable standards of this Code.

Mixed Use Incentives and Programs

While there are current mixed-use project trends in the city and the identified sites seen in Table H-45 are considered underutilized based on existing development potential and are consistent with conditions in the recent projects, the amount of recent redevelopment in these mixed use areas is not sufficient to meet the approximately 33 mixed-use sites identified for the 6th Cycle planning period. In order to facilitate a greater amount of mixed use

redevelopment, the Housing Element includes programs to incentivize and overcome constraints to mixed-use redevelopment in these areas.

Mixed Use Incentives

The 6th Cycle Housing Element will implement incentives to promote redevelopment of mixed use zones through Program H-A.13 Mixed-Use Development which includes development incentives for mixed use projects, such as additional density bonuses, height allowances, direct and technical support.

Residential Restrictions

The MU zone allows for a 1.00 floor area ratio (FAR) for mixed-use developments (developments that include both residential and commercial uses), with 25 to 50 percent of the floor area for residential uses. The MU zone also allows for 100 percent residential projects with a minimum density of 14.5 du/acre and a maximum density of 44 du/acre. The OTC zone currently allows for a maximum residential density of 44 du/acre.

Program H-A.16 directs the City to revise the Zoning Code and General Plan Land Use Element to allow up to 75 percent residential floor area in the OTC zone. This will incentivize redevelopment in the Old Town area. Additionally, current density assumptions on sites identified in the OTC zone are conservatively assuming lower maximum densities.

Site Inventory

Based on the criteria outlined above, 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. Table H-45 details sites that were determined to be vacant or underutilized with capacity to accommodate housing units and Figure H-6 shows the location of these sites in the city. The factors for redevelopment potential that apply to each of the nonvacant sites are shown in Table H-45. Identified nonvacant sites have three or more of the identified factors, consistent with recent project trends.

Vacant and underutilized sites can accommodate a total of ~~1,407~~ 471 units. These sites and consolidated sites that meet the State requirements for accommodating lower-income housing units can accommodate ~~486~~ 494 lower-income housing units. Some identified sites were used in the previously adopted housing element and would require a by-right approval process consistent with Government Code section 65582.2(c).

Table H-44 Table H-45 Identified Vacant and Underutilized Sites

| Site | Address | APN | Acres | Zoning | Maximum Density (units/ acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | FAR | Improvement to Land Value Ratio | Year Structure Built | Used in 4th and 5th Cycle Housing Element? |
|------|----------------------------|---------------------------------------|-------|--------|-------------------------------|--------------------|--------------|-----------------|-----------------------|--------------------------|-----------------------------------|------|---------------------------------|----------------------|--|
| 1 | 110, 114 S K St | 091-102-018, 091-102-019 | 0.32 | R3 | 22 | 95% | 0 | 7 | 0 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 2 | 220 E Cypress Ave | 085-203-001 | 0.28 | R3 | 22 | 95% | 0 | 6 | 0 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 3 | 211 N K St | 091-061-008 | 0.26 | R3 | 22 | 95% | 0 | 5 | 0 | Vacant SFR | N/A 1, 4, 5 | N/A | N/A | N/A | Yes |
| 4 | 116 N M St | 091-073-011 | 0.16 | R3 | 22 | 95% | 0 | 3 | 0 | Vacant | N/A | N/A | N/A | N/A | No |
| 5 | 507 N F St | 087-193-010 | 0.16 | R3 | 22 | 95% | 0 | 3 | 0 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 6 | 309, 313 S I St | 091-163-005, 091-163-006 | 0.32 | R2 | 14.5 | 89% | 0 | 0 | 4 | Vacant | N/A | N/A | N/A | N/A | No |
| 7 | 233 N E St | 085-091-002 | 0.16 | R2 | 14.5 | 89% | 0 | 0 | 2 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 8 | 121 N G St | 085-122-005, 085-122-006 | 0.4 | MU | 44 | 76% | 0 | 0 | 12 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 9 | 107, 113 E Ocean Ave | 085-122-022, 085-122-010 | 0.56 | OTC | 44 | 46% | 11 | 0 | 0 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 10 | 339 N G St | 085-021-014 | 0.4 | MU | 44 | 70% | 0 | 0 | 12 | Vacant/_car storage | 1, 3, 4, 5 | 0.00 | 0.00 | N/A | Yes |
| 11 | 315 W Ocean Ave | 091-082-010 | 0.32 | OTC | 44 | 46% | 0 | 0 | 7 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 12 | 127 S I St | 091-103-021, 091-103-022, 091-103-008 | 0.64 | OTC | 44 | 46% | 13 | 0 | 0 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 13 | 118 S J St | 091-103-019 | 0.28 | OTC | 44 | 46% | 0 | 0 | 8 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 14 | 126 S J St | 091-103-013 | 0.16 | OTC | 44 | 46% | 0 | 0 | 6 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 15 | 204 N C St | 085-101-012 | 0.16 | R2 | 14.5 | 89% | 0 | 0 | 3 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 16 | 1406 E Cypress Ave | 085-260-007 | 1 | 7R1 | 6.2 | 92% | 0 | 0 | 6 | Vacant/ site paving | N/A | N/A | 0.00 | N/A | Yes |
| 17 | 209, 213, 217 S Seventh St | 085-260-063, 085-260-064, 085-260-065 | 0.73 | 7R1 | 6.2 | 92% | 0 | 0 | 4 | Vacant/ small orchard | N/A | N/A | 0.00 | N/A | No |
| 18 | 1325, 1329 E Hickory Ave | 085-260-067, 085-260-058 | 0.638 | 7R1 | 6.2 | 92% | 0 | 0 | 3 | Vacant | N/A | N/A | N/A | N/A | No |
| 19 | 913 Clemens Wy | 085-470-024 | 0.17 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 20 | 530, 532 Avalon St | 093-400-019, 093-400-020 | 0.59 | 10R1 | 2.2 | 92% | 0 | 0 | 3 | Vacant | N/A | N/A | N/A | N/A | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/ acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | FAR | Improvement to Land Value Ratio | Year Structure Built | Used in 4th and 5th Cycle Housing Element? |
|------|--|---|-------|--------|---|------------------------|----------------------------------|-----------------|-----------------------|-------------------------------|-----------------------------------|----------------------|---------------------------------|-------------------------------|--|
| 21 | 1400 E Locust Ave | 085-310-009 | 4.46 | RA | 2.2 | 92% | 0 | 0 | 8 | Vacant | N/A | N/A | N/A | N/A | No |
| 22 | 633 S C St | 093-162-012 | 0.58 | 7R1 | 6.2 | 92% | 0 | 0 | 3 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 23 | 30 Cambridge Dr | 093-162-028 | 0.25 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 24 | 801 Clemens Wy | 085-470-009 | 0.21 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | N/A | N/A | N/A | No |
| 25 | Cabrillo Hwy 100 South Highway 1 | 083-060-017 | 29.75 | RA | 2.2 | 92% | 0 | 0 | 60 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 26 | 1404, 1408 W College Ave | 089-151-002, 089-151-003 | 0.3 | R2 | 14.5 | 89% | 0 | 0 | 4 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 27 | 1301 E Barton Ave | 087-011-027 | 6.21 | 7R1 | 6.2 | 92% | 0 | 0 | 35 | Vacant/_minor vehicle storage | N/A | 0.00 | N/A | N/A | No |
| 28 | 924 Calvert Ave | 093-051-006 | 3.34 | 7R1 | 6.2 | 92% | 0 | 0 | 18 | Vacant | N/A | N/A | N/A | N/A | No |
| 29 | 526 S Avalon St | 093-400-018 | 0.31 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | N/A | N/A | N/A | Yes |
| 30 | 1600 E Ocean Ave | 085-360-007 | 10.05 | MU | 28 44 | 70 90% | 0 | 150 | 130 | Vacant | N/A | N/A | N/A | N/A | No |
| 31 | 116 N C St | 085-141-012, 085-141-013 | 0.8 | MU | 44 | 70 90% | 0 | 0 | 10 | Duplex, Parking Lot | 1, 3, 4, 5 | 0.03 | 0.23 | Not Available | Yes |
| 32 | 128, 134 S F St, 135 S E St | 085-171-008, 085-171-009, 085-171-016 | 1.0 | HDR/MU | 22 / 44 | 90% | 19 | 0 | 0 | Parking Lot | 1, 3, 4, 5 | 0.00 | 4.19 | N/A | Yes - 085-171-008 and 085-171-009 |
| 33 | 133 N C St | 085-133-002 | 0.13 | MU | 44 | 75 0% | 0 | 0 | 2 | SFR Vacant | 1, 4, 5 | N/A | 0.00 | N/A | Yes |
| 34 | 223, 227, 231 N G St | 085-082-003, 085-082-004, 085-082-005 | 0.56 | MU | 44 | 75 0% | 17 | 0 | 0 | Parking Lot | 1, 3, 4, 5 | N/A | 0.18 | N/A | Yes |
| 35 | 211 N G St, 115 E Walnut Ave | 085-082-008, 085-082-010 | 0.36 | MU | 44 | 75 0% | 0 | 0 | 10 | Parking Lot | 1, 3, 4, 5 | N/A | 0.06 | N/A | Yes |
| 36 | 122, 136 N H St | 085-122-020, 085-122-021 | 0.8 | OTC | 44 | 75 % | 16 44 | 0 | 0 | Parking Lot | 1, 3, 4, 5 | N/A | 0.02 | N/A | Yes |
| 37 | 117 S B St | 085-181-020 | 0.16 | MU | 44 | 75 0% | 0 | 0 | 5 | Parking Lot | 1, 3, 4, 5 | 0.00 | 0.00 | N/A | Yes |
| 38 | 321 N G St | 085-021-004 | 0.48 | MU | 44 | 75 0% | 0 | 0 | 15 | Parking Lot | 1, 3, 4, 5 | 0.00 | 0.17 | N/A | Yes |
| 39 | 119 N I St | 091-083-004 | 0.24 | OTC | 44 | 16 75% | 0 | 0 | 8 | Parking Lot | 1, 3, 4, 5 | 0.00 | 0.02 | N/A | Yes |
| 40 | 200, 204, 208, 216 W Ocean Ave | 091-103-020, 091-103-002, 091-103-003, 091-103-004, 091-103-005 | 0.88 | OTC | 44 | 16 75% | 18 44 | 0 | 0 | Parking Lot | 1, 3, 4, 5 | 0.00 | 0.00 | N/A | No |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/ acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | FAR | Improvement to Land Value Ratio | Year Structure Built | Used in 4th and 5th Cycle Housing Element? |
|------|-------------------------------------|--------------------------|-------|--------|-------------------------------|--------------------|--------------|-----------------|-----------------------|----------------------|-----------------------------------|------|---------------------------------|----------------------|--|
| 41 | 120 S I St | 085-161-021 | 0.32 | OTC | 44 | 16.7% | 0 | 0 | 7.1 | Parking Lot | 1, 3, 4, 5 | 0.00 | 0.07 | N/A | Yes |
| 42 | 1301 E Ocean Ave, 1416 E Walnut Ave | 085-150-008, 085-150-009 | 5.05 | R3 PCD | 22 | 95% | 99 | 0 | 0 | SFR | 1, 4, 5 | 0.02 | 0.02 | 1937 | No |
| 43 | 428 N I St | 087-241-001 | 0.64 | R3 | 22 | 95% | 13 | 0 | 0 | Commercial Buildings | 1,3,4,5 | 0.13 | 0.00 | Not Available | No |
| 44 | 308 W Maple Ave | 089-232-001 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 3, 4, 5, 6 | 0.10 | 1.34 | 1964 | No |
| 45 | 514 S I St | 085-331-004 | 0.58 | R3 | 22 | 95% | 11 | 0 | 0 | Commercial Buildings | 1,4,5 | 0.16 | 1.00 | Not Available | No |
| 46 | 226 S K St | 091-152-011 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1,5 | 0.13 | 1.00 | Not Available | No |
| 467 | 207 S J St | 091-152-003 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | Two SFRs | 1, 5, 6 | 0.14 | 4.86 | 1923 | No |
| 478 | 210, 212 S J St | 091-153-019, 091-153-018 | 0.32 | R3 | 22 | 95% | 0 | 5 | 0 | SFR | 1, 2, 5, 6 | 0.28 | 1.72 | 1913 | No |
| 489 | 115 E Hickory Ave | 085-202-008 | 0.24 | R3 | 22 | 95% | 0 | 5 | 0 | Office Building | 1, 5, 6 | 0.38 | 4.5 | Not Available | No |
| 4959 | 121 S L St | 091-093-016 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 5, 6 | 0.10 | 2.96 | 1917 | No |
| 504 | 137 L St | 091-093-007 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 4, 5, 6 | 0.16 | 2.43 | 1921 | No |
| 512 | 136 S G St | 085-163-015 | 0.26 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1, 4, 5, 6 | 0.06 | 0.96 | 1903 | Yes |
| 523 | 125, 135 N N St | 091-071-003, 091-071-004 | 0.48 | R3 | 22 | 95% | 0 | 10 | 0 | Parking Lot | 1, 4, 5, 6 | 0.00 | 0.01 | N/A | Yes |
| 534 | 205 N I St | 091-063-008 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 5, 6 | 0.14 | 0.23 | 1898 | Yes |
| 545 | 403 W Walnut Ave | 091-061-009 | 0.3 | R3 | 22 | 95% | 0 | 5 | 0 | SFR | 1, 4, 5, 6 | 0.15 | 1.88 | 1893 | No |
| 556 | 521 W Walnut Ave | 091-053-008 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 5, 6 | 0.09 | 0.00 | 1939 | Yes |
| 57 | 203 N N St | 091-051-008 | 0.4 | R3 | 22 | 95% | 0 | 6 | 0 | Two SFRs | 6 | 0.17 | 5.31 | 1999 | No |
| 569 | 333 N N St | 091-011-002 | 0.49 | R3 | 22 | 95% | 0 | 10 | 0 | Bingo Hall | 1, 5, 6 | 0.32 | 1.42 | Not Available | No |
| 579 | 302 E Maple Ave, 418 N F St | 087-251-001, 087-251-013 | 1 | R3 | 22 | 95% | 20 | 0 | 0 | SFR | 1, 4, 5, 6 | 0.01 | 0.02 | 1895 | No |
| 5860 | 508 N G St | 087-193-014 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1, 5, 6 | 0.09 | 1.0 | 1904 | Yes |
| 5961 | 531, 537 N K St | 089-191-001, 089-191-002 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 5, 6 | 0.15 | 2.07 | 1960 | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/ acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | FAR | Improvement to Land Value Ratio | Year Structure Built | Used in 4th and 5th Cycle Housing Element? |
|-----------------|--|--|-------|------------------------|-------------------------------|------------------------------------|------------------|------------------|-----------------------|--|-----------------------------------|----------------------|---------------------------------|-------------------------------|--|
| 602 | 512 N L St | 089-191-007 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 5, 6 | 0.07 | 0.46 | 1921 | Yes |
| 613 | 507 N L St | 089-183-007 | 0.64 | R3 | 22 | 95% | 9 | 0 | 0 | Four SFRs | 1, 5, 6 | 0.36 | 0.85 | Not Available | No |
| 624 | 1301 North A St | 087-011-017 | 25 | CF | N/A | n/a | 40-44 | 30-34 | 0 | School ¹ | 1, 5 | 0.18 | 0.00 | Not Available | No |
| 635 | 231 W Pine Ave | 089-070-047 | 0.62 | R3 | 22 | 95% | 6 | 0 | 0 | Two SFRs | 1, 4, 5 | 0.11 | 0.44 | Not Available | Yes |
| 646 | 138 N B St | 085-142-011 | 0.48 | MU | 44 | 70-80% | 0 | 15 | 0 | Assembly Hall, Parking Lot | 1, 3, 4, 5 | 0.16 | 0.43 | Not Available | No |
| 657 | 112 N F St | 085-131-020 | 0.4 | MU | 44 | 70-80% | 0 | 0 | 124 | Commercial Buildings | 1, 3, 5 | 0.23 | 3.67 | Not Available | No |
| 668 | 129, 125, 117 N F St | 085-123-003, 085-123-004, 085-123-005 | 0.56 | MU | 44 | 70-80% | 70 | 10 | 0 | Car Storage and Mechanic | 1, 4, 5, 6 | 0.13 | 0.78 | Not Available | Yes |
| 679 | 905 E Ocean Ave | 085-150-041 | 3.12 | R2 | 14.5 | 89% | 0 | 0 | 45 | Elks Lodge, large parking lot | 1, 3, 4 , 5 | 0.16 | 3.02 | Not Available | No |
| 6870 | 108-114 E Ocean Ave | 085-162-002, 085-162-003, 085-162-004 | 0.32 | OTC | 44 | 16-26% | 0 | 0 | 744 | Parking lot | 1 , 3, 4, 5 | 0.00 | 0.53 | N/A | No |
| 6974 | 108 E North Ave, 928, 908 -936 N H St | 087-040-053, 087-040-054, and 087-040-055 and 087-040-056 | 2.4 | PCD (H Street Overlay) | n/a | 50% Half of allowed FAR | 100 | 0 | 7 | Vacant parcels <u>and single-story commercial structures</u> | 1, 2, 3, 5 | 0.11 | 1.23 | N/A | Yes - 087-040-054, 87-040-055, and 087-040-056 |
| 702 | 913 N H Street | 089-070-040 | 0.65 | PCD (H Street Overlay) | n/a | 50% Half of allowed FAR | 240 | 0 | 010 | Parking lot, and single-story retail structure. | 1, 2, 3, 4, 5, 6 | 0.13 | 0.08 | Not Available | No |
| 713 | 204 W Oak Ave, 205 and 209 W Pine Ave | 089-070-048, 089-070-050, and 089-070-051 | 2.5 | PCD (H Street Overlay) | n/a | 50% Half of allowed FAR | 500 | 0 | 110 | Large parking lot and vacant office building | 1, 2, 3, 5, 6 | 0.23 | 2.63 | Not Available | No |
| 724 | 423 and 413 N G St | 087-242-005, 087-242-017 | 0.72 | CB (H Street Overlay) | n/a | 50% Half of allowed FAR | 130 | 0 | 010 | 2 older single-family homes | 1, 4, 5, 6 | 0.06 | 0.75 | 1920, 1924 | No |
| 735 | 530 and 524 N I St | 087-191-001, 087-191-014 | 0.56 | CB (H Street Overlay) | n/a | 50% Half of allowed FAR | 18 | 0 | 00 | Older car wash and stand-alone small restaurant | 1, 5, 6 | 0.18 | 1.06 | Not Available | No |
| 746 | 638 N H St | 087-131-001 | 0.79 | PCD (H Street Overlay) | n/a | 50% Half of allowed FAR | 154 | 0 | 110 | Car wash | 1, 5, 6 | 0.08 | 1.43 | Not Available | Yes |

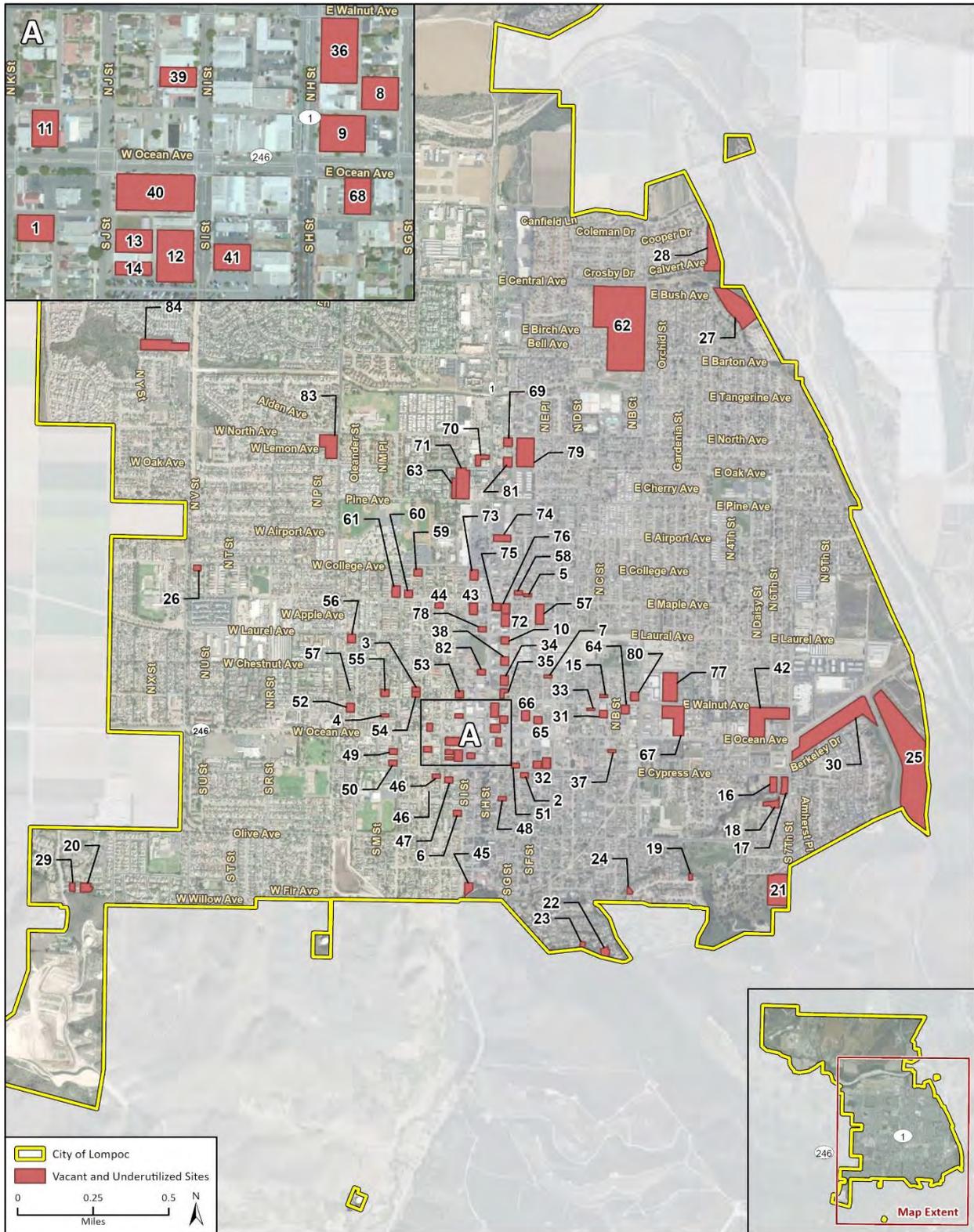
| Site | Address | APN | Acres | Zoning | Maximum Density (units/ acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | FAR | Improvement to Land Value Ratio | Year Structure Built | Used in 4th and 5th Cycle Housing Element? |
|--------------------------|------------------------|-----------------------------|-------|-----------------------|-------------------------------|---|--------------|-----------------|-----------------------|--|-----------------------------------|------|---------------------------------|----------------------|--|
| 757 | 430 and 438 N H St | 087-242-001, 087-242-015 | 0.4 | CB (H Street Overlay) | n/a | 50% ¹ Half of allowed FAR | 0 | 0 | 13 | Undeveloped used-car lot | 3, 4, 5 | 0.00 | 0.18 | N/A | Yes |
| 768 | 435 N G St | 087-242-016 | 0.56 | CB (H Street Overlay) | n/a | 50% ¹ Half of allowed FAR ² | 118 | 0 | 7 | Large parking area with stand-alone Lompoc Grange Hall, older structure. | 1, 3, 5, 6 | 0.20 | 1.03 | Not Available | No |
| 779 | 917 E Walnut Ave | 085-110-026 | 2.9 | PD/R-3 | 22 | 95% | 29 | 29 | 0 | Vacant | 1, 2, 3, 4, 5 | N/A | N/A | N/A | No |
| 788e | 401 N H Street | 087-241-006 | 0.29 | CB (H Street Overlay) | n/a | 50% ¹ Half of allowed FAR | 0 | 0 | 36 | Vacant, small commercial structure | 1, 2, 3, 4, 5 | 0.33 | 1.71 | Not Available | No |
| 798d | 925 North F Street | 087-040-028 | 3.44 | R-3 | 22 | 95% | 152 | 92 | 0 | First United Methodist Church- only assuming housing on part of site | 1, 3, 4, 5 | 0.15 | 13.10 | Not Available | No |
| 802 | 201 and 211 North A St | 085-102-009 and 085-102-008 | 0.48 | R-2 | 14.5 | 89% | 0 | 0 | 5 | Single-family houses | 1, 4, 5 | 0.13 | 0.70 | 1935, 1953 | No |
| 813 | 901 North G Street | 087-040-056 | 0.58 | CB (H Street Overlay) | n/a | 70% ¹ Half of allowed FAR | 10 | 03 | 93 | Vacant | 1, 4, 5 | N/A | N/A | N/A | No |
| 824 | 233 North H Street | 085-081-018 | 0.32 | OTC | 44 | 100% | 0 | 0 | 74 | Vacant; demolished existing uses | 1, 4, 5 | 0.00 | 0.00 | N/A | No |
| 835 | 921 North O Street | 089-040-037 | 2.4 | R-2 | 14.5 | 89% | 0 | 0 | 17 | Church with vacant land | 1, 3, 4, 5 | 0.08 | 3.83 | Not Available | No |
| 84 | 1275 North V Street | 093-070-036 | 3.1 | R-2 | 14.5 | 89% | 0 | 0 | 40 | Vacant site with previous entitlement | N/A | 0.00 | N/A | N/A | No |
| Total: 1,434,7197 | | | | | | | 49489 | 3877e66 | 60053 | | | | | | |

Notes

¹ School District plans to develop workforce housing and unit assumptions are based on feasibility study provided by District

² There is no maximum density within commercial zones within the H Street Overlay. Units in the inventory were conservatively estimated assuming half of the allowed FAR would be dedicated to residential uses and the average unit size would be 800 square feet.

Figure H-6 Vacant and Underutilized Sites



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 Additional data provided by City of Lompoc, 2023.

Sites Inventory
 Fig X Vacant and Underutilized Sites

Adequacy of Residential Sites Inventory in Meeting RHNA

The housing capacity from the planned and approved projects, ADU trends, and vacant and underutilized sites, is summarized below in Table H-46. These units are more than adequate to meet the City's RHNA requirement of 2,248 units as well as the additional buffer. The City's existing land use and development potential can accommodate its regional housing requirement with rezoning Site 30 to MU and Site 77 to R-3/PD. These sites were selected for rezoning because they are adjacent to existing residential uses and are currently vacant.

Table H-45 Table H-46 Progress Toward RHNA

| | Lower | Moderate | Above Moderate | Total |
|--------------------------------|-------|----------|----------------|-------|
| Planned and Approved | 24 | 418 | 829 | 1,271 |
| Projected ADUs | 0 | 0 | 96 | 96 |
| Vacant and Underutilized Sites | 494 | 368 | 556 | 1,418 |
| Total | 518 | 368 | 1,525 | 2,411 |
| RHNA plus buffer | 514 | 373 | 1,509 | 2,396 |

Availability of Infrastructure

The City's Utility Department manages and maintains infrastructure for water, electricity, wastewater, stormwater, and solid waste for residents and businesses in Lompoc. Lompoc already has the necessary infrastructure to support future development within the city limits. Land designated for residential and mixed use is served by existing sewer and water lines, streets, storm drains, electrical, and gas lines.

Wastewater System

The City owns and operates the Lompoc Regional Wastewater Reclamation Plant (LRWRP) which is capable of producing recycled water. The treated wastewater which produces tertiary recycled water for landscape irrigation and construction. Remaining effluent is released into the San Miguelito Creek. The LRWRP treats wastewater from the City of Lompoc, Vandenberg Village Community Services District (VVCSD), and Vandenberg Space Force Base (VSFB). The City's sewer system consists of approximately 111 miles of piping, 2,200 maintenance holes, and four lift stations. The City's Wastewater Division of the Utilities Department is responsible for operating and maintaining the wastewater collection system and the wastewater treatment plant.

The LRWRP has an average dry-weather flow design capacity of 5.5 million gallons per day (MGD), a peak dry-weather flow of 9.5 MGD, and a peak wet-weather capacity of 15 MGD. In 2020, the LRWRP treated a total of 3,133 acre feet per year. The wastewater planning documents are aligned with the City's General Plan land use assumptions and can accommodate the City's RHNA.

Potable Water System

The City provides potable water service to approximately 7.3 square miles which includes portions of the City (the service area does not include the United States Federal Penitentiary complex), a portion of the Lompoc Cemetery District, River Park, La Purisima Highlands neighborhood, Allen Hancock College, and Ken Adams Park. The City's Water Division of the Utilities Department is responsible for operating the water system, including the water treatment plant, storage reservoirs, pump station, and distribution lines. The City's potable water system (system) is supplied by groundwater, pumped through 10 wells in the Lompoc Plain portion of the Santa Ynez River Valley Groundwater Basin. The 2020 Urban Water Management Plan projected water supply and demand through the year 2045 and determined there will be adequate water supply during normal, single-dry, and five-consecutive year drought conditions.¹⁴ The potable water planning documents are aligned with the City's General Plan land use assumptions and can accommodate the City's RHNA.

Stormwater and Drainage

Lompoc is located at the lower end of the Santa Ynez River Watershed. Some of the stormwater and drainage system in Lompoc is owned and operated by the County of Santa Barbara Flood Control District, and some is owned and operated by the City. The stormwater system directs sheet flows into streets and alleys into detention basins and street storm drain inlets. The City's storm drains flow to either the East-West Channel, the San Miguelito Channel, or directly into the Santa Ynez River. The East-West Channel joins the Miguelito Channel, which then flows out to the Santa Ynez River. The EastWest Channel is maintained by the City of Lompoc, while the Miguelito Creek Channel and its related basin are maintained by the Santa Barbara County Flood Control District. The City's Stormwater Management Plan establishes requirements for future development to minimize increases in impervious surfaces and stormwater runoff.

Circulation System

The City's Circulation Element outlines the long-term plan for transportation throughout the city, including general operating conditions of streets and traffic and pedestrian and bicycle connectivity. In 2020, the City adopted the Pedestrian and Bicycle Master Plan with the goal of providing safe and accessible pedestrian and bicycle facilities for all citizens. The

¹⁴ <https://www.cityoflompoc.com/home/showpublisheddocument/32185/637587549452770000>

Pedestrian and Bicycle Master Plan assesses current conditions, identifies pedestrian and bicycle transportation needs, and outlines future improvements. The Plan recommends improvement projects that include the addition of 5.9 miles of Class I bike lanes and 11 miles of Class II bike lanes, sidewalk infill, and street crossing improvements. New development is required to pay traffic mitigation fees to fund roadway, bikeway, and pedestrian improvements and address circulation impacts caused by the development.

Electricity

The City of Lompoc owns and operates its electrical utility, providing reliable and safe electric service to customers throughout the city. The City is a member of the Northern California Power Authority (NCPA), a not-for-profit Joint Powers Agency, that generates power for its members. The NPCA operates geothermal and hydropower plants, as well as a state-of-the-art natural gas facility built in 2012. In the event demand exceeds NPCA's supply of electricity, NPCA will purchase additional electricity from the least expensive source on the open market, such as PG&E. The City's Electric Division works through NPCA to produce and deliver electricity to customers in Lompoc. Lompoc's current electric system consists of a receiving station, distribution substation, and 60 miles of overhead and 65 miles of underground distribution lines with over 15,000 meters.

The City is responsible for providing electricity service to future housing developments in Lompoc. All of the sites identified in the Site Inventory are infill sites within the city, in areas with existing electricity service. The City has adopted the most recent California Energy Code, which promotes energy efficiency construction and installation of residential solar photovoltaic systems. Therefore, electricity supply would not be a constraint to future housing development in Lompoc.

Natural Gas

Natural gas service in Lompoc is provided by the Southern California Gas Company (SoCalGas). SoCalGas receives its gas supply from several basins throughout the Western United States and Canada. According to SoCalGas, natural gas demand is expected to decrease at a rate of 1.5 percent per year due to energy efficiency and fuel replacement activities. Residential gas demand is anticipated to decrease at a rate of 1.9 percent per year, with from 224 Bcf in 2021 to 170 Bcf by 2035. The decrease in residential gas demand is driven by declining use per meter from aggressive energy efficiency goals, anticipated fuel substitution, and tightening Title 24 Codes and Standards.¹⁵ SoCalGas is responsible for supplying natural gas to new residential customers in the city. As overall gas demand is

¹⁵ *California Gas and Electric Utilities, 2022. 2022 California Gas Report.*
https://www.socalgas.com/sites/default/files/Joint_Utility_Biennial_Comprehensive_California_Gas_Report_2022.pdf

expected to decline, no issues with natural gas supply are anticipated due to new housing development in Lompoc..

Telephone and Broadband Service

Telephone, internet services, and cable television services are provided by Frontier and Comcast. These services are available throughout the city and would not require facility upgrades.

Environmental Constraints

The City of Lompoc participated in the 2017 Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. The plan addresses hazard vulnerabilities from natural and human-caused hazards, including earthquakes, wildfire, flooding, drought, and dam failure. Lompoc is located in a high seismic activity zone and is located approximately 7 miles from the San Andreas Fault with active faults in the San Andreas Fault system located within the city. In addition, due to the location, climate, and topography, Lompoc is prone to flooding due to the Santa Ynez River which flows through the northern and eastern portions of the city. A large portion of the city is located within the Federal Emergency Management Agency Zone VE and Zone AE flood zones, which each have a one percent annual change of flooding. In addition, based on CAL FIRES's Fire Hazard Severity Zone maps, there are portions of the city located in high and moderate fire severity areas.

The City is currently updating its Safety Element to comply with recently passed State legislature that is triggered when a city updates their Housing Element. The updated Safety Element identifies and evaluates emergency evacuation routes and incorporates updated information on flood hazards, fire hazards, and climate adaptation and resilience. The Safety Element update also includes updated flood, wildfire, and liquefaction hazard maps. The Safety Element update is anticipated to be adopted in 2023.

Most of the sites in the Site Inventory are not located on sites with identified environmental constraints. However some sites are within identified fire risk areas and flood zones.

- Sites 20, 21, 25 and 29 are located in high and very high fire risk zones in the southern area of the city
- Sites 27 and 28 are located in a mapped 100 year floodplain

The City implements regulations and programs to minimize the risk of seismic, flood, and wildfire hazards. These regulations and programs include, among others, the City Building Code and building permit process, the City Grading Permit process, and the Multi-Jurisdictional Local Hazard Mitigation Plan with City of Lompoc Annex document. Current housing projects are located adjacent to and within flood zones and wildfire hazard areas but standard mitigation requirements and regulations reduce environmental risks and would

allow housing to be developed on these sites. There are no known environmental constraints on the sites identified in the Sites Inventory that would preclude residential housing developments. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

According to EnviroStor, there are three cleanup sites in Lompoc, a voluntary cleanup site at the Palm Grove Apartments (2-54 Pal Drive), an inactive cleanup site at Gore Photonics (425 Commerce Court) and an inactive military evaluation cleanup site on near the intersection of Ocean Avenue and O Street. In addition, Geotracker shows active cleanup sites are located at California Commercial Investment Company (Bailey Avenue), 425 Commerce Court, Northside Shopping Center (1002-1036 North H Street), and the property west of Johns Mansville Park (North D Street). None of the EnviroStor cleanup sites or open cleanup Geotracker cleanup sites are located on housing opportunity sites proposed in the Site Inventory.

Financial Resources for Affordable Housing

Affordable housing development programs in Lompoc include inclusionary units developed pursuant to the City's Inclusionary Housing Ordinance, the Lompoc Homebuyer Assistance Program, and Community Development Block Grant Program. The City Housing Division administers federally funded Community Development Block Grant program and the City's allocation of the Home Investment Partnership Program. These funds are administered consistent with federal guidelines and can be used to leverage other development funds in partnership with affordable housing developers.

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing projects.

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three following national objectives:

- Benefit to low-and moderate income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Lompoc uses CDBG funds for capital improvements of public facilities, funding public services to low- and moderate-income residents, and improving affordable housing.

Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

The City partners with the County HOME Consortium to administer funds from the Tenant Based Rental Assistance Program to provide rent and utility deposits to low-income households.

Senate Bill 2 Planning Grant

The Senate Bill 2 Planning Grants provide funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Funding supports cities and counties in accelerating housing production, streamlining the approval of housing development, facilitate housing affordability, promote development consistent with the State Planning Priorities (Government Code Section 65041.1), and ensure geographic equity in the distribution and expenditure of the funds.

Regional Early Action Planning Grant of 2021 (REAP 2.0)

The Regional Early Action Planning (REAP) program, administered by HCD, provides funding to support regional entities and jurisdictions facilitate local housing production and meet their RHNA. REAP 1.0 was established to help jurisdictions meet the 6th Cycle RHNA. REAP 2.0 expands on REAP 1.0 by providing additional funding to meet the State's housing and climate goals. REAP 2.0 is intended to accelerate infill housing development, reduce vehicle miles traveled, increase housing supply at all affordability levels, and affirmatively further fair housing. In 2022, the City of Lompoc applied for a REAP 2.0 grant for \$450,000 to implement

a Permit Ready ADU Program to expedite the ADU permitting process and reduce preconstruction fees in an effort to encourage development of ADUs as an affordable housing option. ~~Due to State budget cuts in late 2023, however, this funding is no longer available to the City.~~

Homebuyer Assistance Program

The Lompoc Homebuyer Assistance Program (LHAP) helps first-time homebuyers in purchasing a home by providing 30-year deferred payment loans of up to \$65,000 per household. Funds can be used for down payment costs for households who earn up to 120% of the area moderate income (AMI), adjusted for household size. Eligible homes must be located in the city of Lompoc and includes single-family homes, condos, townhomes, and mobile homes. Funding for the LHAP is provided through the City's Housing Trust Fund.

Local Funding Sources

The City of Lompoc implements programs related to housing using a variety of local funding sources. The following funds were included in the Adopted Budget Fiscal Year 2022:

- Lompoc Affordable Housing Trust Fund
- Housing In Lieu Fund

Administrative Resources

This section describes administrative resources available to Lompoc. These include building, code enforcement, housing programs, and partnerships with nonprofit organizations that help the City achieve the goals and objectives laid out in this Housing Element.

City of Lompoc Planning Division

The Planning Division of the Community Development Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council and Planning Commission in formulating and administering short and long range plans, programs, design guidelines and legislation for guiding the city's development in a manner consistent with the community's social, economic, and environmental goals.

The Planning Division is tasked with ensuring that land uses and new development in Lompoc comply with City codes (Title 16 and Title 17), programs, the General Plan, City Council and Planning Commission policies, and California law. Approval of discretionary projects through the planning entitlement process is required before the City issues grading or building permits. Advanced planning programs provided by the division include comprehensive General Plan and Zoning Code updates (including periodic updates of the Housing Element),

preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

County of Santa Barbara

The Housing Authority of the County of Santa Barbara operates several programs funded by the U.S. Department of Housing and Urban Development (HUD) that provide rental housing or rental assistance for low-income families, the elderly, people with disabilities, and others, in much of Santa Barbara County. The programs include:

- Section 8 Housing Voucher Program
- Public Housing Program

Affordable Housing Providers

Affordable housing providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Table H-47 details active affordable housing providers and the associated affordable housing developments in Lompoc.

Table H-46 ~~Table H-47~~ **Affordable Housing Providers in Lompoc**

| Organization | Development Name | Address | Type |
|--|----------------------------|---|-------------------|
| | Kailani Village | 220 West North Street, Lompoc, CA 93436 | Multi-family |
| Housing Authority of the County of Santa Barbara | Palm Grove Apartments | 2 Palm Drive, Lompoc, CA 93436 | Multi-Family |
| Vintage Housing Development, Inc. | Woodstone Apartments | 401 West Pine Avenue, Lompoc, CA 93436 | Multi-Family |
| | Rainbow Plaza | 220 West Pine Avenue, Lompoc, CA 93436 | Multi-Family |
| Housing Authority of the County of Santa Barbara | Parkside Garden Apartments | 240 West Pine Street, Lompoc, CA 93436 | Seniors |
| LEDG Capital | Arbor Square Apartments | 800 North G Street, Lompoc, CA 93436 | Multi-Family |
| Housing Authority of the County of Santa Barbara | Lompoc Gardens | 300 West College Ave., Lompoc, CA 93436 | Townhomes and SFR |

| Organization | Development Name | Address | Type |
|--|-------------------------------|---|-------------------|
| Lompoc Housing & Community Development Corp. | G & College Family Apartments | 608 North G Street, Lompoc, CA 93436 | Multi-Family |
| Housing Authority of the County of Santa Barbara | Miller Plaza (Site A) | 301 West Maple Ave., Lompoc, CA 93436 | Seniors |
| Housing Authority of the County of Santa Barbara | Homebase on G | 513 North G Street, Lompoc, CA 93436 | Special Needs |
| CHAP Inc./Richard Bialosky/Francis Thompson | West Creek Villas | 200 North T Street, Lompoc, CA 93436 | West Creek Villas |
| Housing Authority of the County of Santa Barbara | Santa Rita Village | 917 West Ocean Avenue, Lompoc, CA 93436 | Multi-Family |
| Housing Authority of the County of Santa Barbara | Santa Rita Village II | 912 West Apricot Avenue, Lompoc, CA 93436 | Multi-Family |
| Housing Authority of the County of Santa Barbara | Lompoc Terrace | 805 West Apricot Ave., Lompoc, CA 93436 | Multi-Family |
| Lompoc Housing Assistance Corp | Casa Serena Sr. Apts. | 130 South Fifth Street, Lompoc, CA 93436 | Senior |
| Surf Development Company | Cypress Court | 1420 East Ocean Avenue, Lompoc, CA 93436 | Senior |
| Stanley Miller, LP | Stanley Horn Homes | 640 North Q Street, Lompoc, CA 93436 | Multi-Family |
| Santa Barbara Community Housing Corp | Thompson Park | 505 North S Street, Lompoc, CA 93436 | Multi-Family |

Community Resources

Several agencies and organizations operating across Santa Barbara County provide resources to people experiencing housing insecurity. Public organizations help administer government-funded programs, such as Section 8, that aim to address homelessness. Many non-profit affordable housing organizations help not only help people have access to housing, but also provide a system of support through community, case workers, and employment.

Housing Authority of the County of Santa Barbara (HASBARCO)

The Housing Authority of the County of Santa Barbara (HASBARCO), is a public agency that provides rental subsidies, manages, and develops affordable housing for residents in need in the county. HASBARCO is based in Lompoc and is the largest property management organization in the County. HASBARCO operates several properties in Santa Barbara County. HASBARCO notably also operates the Section 8 Housing Choice Voucher program for the entire county. HASBARCO also offers educational assistance, health services, employment assistance, and family services to help families keep and maintain their housing to achieve housing security.

Housing Choice Voucher (Section 8)

The Housing Choice Voucher (HCV) Program is a Federal program that provides access to the private housing market to qualified low- and moderate-income individuals or families. HASBARCO is authorized to administer the vouchers, which pay between 30 and 40 percent of adjusted monthly gross rents. The qualified individual must find the housing and submit the proper documentation.

Family Self Sufficiency Program

Family Self Sufficiency (FSS) is a savings program and resource for families using Housing Choice Vouchers to reduce their need for government subsidies. Participants must sign a contract to commit to being employed and economically independent within five years. The program features an escrow account, which allows the family to gain money in an effort to be self-sufficient at the end of their contract. For every period in which the family experiences an increase in earned income, the Housing Authority will match a portion of that increase with Housing Authority funds and deposit it into the escrow account, being available in total when the terms of the contract are met.

Resident Opportunities for Self Sufficiency (ROSS)

Resident Opportunities for Self Sufficiency (ROSS) is a program that provides educational services, financial management training, supportive health/disability services and resources

for families. ROSS looks to create a positive change for families through this and coordinates local organizations and other institutions to provide services and opportunities for family units.

Lompoc Housing Trust Fund

The Lompoc Housing Trust Fund is a City-operated program to help achieve the City's affordable housing goals of providing housing to very low-, low-, and moderate-income households, and special needs populations. Funds from this program are obtained through in-lieu fees for affordable housing and are used to provide home loans to affordable housing developers, public entities, groups, and qualified individuals. The most prominent program to come out of the Lompoc Housing Trust Fund is the Lompoc Homebuyer Assistance Program that provides home loans to low-income first-time homebuyers to remove financial barriers to purchasing a home in Lompoc.

Lompoc Homebuyer Assistance Program (LHAP)

The Lompoc Homebuyer Assistance Program is a City of Lompoc Housing Trust Fund Program that expands home ownership opportunities in the community of Lompoc. The program removes financial barriers to the dream of home ownership by lowering home acquisition and carrying costs. Participants must be first time, low-income home buyers (up to 120% Area Median Income) and purchase a home within the City limits of Lompoc.

CalWORKs Housing Support Program (HSP)

The CalWORKs Housing Support Program offers financial assistance and several wrap-around supportive services to assist homeless CalWORKs families in quickly obtaining permanent housing and to help foster housing retention. The program provides rental assistance, security deposits, utility payments, and moving costs among many other services.

Santa Barbara Community Housing Corporation

Santa Barbara Community Housing Corporation (SBCHC) is a nonprofit corporation looking to help house lower income individuals and is managed day-to-day by an executive director and governed by a volunteer board. SBCHC manages properties totaling more than three hundred units and approximately five hundred residents. The nonprofit rehabilitates and converts existing properties while also taking up new construction of homes.

Northern Santa Barbara County United Way

Northern Santa Barbara County United Way (NSBCUW) is a nonprofit organization that primarily serves communities north of the Santa Ynez Mountains, including Santa Maria, Lompoc, Solvang, Guadalupe, and the rest of the Santa Ynez Valley. The NSBCUW specializes in fundraising, regranteeing, community collaboration, and local partnerships. Select programs

of the NSBCUW include Home for Good, United for Literacy, and Financial Literacy. AmeriCorps is a frequent partner of the NSBCUW.

Good Samaritan Shelter

Good Samaritan Shelter is a non-profit organization that provides housing and services to people experiencing homelessness in the Lompoc and Santa Maria areas. The organization currently has emergency shelters, transitional housing, and supportive housing for various special needs populations.

Mobile Home Emergency Repair Grant Program

The Mobile Home Emergency Repair Grant Program (MERG), administered by Catholic Charities offers financial assistance to elderly and disabled persons with emergency housing rehabilitation needs for owners of mobile homes and single-family homes. In addition to providing emergency repair grants, the MERG program also check-in on the wellbeing of housebound persons. The City of Lompoc allocates CDBG funds each year to Catholic Charities to help administer the MERG program.

Appendix A: Affirmatively Furthering Fair Housing

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Introduction and Overview

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the federal Fair Employment and Housing Act. The law requires all State and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 ensures that California cities affirmatively further fair housing.

AB 686 defined “affirmatively further fair housing (AFFH)” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity.” AB 686 added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.¹⁶

Approach to Analysis

This AFFH analysis is consistent with the 2021 California Department of Housing and Community Development's Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements (AFFH Guidance Memo) which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied, pursuant to Government Code Section 65583(c)(10).

This AFFH analysis evaluates fair housing issues in the City of Lompoc on the following topics:

1. Fair Housing Enforcement and Outreach Capacity
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity

¹⁶ *Housing and Community Development (HCD)*, 2021. <https://www.hcd.ca.gov/community-development/affh/index.shtml>

5. Disproportionate Housing Needs
6. Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

Fair housing priorities, goals, and actions are also provided specific to Lompoc to address as implementation actions for the Housing Element. The goals and actions address the major contributing factors for the topics above.

Fair Housing Methodology

The California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- Urban Displacement Project (UDP)
- U.S. Housing and Urban Development (HUD)
- CalEnviroscreen
- California Tax Credit Allocation Committee (TCAC)
- The Comprehensive Housing Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)
- AllTransit
- Walk Score

Additionally, the analysis includes input from sources of local knowledge, including special needs groups, housing advocacy organizations, housing and services providers, and residents.

Housing and Community Development's AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is

intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

Urban Displacement Project (UDP)

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic White population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

CalEnviroScreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more impacted by pollution burdens and population vulnerabilities compared to other communities. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts across California.

California Tax Credit Allocation Committee (TCAC)

HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals.¹⁷ The Task Force created the AFFH Data Viewer, an interactive mapping tool to assess population and housing characteristics related to fair housing and access to opportunity to aid in the development of policy for the promotion of equitable and inclusive communities. The data viewer includes Opportunity Maps made from composite scores of three different domains made up from a set of indicators data shown in Table A-1. The Opportunity Maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

¹⁷Office of The State Treasurer (STO). 2021. <https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf>

Poverty Status. Census tracts with at least 30 percent of population that earned an income that was below the federal poverty level.

Racial Segregation. Census tracts with a location quotient that is higher than 1.25 for Black, Hispanic, Asians, or all non-White populations in comparison to the county.

Table A-1 Domains and List of Indicators for Opportunity Maps

| Domain | Indicator |
|---------------|--|
| Economic | Poverty, adult education, employment, Job proximity, median home value |
| Environmental | CalEnviroScreen 3.0 pollution indicators and values |
| Education | Math proficiency, reading proficiency, high school graduation rates, student poverty rates |

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

AllTransit

AllTransit is an online database that details transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

Walk Score

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission "to promote walkable neighborhoods." Walk Score measures walkability by assigning a numerical walkability score based on distance to amenities within a 30-minute walk and evaluates pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing 2020

As part of the CDBG program certification process and prior to HUD's reinstatement of the AFFH standards in 2020, participating jurisdictions prepared an analysis of impediments to fair housing choice every five years. The County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing (AI) covers the Santa Barbara County HOME Consortium and Urban County Partnership which includes the entirety of the county excluding the cities of Santa Barbara and Guadalupe, referred to as the Consortium. The AI provides an assessment of regional and local laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and

accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing and provides solutions and measures to mitigate or remove identified impediments. The AI determined that housing affordability gaps were increasing for both renters and owners throughout the county, with renters significantly more likely to experience cost-burden. The AI also identified that disability rates were highest in Carpinteria, Lompoc, and Solvang and that Asian and Hispanic applicants were more likely to be denied financing for home purchase than other races. Focus group and stakeholder interviews revealed a need for greater coordination of service delivery for at-risk populations to address needs and prevent homelessness. Residents reported a general lack of fair housing knowledge signaling the need for further education around fair housing rights and enforcement.

Community Engagement and Outreach

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers through stakeholder interviews and two community workshops. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Feedback regarding fair housing concerns identified that the community seeks greater diversity in the forms of communication for fair housing information and enforcement, including mailers, flyers, TV ads, and utilizing Facebook. Community members described a general need for affordable housing options in the city as well as the existence of pockets of low income and crime and pockets of wealth throughout the city. Crime was identified as an issue and especially identified in areas east of State Route 1/south of Pine Street and west of State Route 1 around Chestnut/Pine Streets.

Blending of housing types and affordability was proposed as an opportunity to address housing disparities and lack of investment in low-income neighborhoods. Some community members expressed that Lompoc has accommodated more than its fair share of the county's lower-income housing units. Community feedback also revealed that residents of Lompoc often commute to the city of Santa Barbara and other south county jurisdictions for good jobs as many jobs within the city are service and retail related. In addition, homelessness is a big concern to the community and more homelessness services are needed. Constraints to affordable housing development identified by stakeholders include the high cost of land and construction, lack of well-paying jobs, lack of transportation options, cost of entry for rentals and home ownership. Please see Chapter 1 for additional details on the City's outreach efforts.

Fair Housing Resources

Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to distribute fair housing and tenants' rights information to their community and the community's familiarity to their rights. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

Regional Resources

Several organizations in Santa Barbara County provide aid for fair housing issues and outreach. The County contracts with the Legal Aid Foundation of Santa Barbara County to address fair housing concerns. The Legal Aid Foundation provides property manager and tenant training, legal advice and information on landlord/tenant rights and responsibilities, and rental housing advertisement monitoring for fair housing discrimination. Table A-2 shows organizations and agencies that collaborate with local governments, including Lompoc to address housing and community needs and provide the following services:

- Homelessness Needs
- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Down payment assistance
- Homeless prevention program
- Home seeking services
- Homebuyers' education learning program
- Research on housing trends

Table A-2 Fair Housing Organizations Active in Santa Barbara County

| Organization | URL | Phone Number |
|--|---|----------------|
| California Rural Legal Assistance (CRLA) | https://crla.org/ | (805) 963-5981 |
| CHANCE Housing [*] | https://chancehousing.org/services/ | (805) 966-0020 |
| Coastal Housing Coalition | https://www.coastalhousingcoalition.org/ | (805) 403-2752 |
| Coastal Housing Partnership | https://coastalhousing.org/ | (805) 969-1025 |
| Conflict Solutions Center Community Mediation Program | https://cscsb.org/ | (805) 963-6765 |
| Habitat for Humanity of Southern Santa Barbara County | https://www.sbhabitat.org/ | (805) 692-2226 |
| Housing Authority of the County of Santa Barbara (HASBARCO) | https://www.hasbarco.org/ | (805) 967-3402 |
| Housing Trust Fund of Santa Barbara County | https://www.sbhousingtrust.org/ | (805) 685-1949 |
| Legal Aid Foundation of Santa Barbara County | https://www.lafsbcb.org/ | (805) 922-9909 |
| Partners in Housing Solutions | https://www.partnersinhousingsolutions.org/ | (805) 803-1584 |
| Path Santa Barbara | https://epath.org/regions/santa-barbara-central-coast/ | (805) 979-8706 |
| People's Self-Help Housing | https://www.pshhc.org/sb-county/ | (805) 781-3088 |
| Santa Barbara Alliance for Community Transformation (SB ACT) | https://sbact.org/ | (805) 259-4692 |
| Santa Barbara Rental Property Association | https://www.sbrpa.org/ | (805) 687-7007 |
| Santa Barbara Rescue Mission | https://sbrm.org/ | (805) 966-1316 |
| United Way Santa Barbara County | https://www.unitedwaysb.org/ | (805) 965-8591 |

Source: Mintier Harnish, 2023.

In Santa Barbara County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. According to the County's AI, 56 fair housing complaints originating in Santa Barbara County were filed with DFEH between 2015 and 2019. Overall, disability-related discrimination comprised the largest proportion of cases (46 percent) in the county. The next highest basis for discrimination was familial status (26 percent), followed by race (7 percent), national origin (6), sex (6 percent), and religion (1 percent). Thirty-two of the total 56 complaints were filed in the city of Santa Barbara. Within the Consortium, the cities of Lompoc (10 complaints), Goleta (9 complaints), and Santa Maria (5 complaints) had the highest number of complaints filed. The majority of complaints filed in Goleta were based on familial status followed by disability. Complaints filed within Santa Maria were based on disability, familial status and national origin.

According to the HCD AFFH Data Viewer, five Fair Housing Enforcement and Outreach cases were filed in 2020 in Santa Barbara County. Two cases were filed on the basis of disability, two on familial status, and one on race.

Local Resources

The City of Lompoc contracts with Legal Aid Foundation (LAF), a regional non-profit organization, to provide fair housing services to the city including to assist residents with fair housing counseling services, educate residents on fair housing practices, and to conduct fair housing testing. LAF provides free legal assistance to residents, particularly low-income and vulnerable residents. LAF has an office in Lompoc at 102 E Ocean Avenue.

In addition to the fair housing services provided by active organizations, the Housing Authority of the County of Santa Barbara (HASBARCO) administers the Housing Choice Voucher program for Lompoc and other participating jurisdictions in the county.

Compliance with Existing Fair Housing Laws

The City of Lompoc complies with existing fair housing laws and regulations by ensuring all residents have equal access to housing programs, services, and resources and supporting any resident in filing complaints on housing discrimination. The City also ensures that the City's zoning regulations do not result in segregation or discriminatory practices. In addition, the City does not place more scrutiny or deny projects or individuals of their right to tenancy, residence, or entitlement based on memberships of protected

classes, in compliance with Government Code section 65008. The City complies with the following fair housing laws:

- **Fair Housing Act of 1968** – The City has adopted housing policies that prohibit housing discrimination based on protected characteristics and ensuring equal access to housing programs and services.
- **American Disabilities Act** – The City's Municipal Code establishes procedures for persons with disabilities seeking equal access to housing. The City ensures housing developers comply with the American Disabilities Act through the permit review process.
- **Fair Housing & Employment Act** – The City upholds policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the DFEH or who wish to pursue legal action.
- **AB 686** – The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities.
- **Density Bonus Law** –The City complies with State Density Bonus Law by providing density bonuses and other development incentives to housing developers proposing projects with a minimum amount of affordable housing units.
- **Housing Accountability Act** –The City complies with the Housing Accountability Act by approving eligible housing development projects, including those with at least 20 percent affordable units to lower-income households, that comply with the City's adopted objective development standards unless the City makes a written finding that the project will have a specific, adverse impact on public health or safety and there is no feasible method to mitigate or avoid that impact.
- **No-Net-Loss** – The City complies with the No Net Loss Law by identifying sites that can accommodate the City's RHNA. The City also maintains minimum density requirements for housing development in Medium and High Density Residential zones.

Ability to Address Complaints

The Department of Justice's Civil Rights Division initiated fair housing testing in 1991. This is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of

a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with State and federal accessibility requirements.

According to the County's AI between 2015 and 2019 a total of 10 cases were filed in the City of Lompoc, all of which were cited on the basis of disability. This equates to 18 percent of all the complaints filed in the county and approximately 32 percent of all complaints based on disability. The high number of complaints, particularly disability related complaints, indicates the need for further education and enforcement on fair housing practices in the city.

According to the HCD AFFH Data Viewer, 25 fair housing inquiries were received between 2013 and 2021 for the City of Lompoc, of which 4 were on the basis of disability, 1 on national origin, 2 on sex, 16 on failure to respond. Compared to most other cities within Santa Barbara County, Lompoc had more fair housing inquiries. The city of Santa Barbara (49 inquiries) had the highest number of inquiries, followed by the cities of Lompoc (25 inquiries), Santa Maria (22 inquiries), and Goleta (18 inquiries). Goleta had the highest number of inquiries per one thousand residents, approximately 0.56 inquiries per one thousand residents, and Lompoc had the second highest, approximately 0.55 inquiries per one thousand residents. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal discrimination complaints.

Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Santa Barbara County) and at the local scale (Lompoc).

To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies. In its AFFH guidance document published in April 2021, HCD describes the importance of segregation and integration analysis in relation to fair housing:

Race and Ethnicity

The ethnic and racial composition of a community relates to other housing characteristics including household size, locational preference, and economic opportunity. Additionally, race/ethnicity is a known contributor to unfair housing practices. Historical patterns of racial/ethnic segregation were results of governmental policies from the federal to local level that promoted exclusionary actions and disparate treatment of people of color such as redlining, racially restrictive covenants, and mortgage lending practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups do not have as many housing choices as non-minority residents.

Regional Trends

In general, the urban areas and areas in and to the west of the cities of Santa Maria, Guadalupe, and Lompoc are the most diverse areas within Santa Barbara County, with between 40 and 95 percent of the population consisting of non-White residents, as demonstrated in the geographic depiction of 2014-2018 ACS data shown in Figure A-1. Comparatively, populations within portions of the cities of Santa Barbara, Goleta, and Solvang and surrounding areas are the least diverse in the county, with less than 20 percent of the population consisting of non-White residents. During the 2014-2018 timeframe, most of the county was predominantly White, except for census tracts within and to the west of the cities of Guadalupe and Santa Maria and census tracts within the cities of Lompoc, Goleta, Santa Barbara, and Carpinteria, which are predominantly Hispanic.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0-100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation.¹⁸ Racial/ethnic segregation in Santa Barbara County increased between 2010 and 2019. Table A-3 shows racial/ethnic segregation in Santa Barbara County using the dissimilarity index using data from HUD's AFFH mapping tool. Black and Asian/Pacific Islander residents are the most segregated in the county compared to other racial and ethnic groups. Segregation between Black and White residents was moderate, since the racial dissimilarity index score is between 40 and 54 for 2019. Segregation between Non-White and White residents, between Hispanic and White residents, and between Asian/Pacific Islander and White residents was considered low, since their racial dissimilarity index scores are below 40 for 2019. In Santa Barbara County,

¹⁸ HUD, 2020. <https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf>

there has been an increase in segregation across all measured racial/ethnic groups between 2010 and 2019.

Table A-3 Racial/Ethnic Dissimilarity Trends (Santa Barbara County)

| Racial/Ethnic Dissimilarity Index | 1990 | 2000 | 2010 | 2019 |
|-----------------------------------|-------|-------|-------|-------|
| Non-White/White | 24.05 | 24.48 | 22.10 | 28.93 |
| Black/White | 49.03 | 38.24 | 33.75 | 41.95 |
| Hispanic/White | 24.03 | 28.85 | 24.25 | 31.11 |
| Asian or Pacific Islander/White | 31.91 | 29.03 | 29.17 | 35.82 |

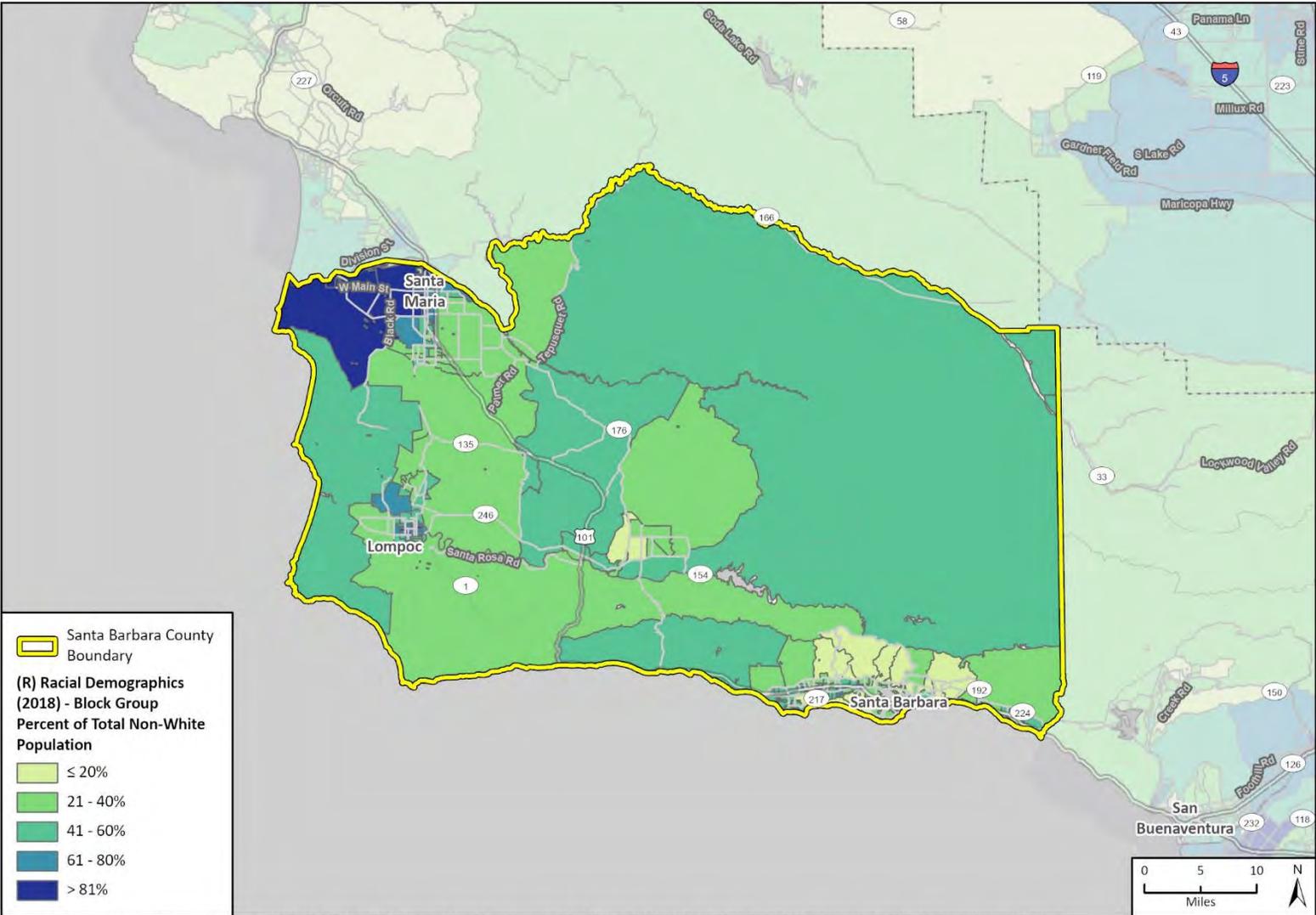
Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFH T0006, 2022

Local Trends

Lompoc is more diverse compared to most of Santa Barbara County, excluding the cities of Santa Maria and Guadalupe and the downtown areas of the cities of Goleta and Santa Barbara. Figure A-2 shows the percent of non-White residents living in Lompoc. The central part of the city has the highest percent of non-White residents, with over 80 percent of residents who identified as non-White in some block groups.

According to 2016-2020 ACS estimates, Hispanic/Latino residents comprise the largest racial/ethnic group in Lompoc, followed by White residents. The predominant population in the northern and central areas of the city was Hispanic and the predominant population in throughout the rest of the city was White, as shown in Figure A-4. Two census tracts within the central part of the city (Census Tract 27.09 and 27.10) located north of Ocean Avenue, south of College Avenue and west of H Street, had a predominant majority (gap > 50 percent) of Hispanic/Latino residents. These patterns indicate Hispanic/Latino and White populations are segregated within Lompoc, with Hispanic/Latino residents concentrated in central areas of Lompoc and White residents concentrated in northern and southern areas of Lompoc.

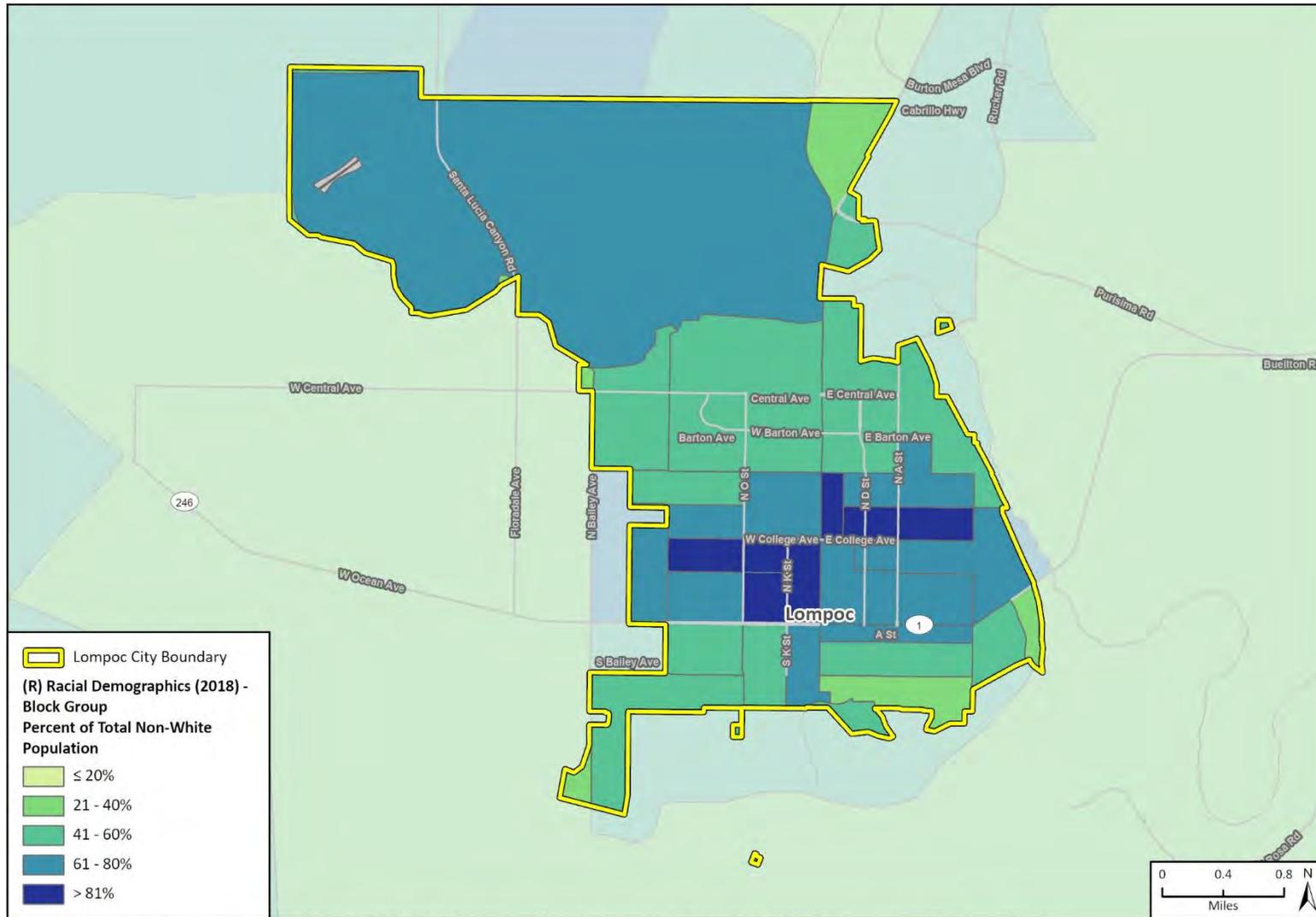
Figure A-1 Percent of Total Non-White Population (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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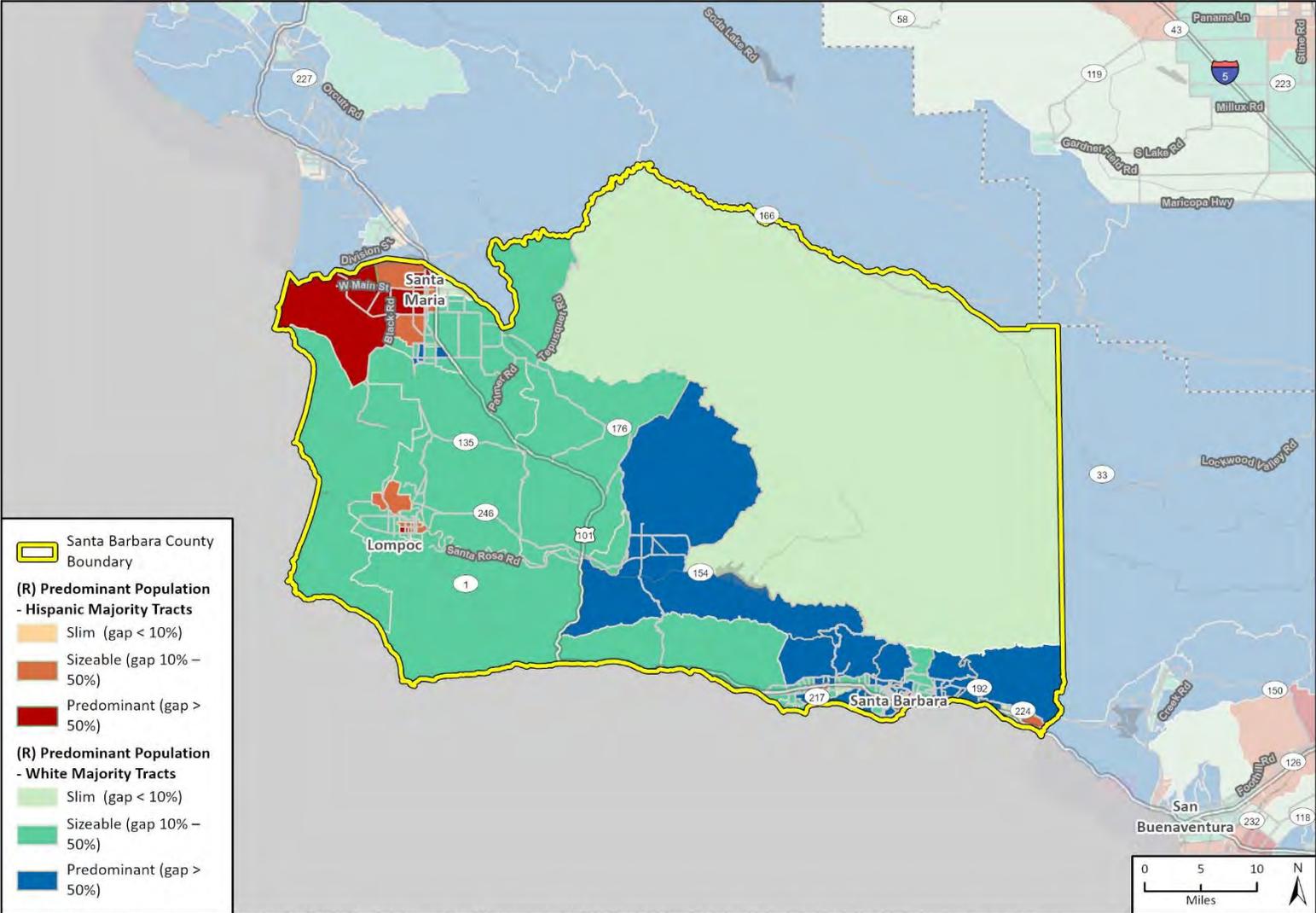
Figure A-2 Percent of Total Non-White Population (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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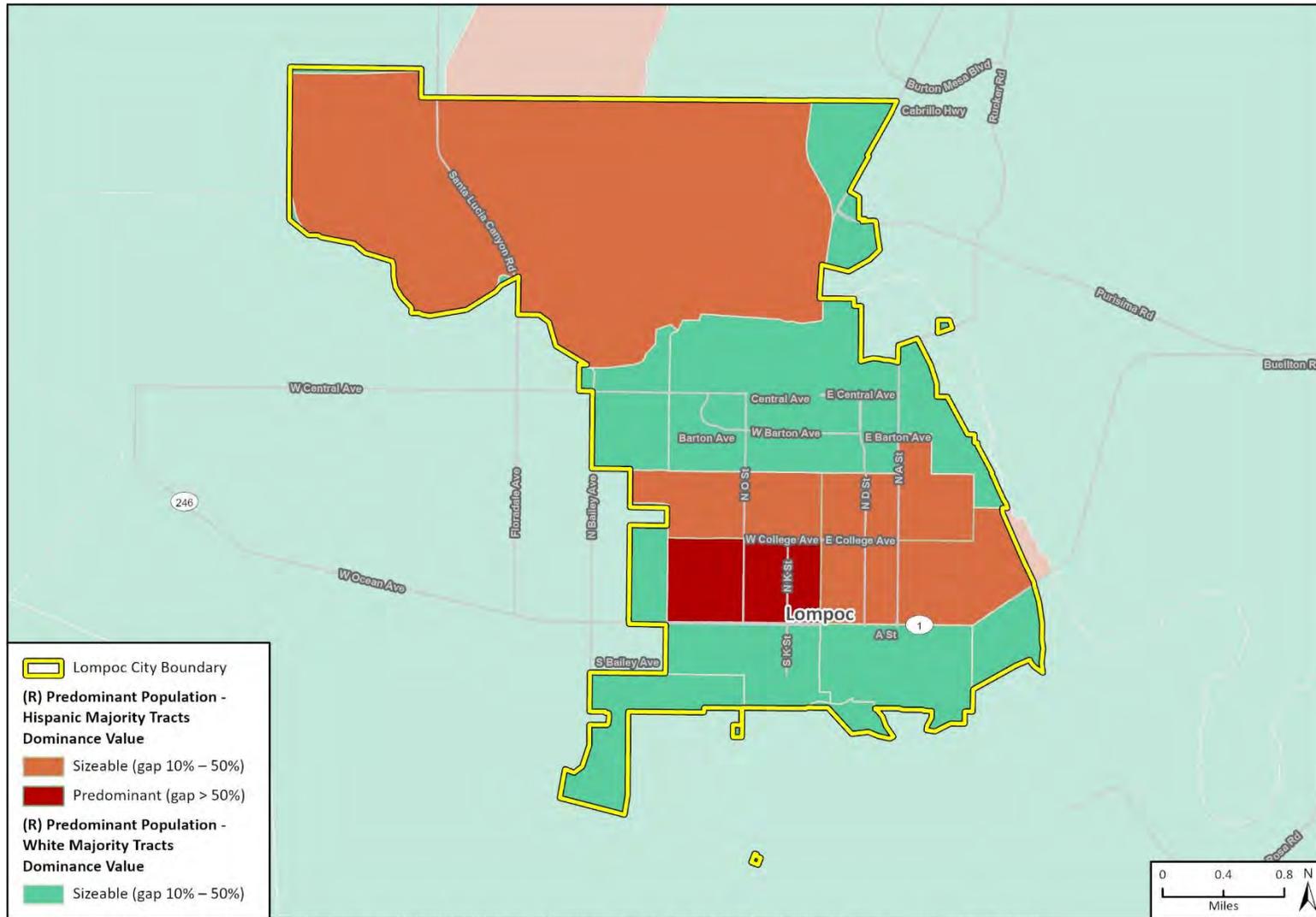
Figure A-3 Predominant Populations (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

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Figure A-4 Predominant Populations (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

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Persons with Disabilities

Persons with disabilities include those with a physical or mental impairment including hearing, vision, mobility, cognitive function. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.¹⁹

High spatial segregation of persons with disabilities may indicate fair housing issues related to both physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.²⁰ Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

Regional Trends

According to 2016-2020 ACS estimates, a total of 43,488 Santa Barbara County residents had one or more disabilities, which represents approximately 9.9 percent of the county's total population. Figure A-5 shows the percentage of the population living with one or more disabilities throughout Santa Barbara County. The northern and central areas of the county, as well as urban areas of the cities, have higher concentrations of persons living with one or more disabilities compared to the western and southern areas of the county. The western area of the City of Lompoc has the highest concentration of persons living with one or more disabilities in the county, with approximately 20.6 percent of the population living with a disability.

Local Trends

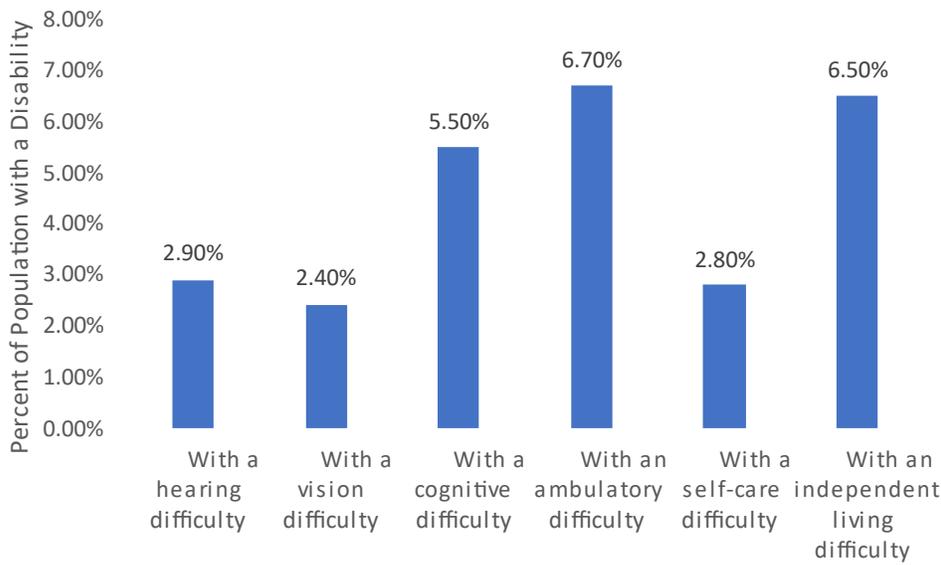
The 2016-2020 ACS estimated a total of 5,079 residents in Lompoc were living with one or more disabilities, which is approximately 12.9 percent of the total population. Of the 5,354 individuals living with one or more disabilities, 1,827 (36.0 percent) are age 65 or older. The most common type of disability in Lompoc was ambulatory difficulty, defined as those who have serious difficulty walking or climbing stairs, followed by independent living difficulty and cognitive difficulty, defined as having difficulty remembering, concentrating

¹⁹ HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

²⁰ The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020. <https://disabilitycompendium.org/annualreport>

or making decisions, as shown in Figure A-5. Persons with ambulatory disability have specific housing needs and may require housing that is wheelchair accessible or lacks stairs or steps. Persons with independent living difficulty may be able to live independently with support or services at home or may live in a group home. Persons with a cognitive disability often face housing-related discrimination and often have limited control over where and with whom they live. Additionally, they may require support or services at home or live in a group home.

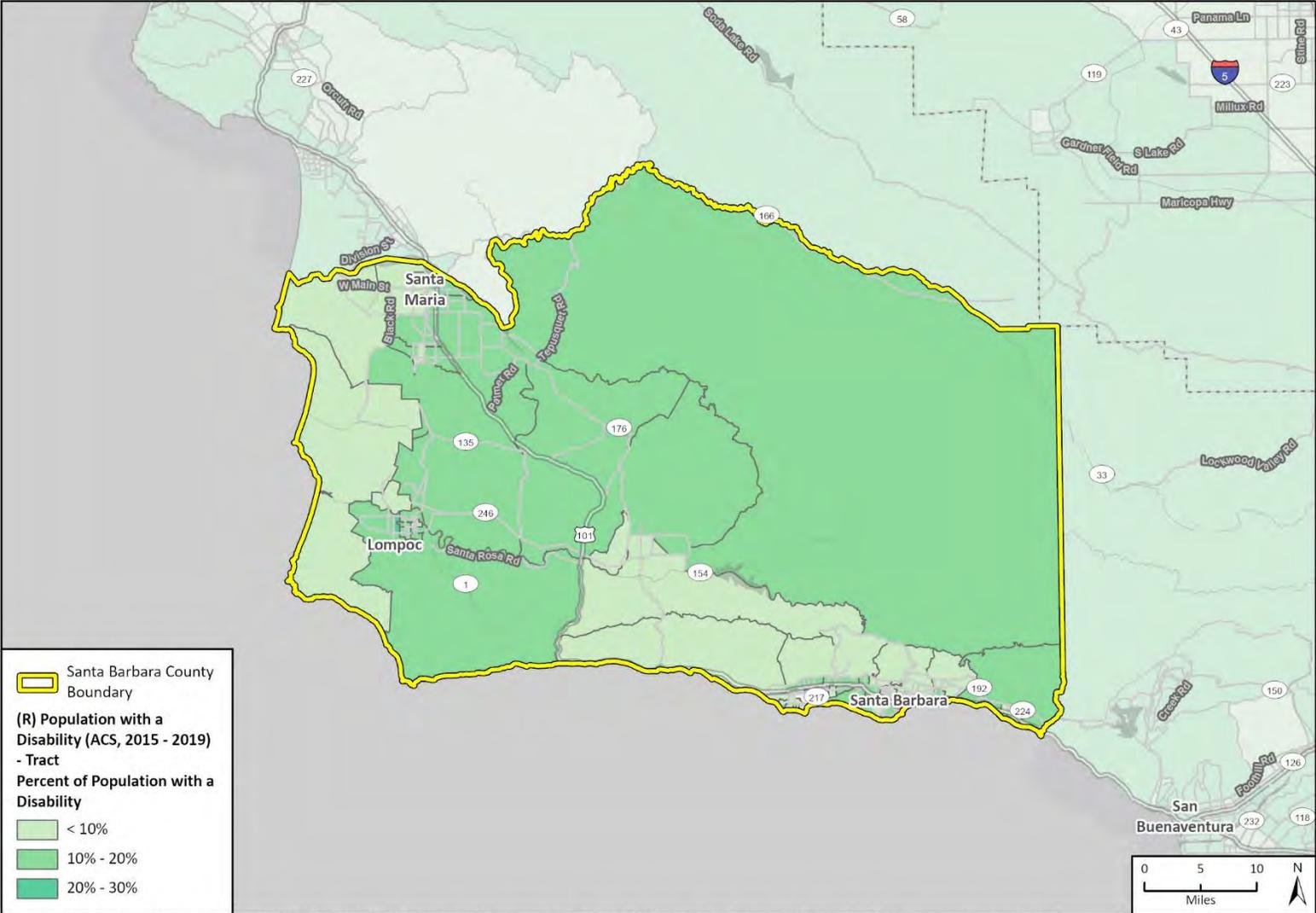
Figure A-5 Disability by Type (Lompoc)



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table S1810

Figure A-6 highlights the percentage of the population living with one or more disabilities in the city by census tract. The western area of the city, west of V Street, had higher concentrations of residents with one or more disabilities (approximately 20.6 percent living with at least one disability).

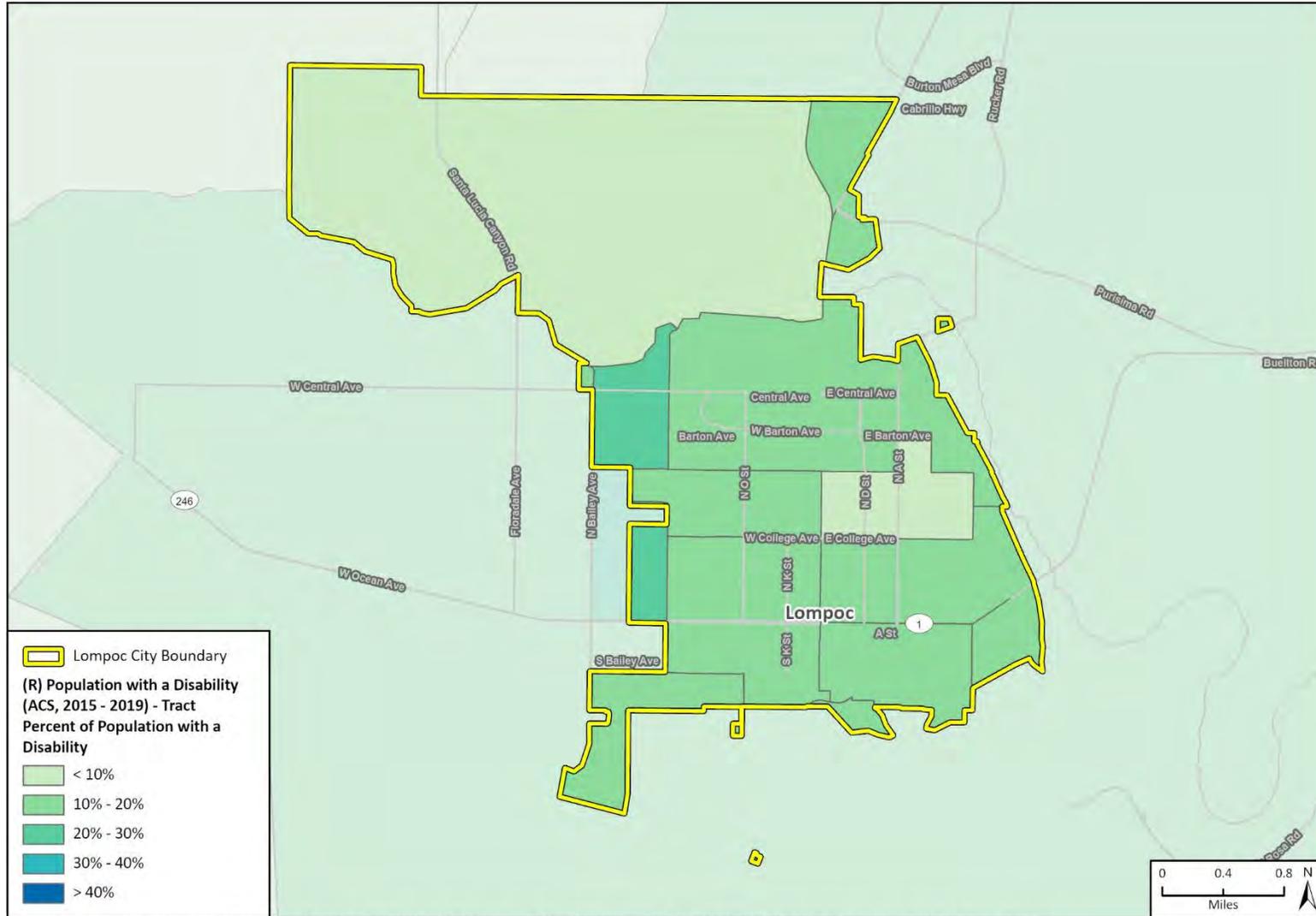
Figure A-6 Percent of Population with a Disability (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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Figure A-7 Percentage of Population with One or More Disabilities (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18 in a household with a legal guardian or designee of such guardian. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location are potentially discriminatory. Single parent households are protected by fair housing law. A 2016 HUD study studied the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.

Single parent (especially female-headed) households are protected by Government Code Section 65583(a)(7). Because of their relatively lower incomes, single-parent households can have limited options for affordable, decent, and safe housing. As a result, require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services. In addition to barriers to fair housing for single-parent households, large families (defined as families with 5 or more persons) can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.

Regional Trends

According to 2016-2020 ACS estimates, Santa Barbara County has a total of 148,309 households, most of which are family households (73.4 percent). Households with children present comprise 28.8 percent (41,951 households) of the total households or 43.7 percent of all family households in the county. Married couples without children represent 44.27 percent of family households. The majority of family households with children are married couple households with fewer numbers of female and male single parent households. Single-parent households are more often at risk for housing issues because they rely on a single income and may require access to affordable childcare. Table A-4 shows a breakdown of household type by tenure (owned versus rented) and presence of children in Santa Barbara County. Single-parent households are more likely to rent than own, especially female, single-parent households. There are 2,968 single-parent households that own and 9,878 single-parent households that rent in Santa Barbara County.

Figure A-8 shows the percentage of children in married couple households in Santa Barbara County. The less urban areas of the county have higher concentrations of children residing in married couple households while the urban areas have a lower percentage of

children residing in married couple households. In most areas of the county the majority of children live in married couple households.

Figure A-9 shows the estimated percentage of children in households with a female head of household with no spouse or partner. Typically, the urban areas of the county have higher concentrations of children in female single-parent households with between 20 and 40 percent of family households headed by a single parent female. Several areas within the county, specifically areas in and near the City of Goleta and in the City of Lompoc have between 40 and 60 percent of children living in households headed by a single parent female. Most rural areas of the county, outside of incorporated cities, have less than 20 percent of children living in households headed by a single female.

Table A-4 Household Type and Tenure (Santa Barbara County)

| Household Type | Owner-Occupied | Percent of Total Owner-Occupied | Renter-Occupied | Percent of Total Renter-Occupied |
|--|----------------|---------------------------------|-----------------|----------------------------------|
| Married Couple Family, with Children Present | 14,656 | 19.30% | 14,449 | 20.67% |
| Single-Parent, Male Householder, no Spouse Present | 1,194 | 1.57% | 2,788 | 3.99% |
| Single Parent, Female Householder, No Spouse Present | 1,774 | 2.34% | 7,090 | 10.14% |
| Total Households with Children Present | 17,624 | 23.21% | 24,327 | 34.80% |
| Total Households | 75,945 | 100% | 69,911 | 100% |

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2016-2020 Estimates.

Figure A-8 shows the percentage of adults living with a spouse or partner in Santa Barbara County. In most areas of the county 40 to 60 percent of adults are living with a spouse/partner. In the western portion of the county and northwest of the City of Goleta, there was a higher concentration of adults living with a spouse/partner, consisting of approximately 60 to 82 percent of adults.

Figure A-9 shows the percentage of adults living alone, with less than 20 percent adults living alone in most areas in Santa Barbara County. In several of the more urban areas, specifically portions of the cities of Lompoc, Goleta, and Santa Barbara, there was a higher concentration of adults living alone (greater than 20 percent).

Overall, urban areas of the county had higher percentages of children living in female-single parent households and adults not living with a spouse. These types of households are often single-income households and may have difficulty finding housing they can afford. On the other hand, in unincorporated areas along the coast in western and southern parts of the county children predominantly lived in married couple households and adults primarily lived with a spouse.

Local Trends

The majority of households in Lompoc are family households (65.8 percent). As shown in Table A-5, most families consist of married couple families with slightly more homeowners than renters. However, more single-parent households rent than own their home. Figure A-6 shows the breakdown of families with children by tenure and household type in Lompoc.

A total of 34.2 percent of households in Lompoc are nonfamily households, primarily individuals living alone. Female single parent families make up about 14.0 percent of renter occupied housing units, but only 2.4 percent of owner-occupied units.

Table A-5 Household Type and Tenure (Lompoc)

| Household Type | Owner-Occupied | Percent of Total Owner-Occupied | Renter-Occupied | Percent of Total Renter-Occupied |
|---------------------------------------|----------------|---------------------------------|-----------------|----------------------------------|
| Family Households | 4,294 | 71.7% | 4,982 | 68.9% |
| Married couple family | 3,228 | 53.9% | 2,854 | 39.5% |
| Male householder, no spouse present | 464 | 7.7% | 722 | 10% |
| Female householder, no spouse present | 602 | 10.1% | 1,406 | 19.5% |
| Non-family households | 1,694 | 28.3% | 2,246 | 31.1% |
| Living Alone | 1,515 | 25.3% | 1,580 | 21.9% |
| Not Living Alone | 179 | 3% | 666 | 9.2% |
| Total Households | 5,988 | 100% | 7,228 | 100% |

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S2501 Occupancy Characteristics, 2016-2020 Estimates.

Table A-6 Tenure by Household Type and Presence of Children (Lompoc)

| Household Type | Owner-Occupied | Percent of Total Owner-Occupied | Renter-Occupied | Percent of Total Renter-Occupied |
|--|----------------|---------------------------------|-----------------|----------------------------------|
| Married Couple Family, with Children Present | 1,231 | 21.71% | 1,786 | 24.28% |
| Single-Parent, Male Householder, no Spouse Present | 127 | 2.24% | 1,786 | 24.28% |
| Single Parent, Female Householder, No Spouse Present | 137 | 2.42% | 1,029 | 13.99% |
| Total Households with Children Present | 1,495 | 26.36% | 3,303 | 44.90% |
| Total Households | 5,671 | 100% | 7,356 | 100% |

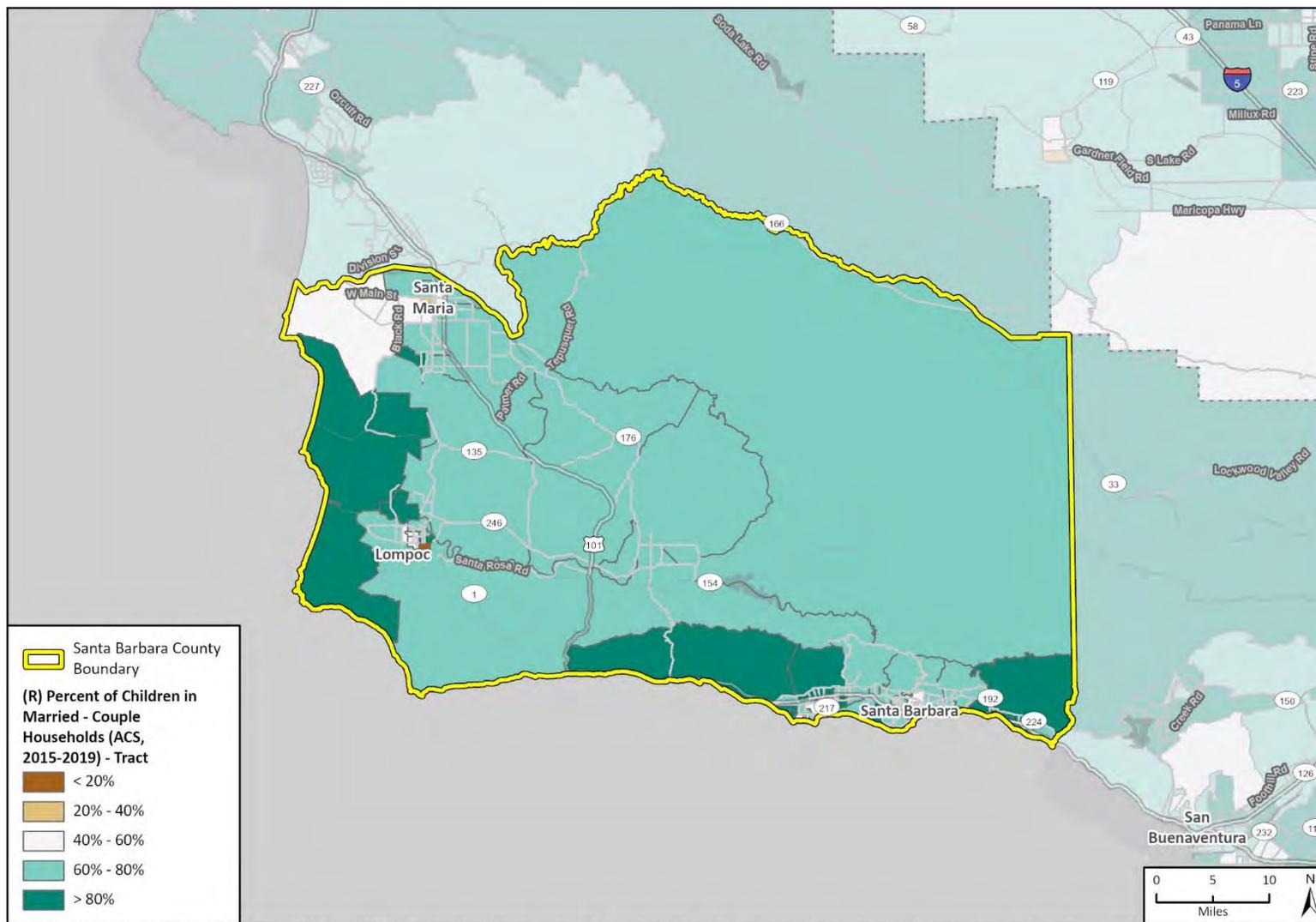
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

The majority of children in Lompoc live in married couple households; however, this percentage was less than in rural areas of the county. Figure A-12 shows the percentage of children in married couple households in Lompoc ranges from 40 to 60 percent in the southwestern area of the city, while more than 80 percent of children in areas in the northern and eastern areas of the city live in married couple households.

Figure A-13 shows the percentage of children in female single-parent households in Lompoc. The southern areas of the city have a higher percentage of children living in female single-parent households with between 40 and 60 percent of children living in female single-parent households in the southeastern part of the city. Compared to most of the county, especially more rural areas, census tracts in Lompoc had a higher percentage of children living in female single-parent households. Lompoc and Goleta were the only cities in the county with at least one census tract with 40 to 60 percent of children living in female single-parent households.

Figure A-14 provides estimates regarding the percent of the adult population living with a spouse in Lompoc. Throughout most of the city, approximately 40 to 60 percent of adults are living with a spouse. Figure A-15 shows the percentage of the adult population living alone in Lompoc. Throughout most of the city less than 20 percent of the adult population lives alone, except for several areas on the western side of the city where between 20 and 40 percent of adults are living alone.

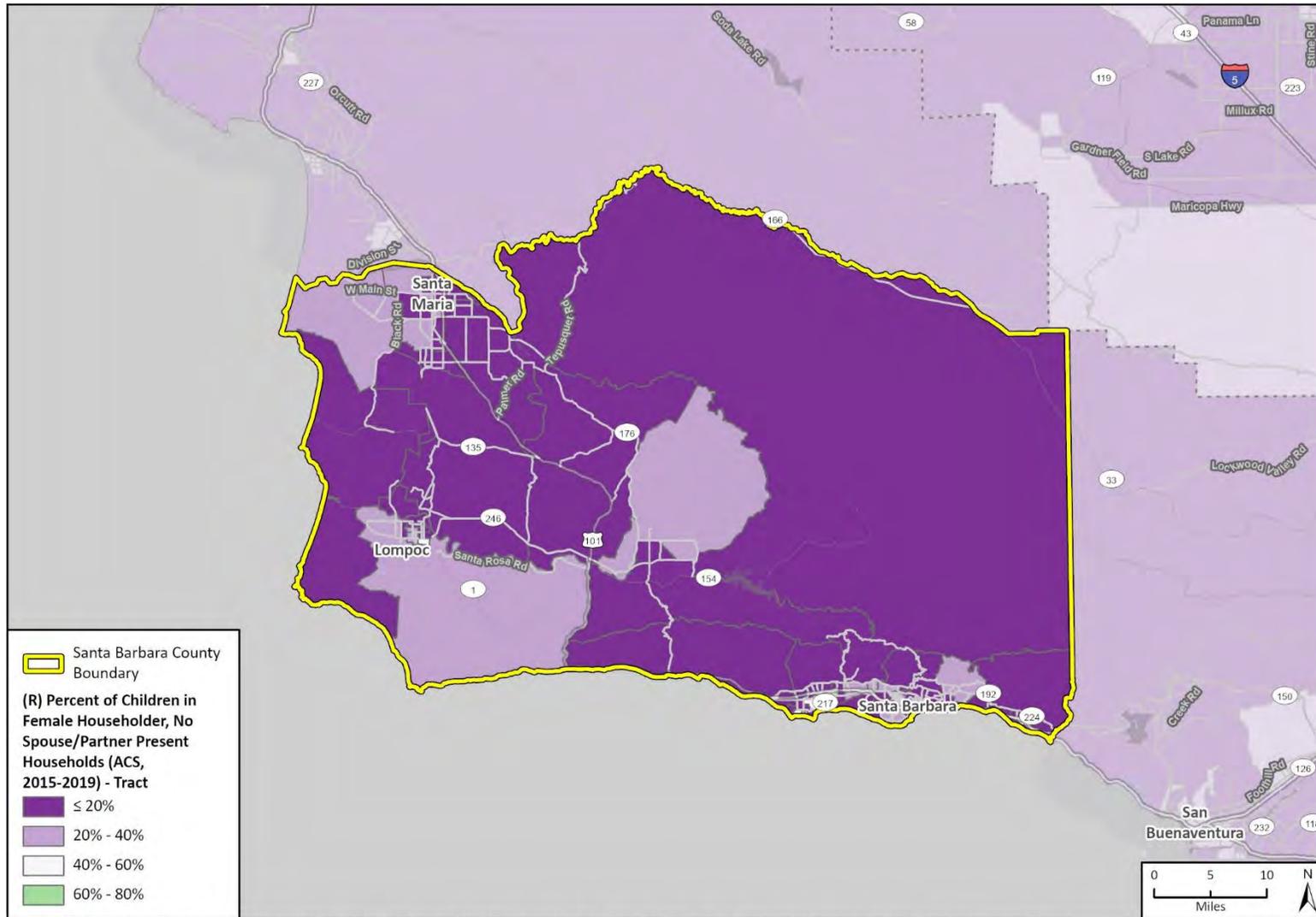
Figure A-8 Children in Married-Couple Households (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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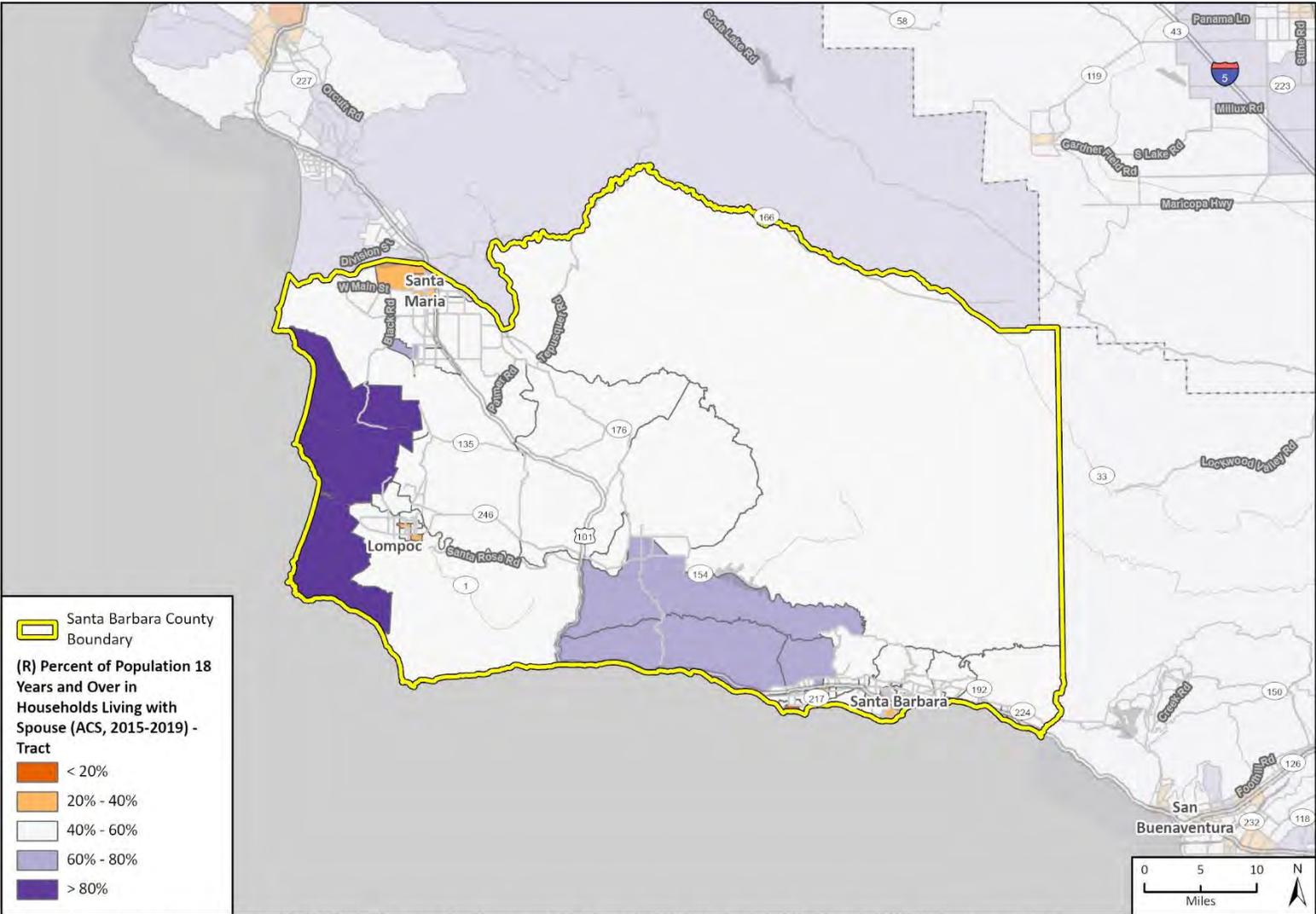
Figure A-9 Female Headed Households with Children, No Spouse/Partner Present (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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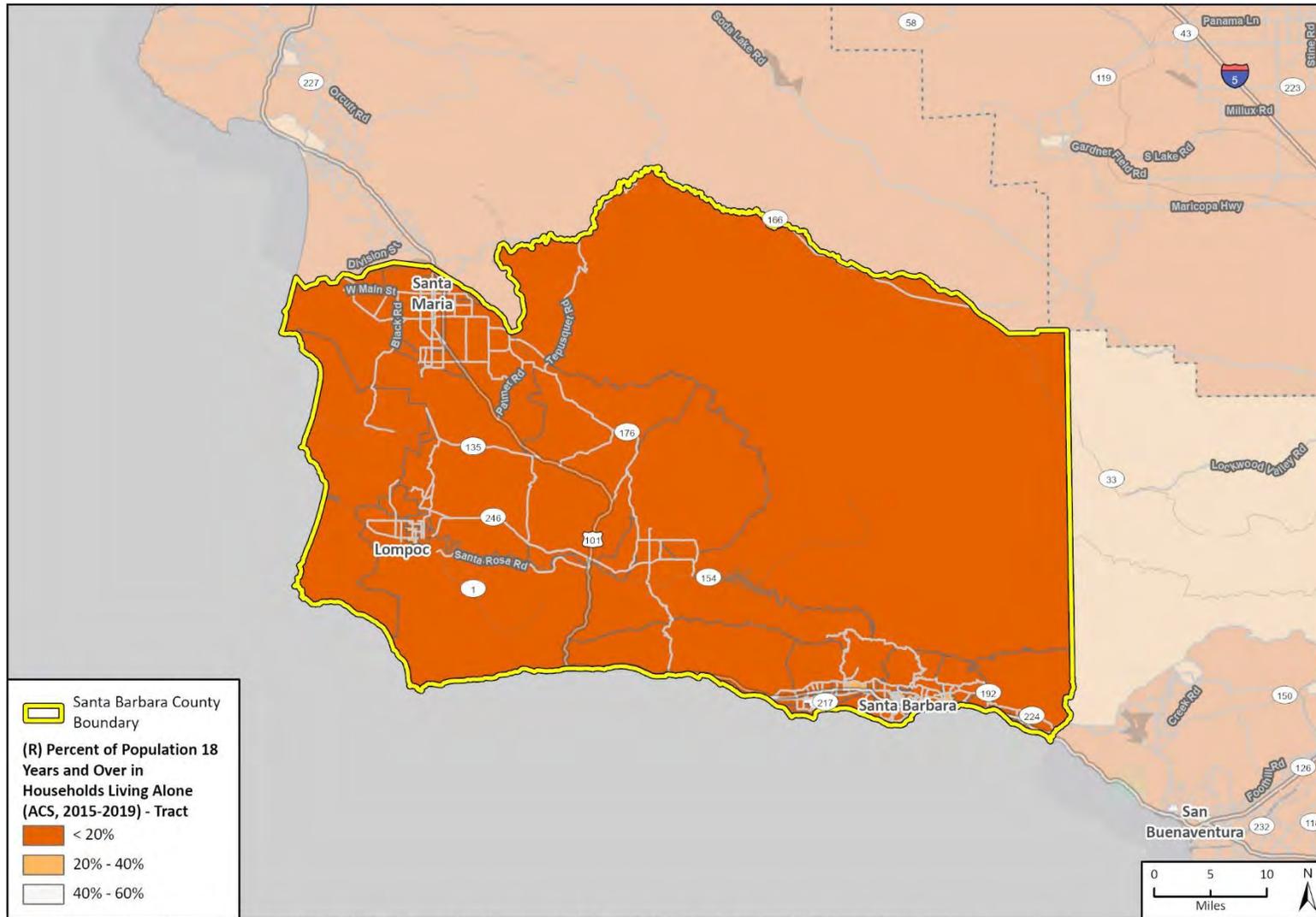
Figure A-10 Population of Adults Living with Spouse/Partner (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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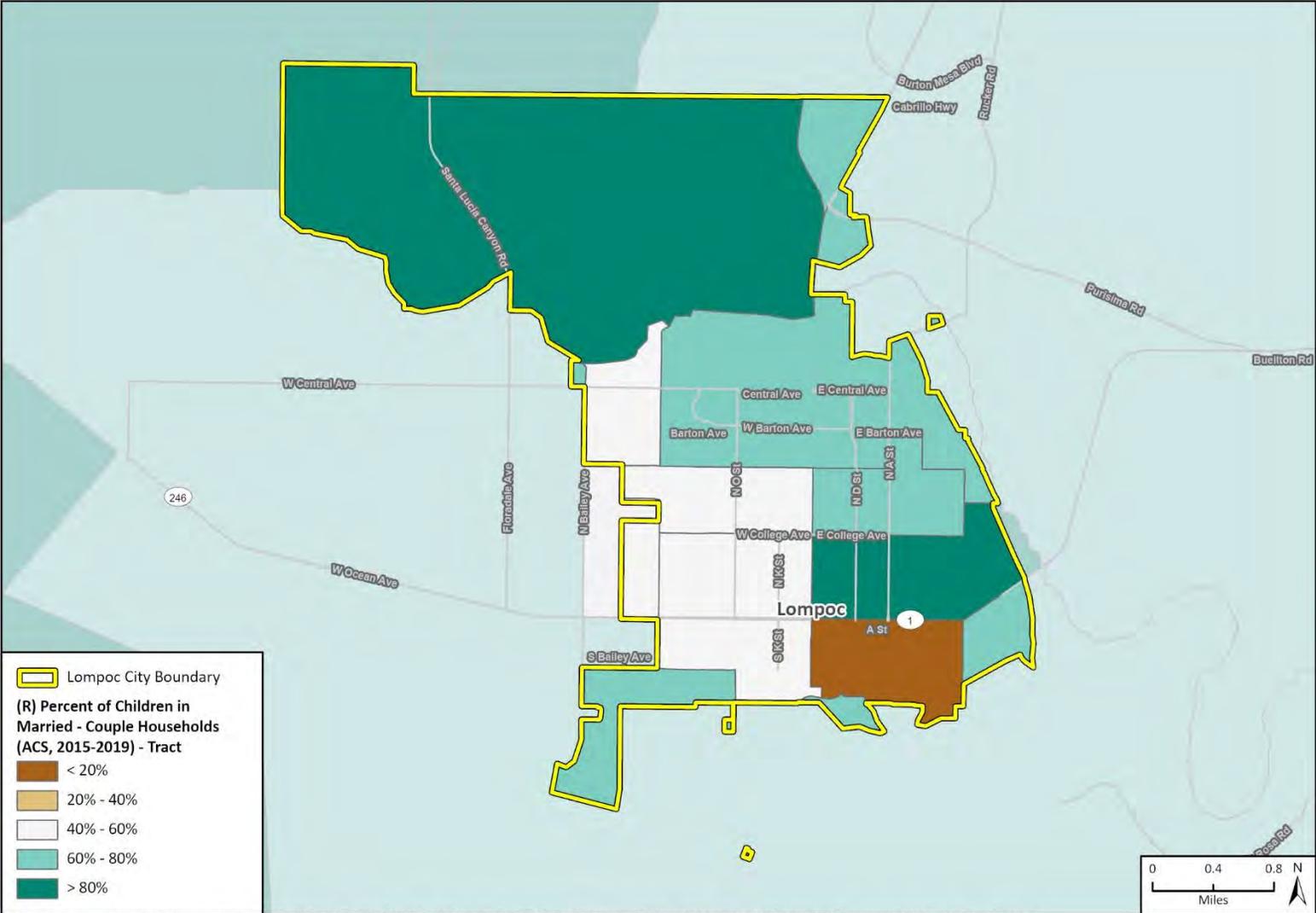
Figure A-11 Population of Adults Living Alone (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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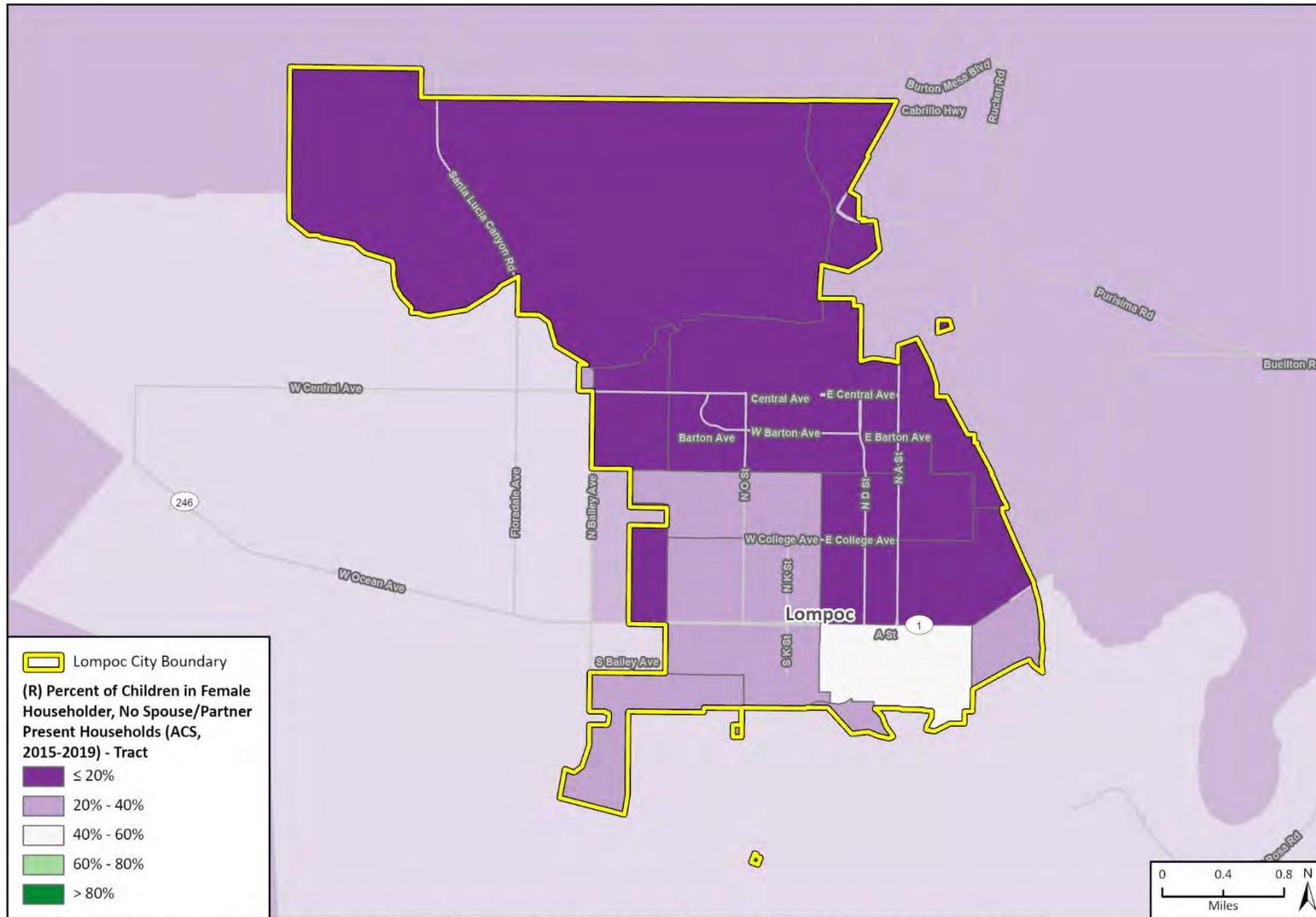
Figure A-12 Children in Married-Couple Households (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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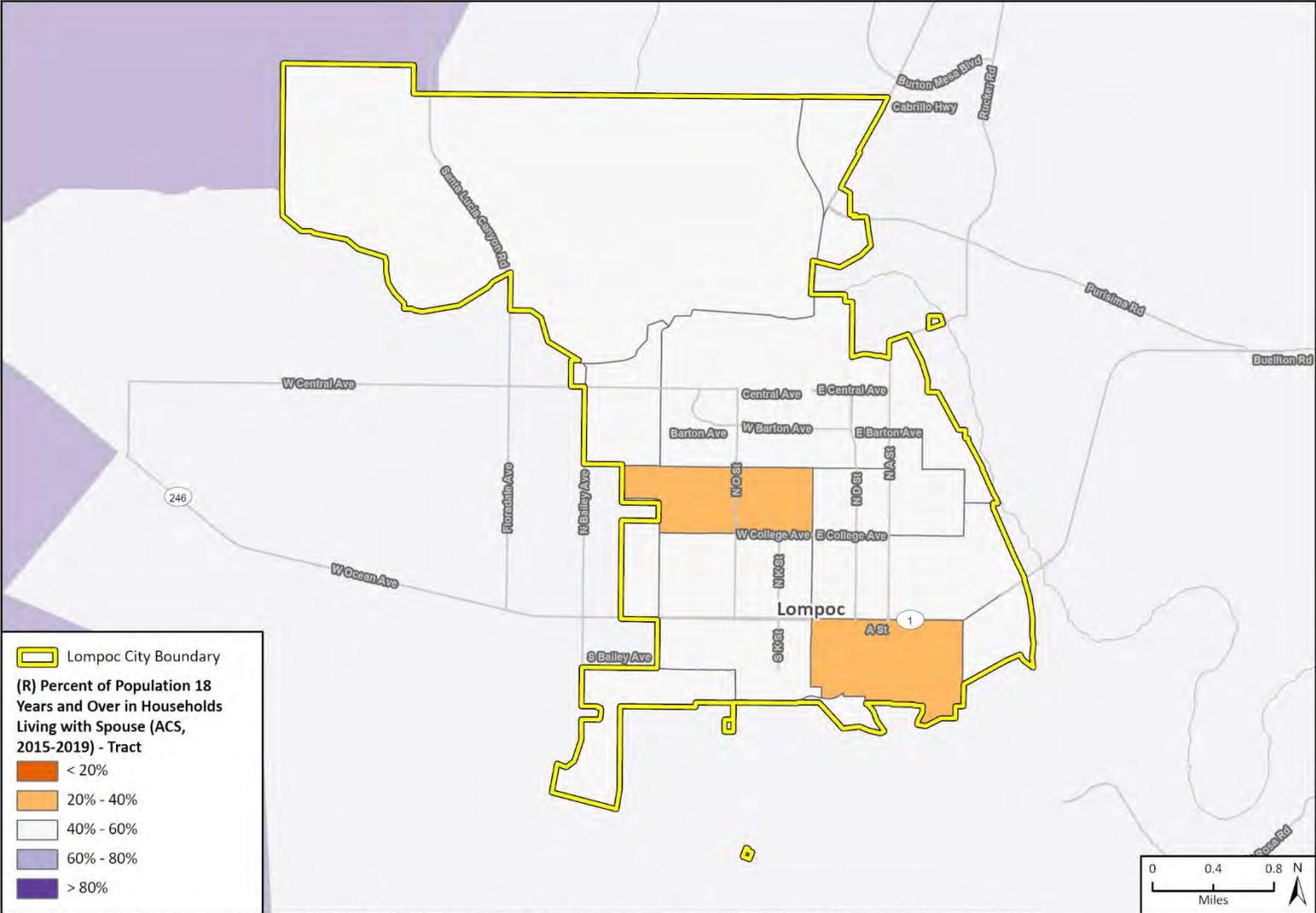
Figure A-13 Female Headed Households with Children, No Spouse/Partner Present (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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AFFH - City Basemap 8.5 x 11

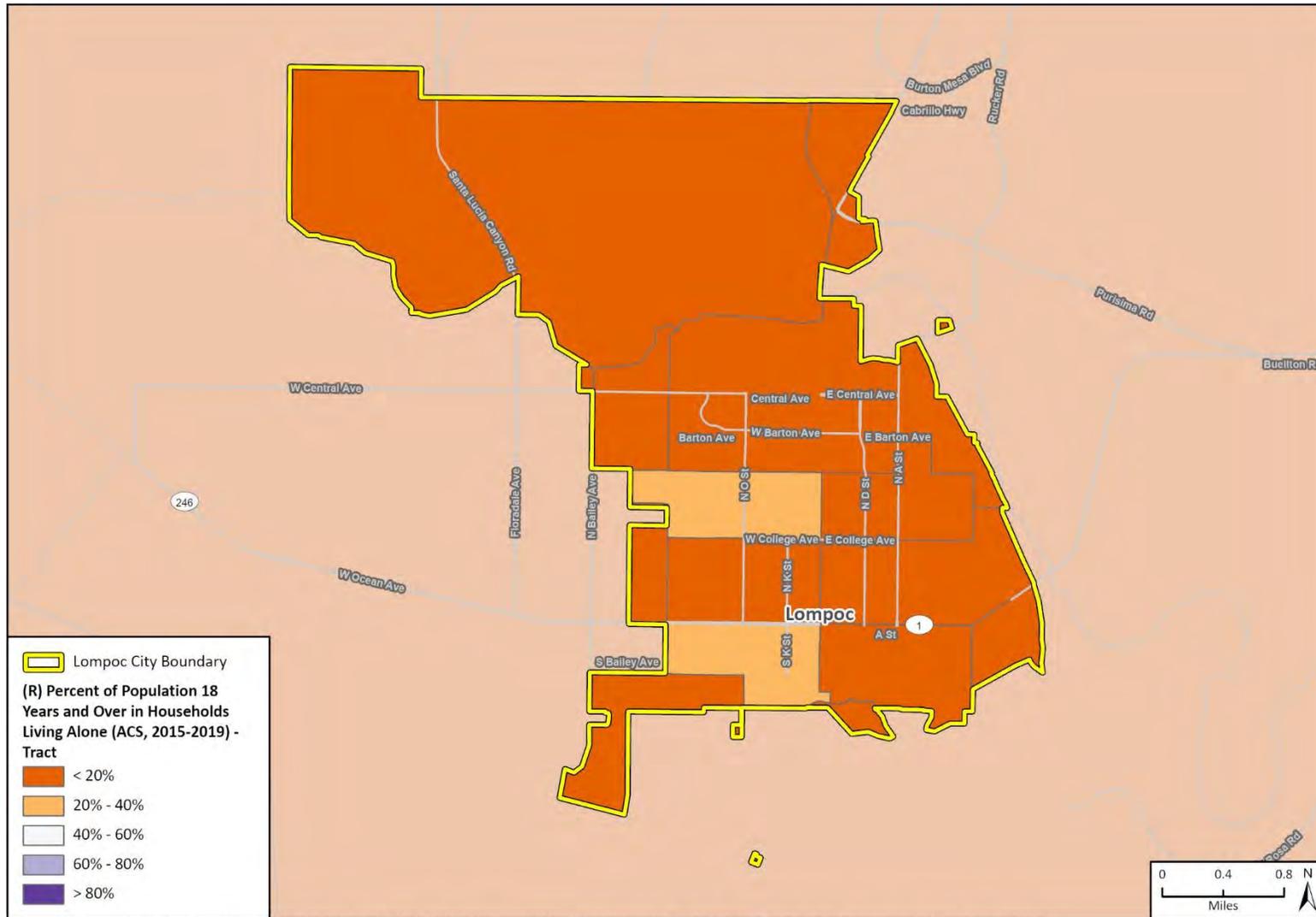
Figure A-14 Population of Adults Living with Spouse/Partner (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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Figure A-15 Population of Adults Living Alone (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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Household Income

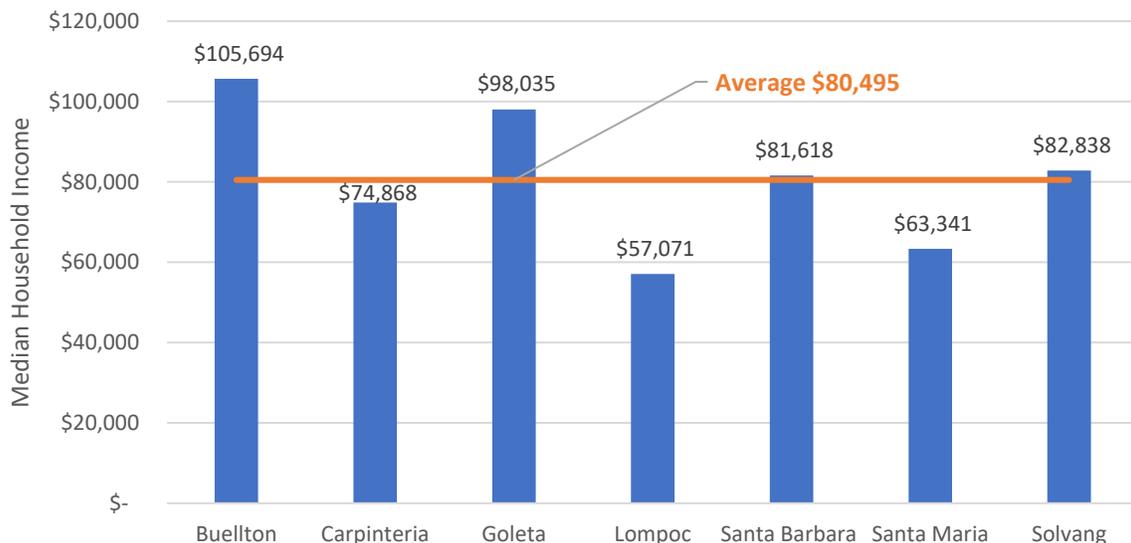
Household income is directly related to the ability to afford housing. Higher income households are more likely to own rather than rent housing. However, as household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have choice in housing opportunities – that is, they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income).

Regional Trends

The median household income of Santa Barbara County was \$80,495. LMI areas were concentrated in the more urbanized areas of the county, as well as the area west of the cities of Santa Maria and Lompoc and the eastern portion of the county. The areas surrounding the cities of Goleta and Santa Barbara and east of the cities of Santa maria and Lompoc had higher household median incomes. Figure A-16 shows the median household income for cities within Santa Barbara County.

Figure A-16 Median Household Income (2015-2019)



Source: Bureau of the Census, American Community Survey American Community Survey, S1901 Income in the Past 12 Months, 2016-2020 estimates.

Figure A-17 shows median household income by block group using 2015-2019 ACS estimates. Median income varies across the county with block groups with the lowest median income located in the cities of Santa Maria, Lompoc, Goleta, and Santa Barbara.

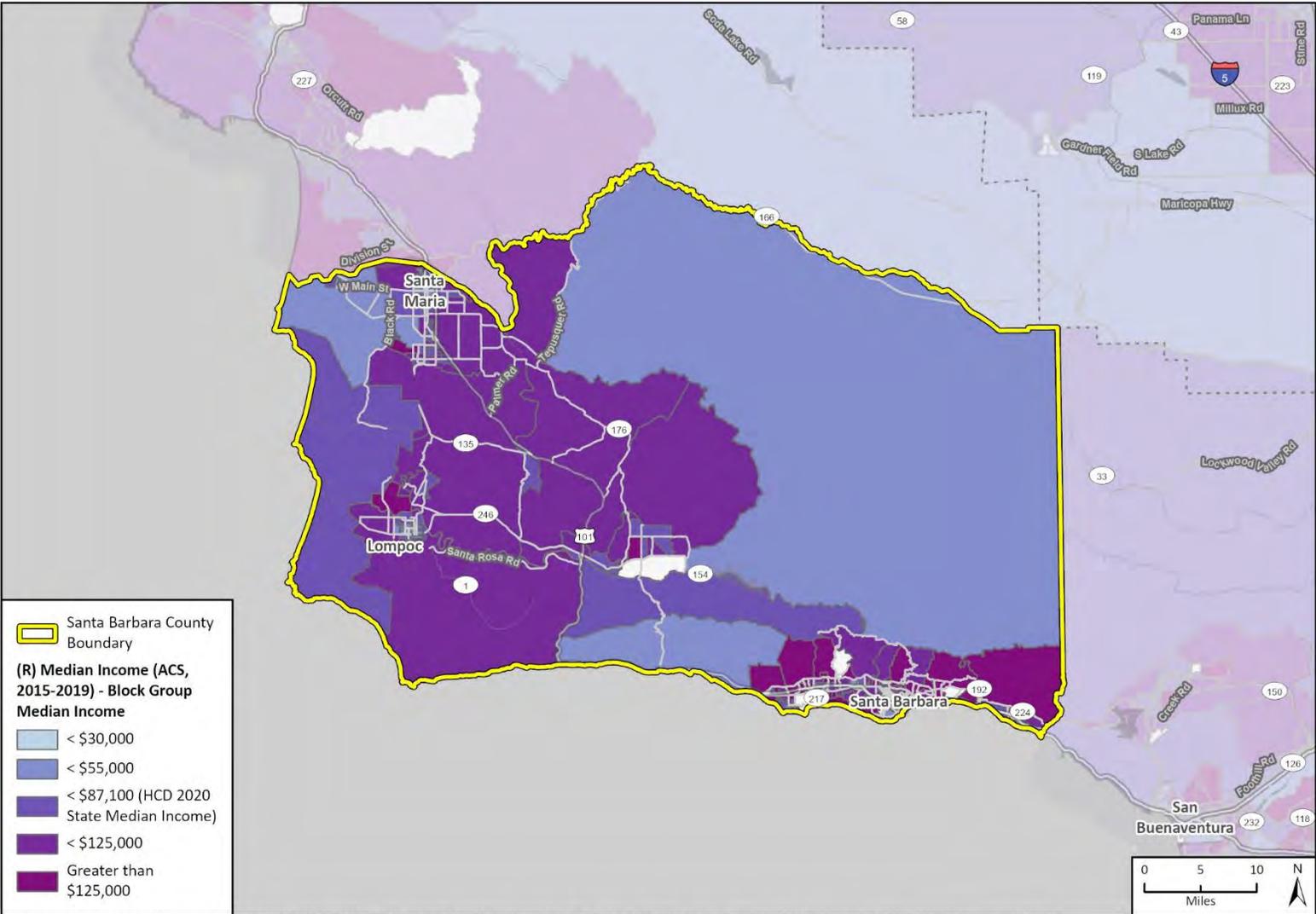
LMI populations by census tract for Santa Barbara County are displayed in Figure A-18. Census tracts with the highest percentages of populations with low to moderate income are located in urban areas as well as areas west of the cities of Santa Maria and Lompoc and the eastern part of the county. These areas overlap with areas that are predominantly Hispanic.

Local Trends

According to 2016-2020 ACS estimates, Lompoc had an estimated median household income of \$57,071, which was lower than the county's median income and lower than every other city in the county. Figure A-19 provides an overview of median household income by block group in Lompoc. Geographically, median household income was lowest in the central areas of the city, south of North Avenue and north of Ocean Avenue, with higher median incomes located in areas near the edge of the city. The block group with the lowest median household income in the city was located in Census Tract 27.02 (recently redistricted to 27.09 and 27.10), which is considered an area of high segregation and poverty. This pattern is consistent with the location of affordable housing developments within the city, which are primarily clustered in the middle of the city. The census block with the highest median income (\$125,500) was located in northwest area of the city, north of the Santa Ynez River and west of H Street, while the census block with the lowest median income (\$27,143) was located in the center of the city, south of College Ave and north of Ocean Avenue between K Street and H Street.

The LMI populations in Lompoc were concentrated towards the central area of the city, as shown in Figure A-20. In these areas, between 75 and 98 percent of the population was low and moderate income. The areas with the least number of low- and moderate-income residents were in the northern, southwestern, and southeastern areas of the city with between 25 and 50 percent of the population consisting of low- and moderate-income households. Areas with greater low- and moderate-income populations overlap with areas that had a larger non-White population and areas that were predominantly Hispanic.

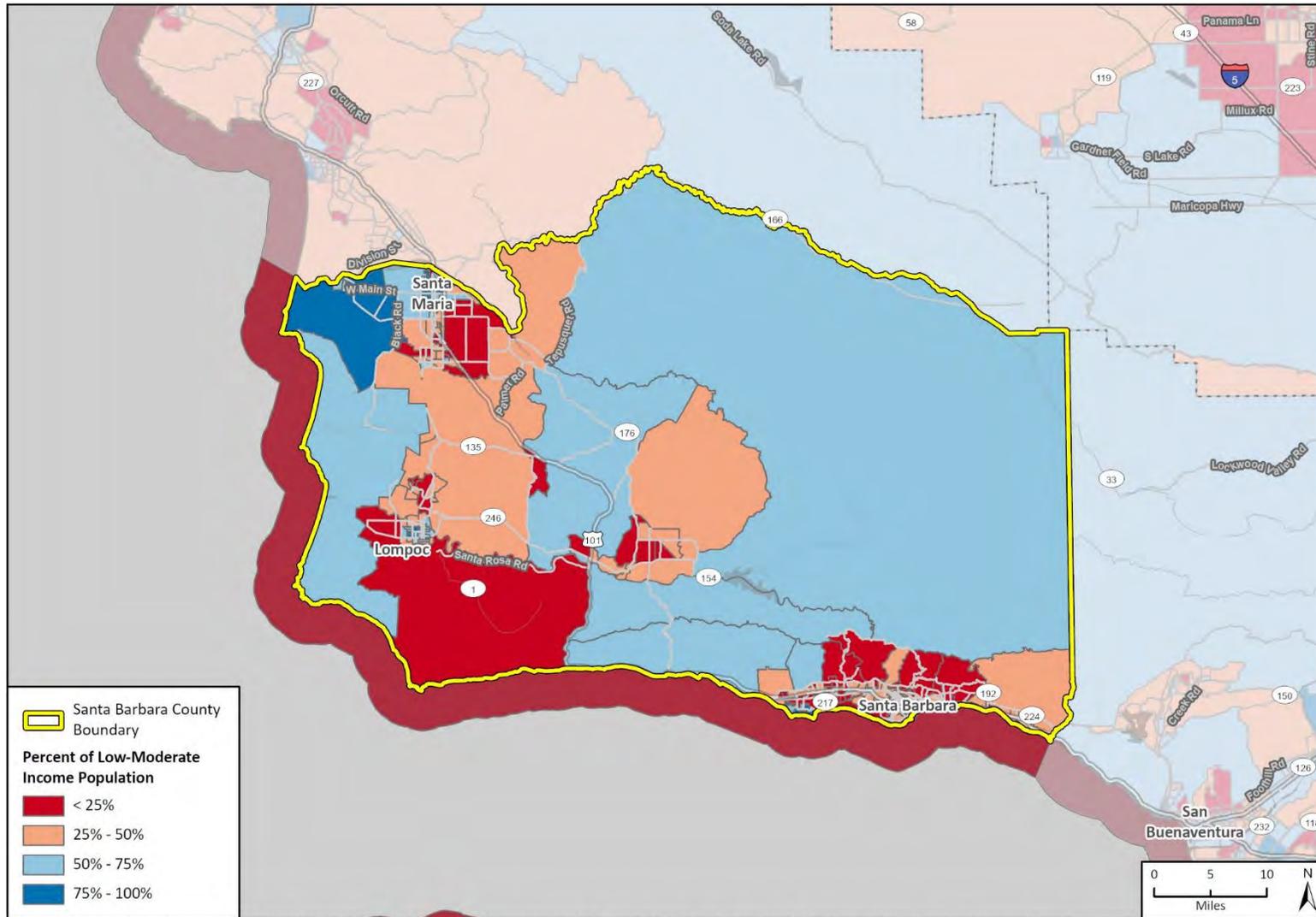
Figure A-17 Median Household Income (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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AFFH - County Basemap 8.5 x 11

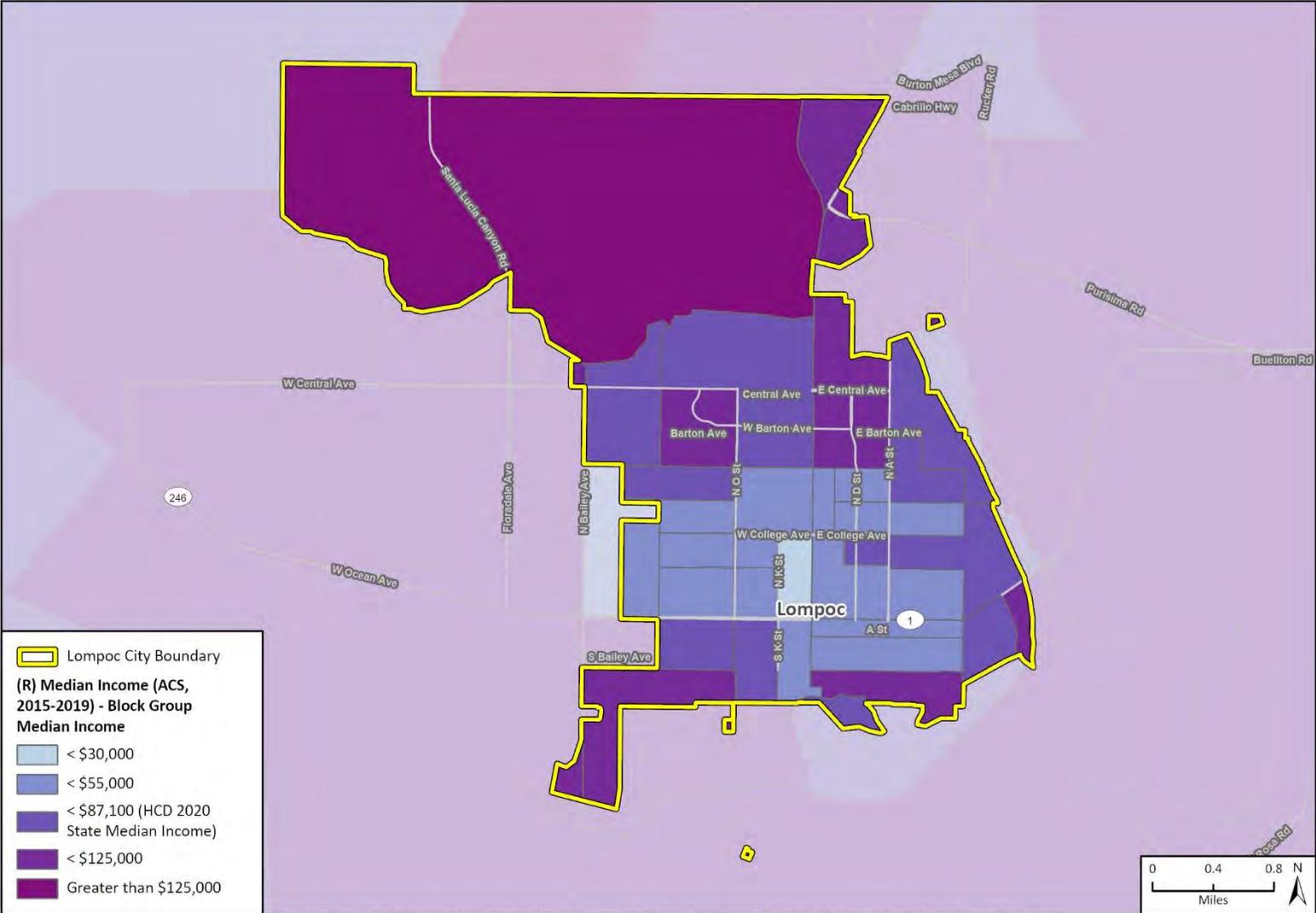
Figure A-18 Low- and Moderate-Income Population (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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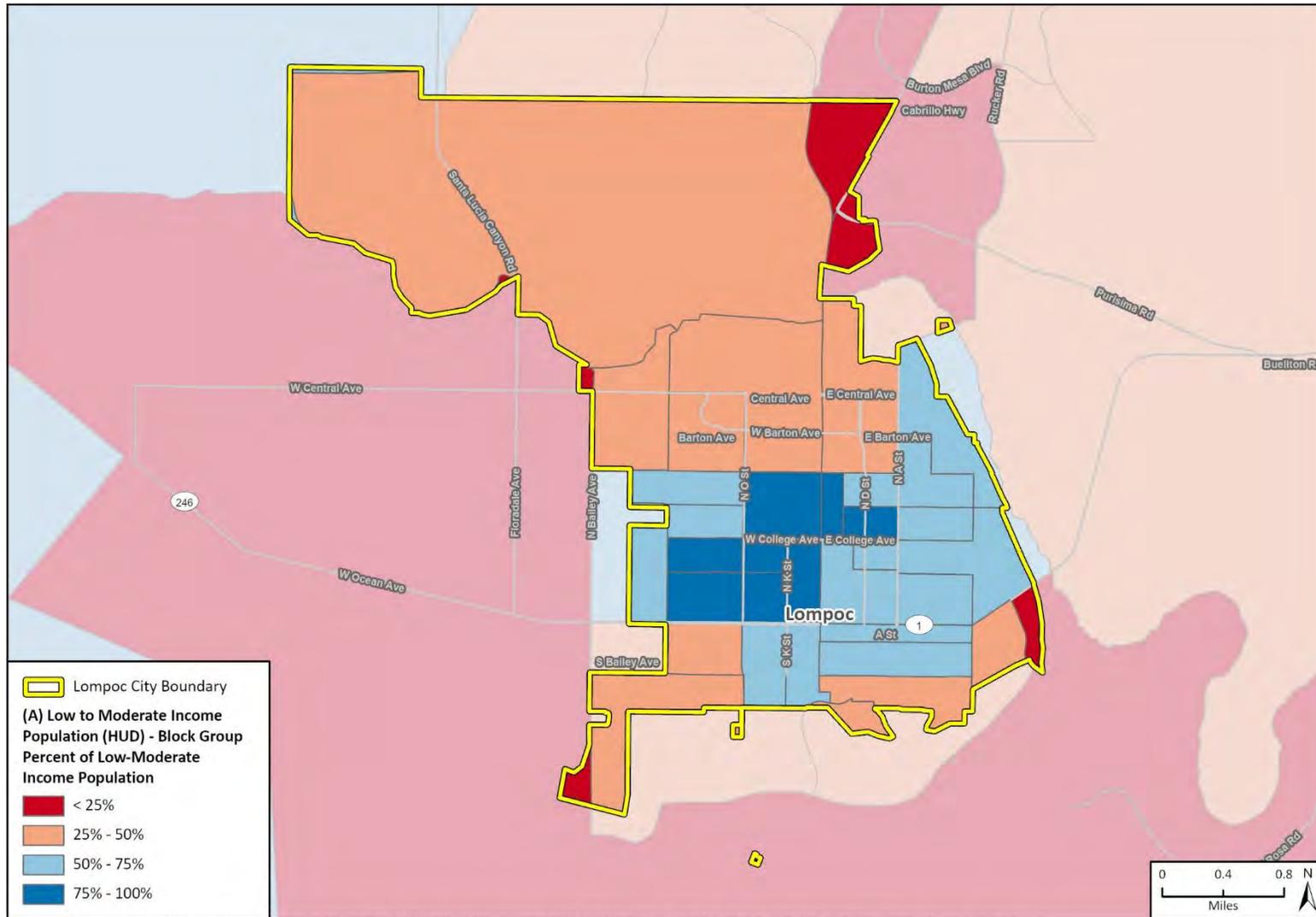
Figure A-19 Median Household Income (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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AFFH - City Basemap 8.5 x 11

Figure A-20 Low to Moderate Income Population (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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AFFH - City Basemap 8.5 x 11

Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-White population of 50 percent or more within metropolitan or micropolitan areas (in rural areas it is 20 percent). Areas of “extreme poverty” are defined using the poverty test as those with more than 40 percent of the population at or below the poverty line or a poverty rate or three times the average of the metropolitan area, whichever is less. Areas that meet both the racial/ethnic concentration threshold and the “extreme poverty” threshold are considered R/ECAPs.

Poverty and Segregation

Regional Trends

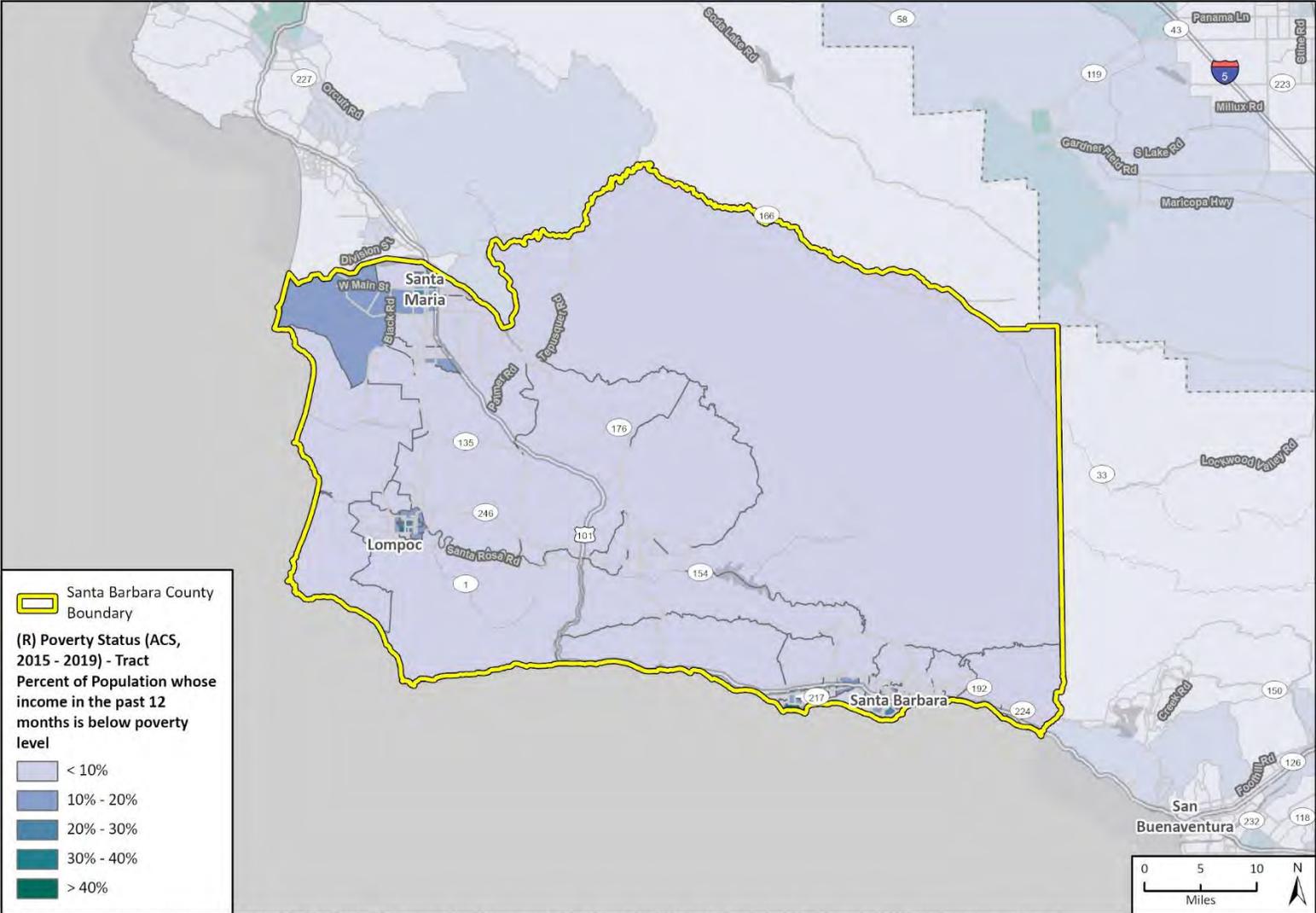
There were no R/ECAPs within Santa Barbara County, however there was an area within Isla Vista that that would be considered an area of extreme poverty with more than 40 percent of the population below the poverty line. This could be due to the high concentration of University of California, Santa Barbara students living in this area and the likelihood of low student incomes. In addition, in a small area within the City of Lompoc almost 37 percent of the population was living below the poverty level. According to 2015-2019 ACS estimates, approximately 59 percent of the population in this area was living below the poverty line. In the county as a whole, approximately 12.9 percent of the population was below the poverty level. In portions of the City of Santa Maria, Lompoc, and Santa Barbara, up to 20 to 30 percent of the population was below the poverty level. Figure A-21 shows the poverty status within Santa Barbara County.

Local Trends

No R/ECAPs were identified in Lompoc. According to 2016-2020 ACS estimates, approximately 17.6 percent of the population of Lompoc was living below the poverty level, slightly higher than poverty rates of Santa Barbara County. There was a greater proportion of children under the age of 18 living below the poverty level in the city (27.1 percent) compared to the county (14.4 percent). Areas in the central part of the city, south of North Avenue and north of Ocean Avenue, had a greater percentage of the population below the poverty line, between 10 and 40 percent. Census Tract 27.09 and 27.10 had the highest poverty rates in the city, with 37 percent of the population and 52 percent of children under the age of 18 living below the poverty line. This area also had a higher percentage of children in a female single parent household. Approximately 36 percent of children lived in female single parent households in Census Tracts 27.09 and 27.10. Figure A-22 displays the percentage of the population whose income is below the poverty line in Lompoc.

Figure A-23 shows neighborhood segregation in Lompoc using data from UC Berkeley's Urban Displacement Project (UDP). According to the UDP, the racial/ethnic composition was Hispanic/Latino and White throughout most of the city. The predominant racial/ethnic composition in the northern part of the city was a mix of Black-Latinx-White. In the area south of Lompoc Airport and north of north Avenue the predominant racial/ethnic composition was Asian-Latinx-White.

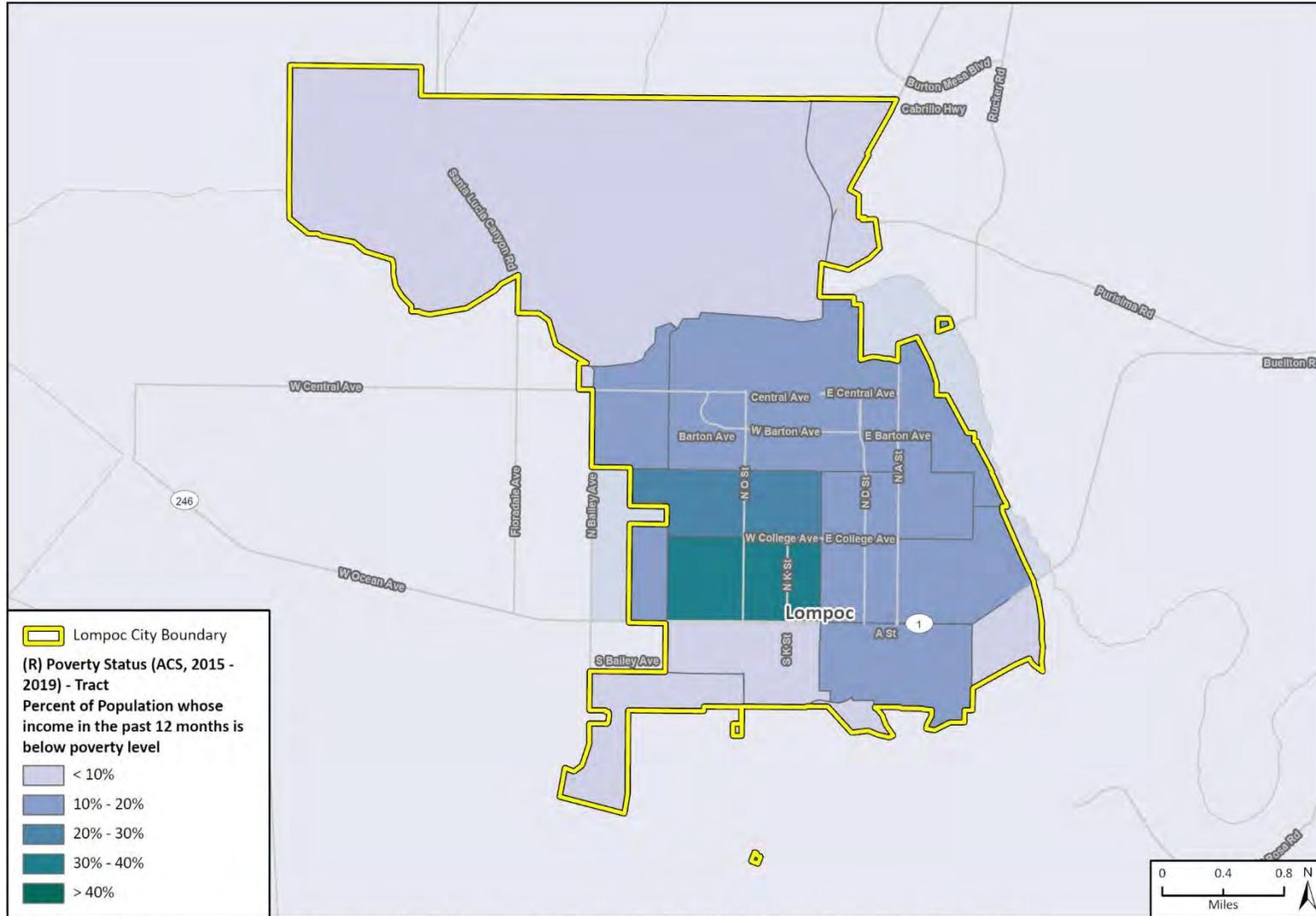
Figure A-21 Areas of High Poverty (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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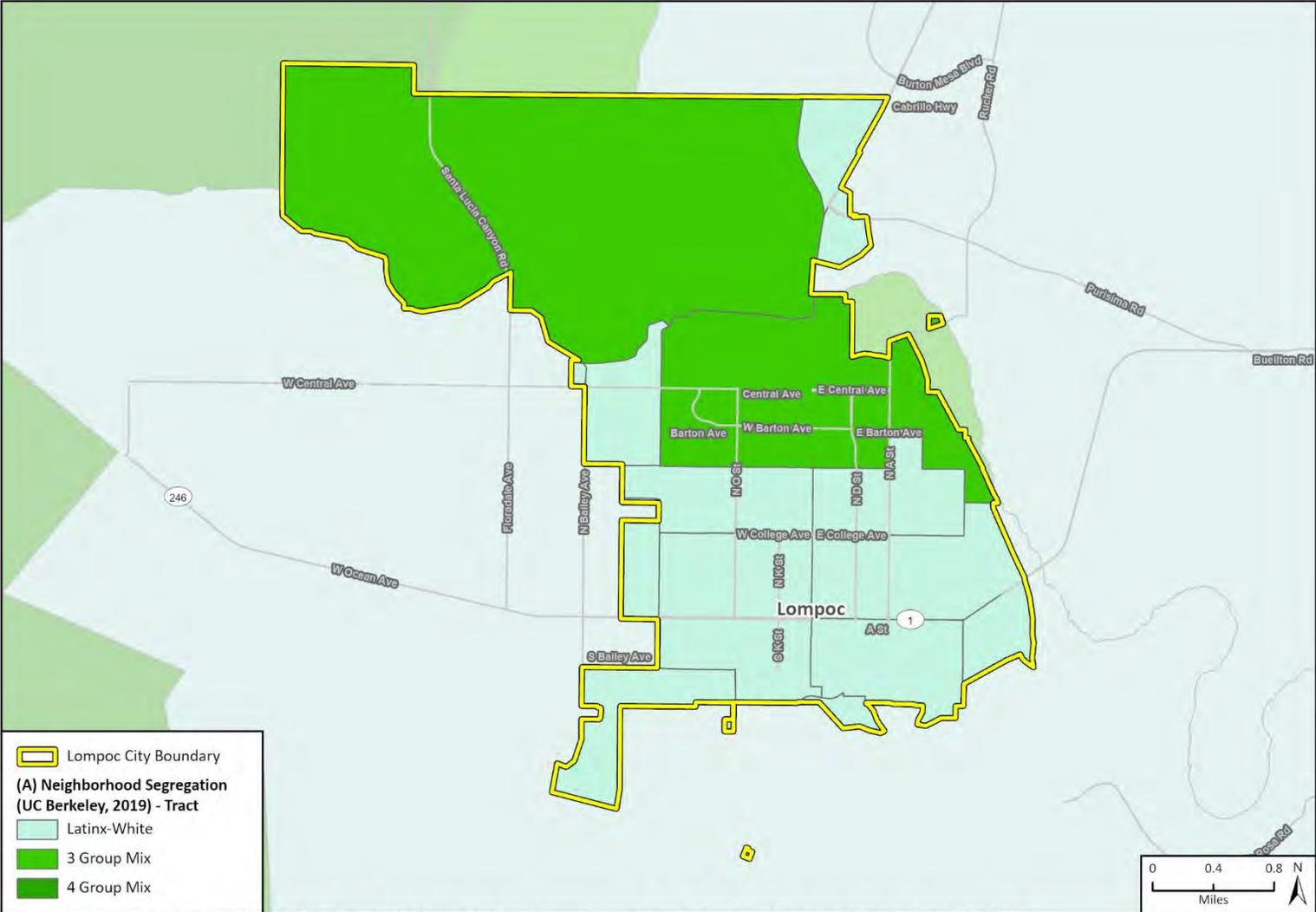
Figure A-22 Poverty Status (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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AFFH - City BaseMap 8.5 x 11

Figure A-23 Neighborhood Segregation (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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Concentrated Areas of Affluence

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. Racially concentrated areas of affluence (RCAAs) are affluent communities that are predominantly White.²¹ According to a policy paper published by HUD, White residents are the most racially segregated group in the United States and are typically more affluent than majority non-White communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

Regional Trends

There were several RCAAs within Santa Barbara County located in and around the cities of Goleta and Santa Barbara. These areas were predominantly White and had high median incomes. Figure A-24 shows the RCAAs within Santa Barbara County. Areas with the highest concentration of White residents were generally located north of the City of Solvang as well as in areas in and around the cities of Goleta and Santa Barbara. This corresponds with the areas that had the highest median incomes in the county. Areas with a lower concentration of White residents were generally located in and near the cities of Guadalupe, Santa Maria, and Lompoc.

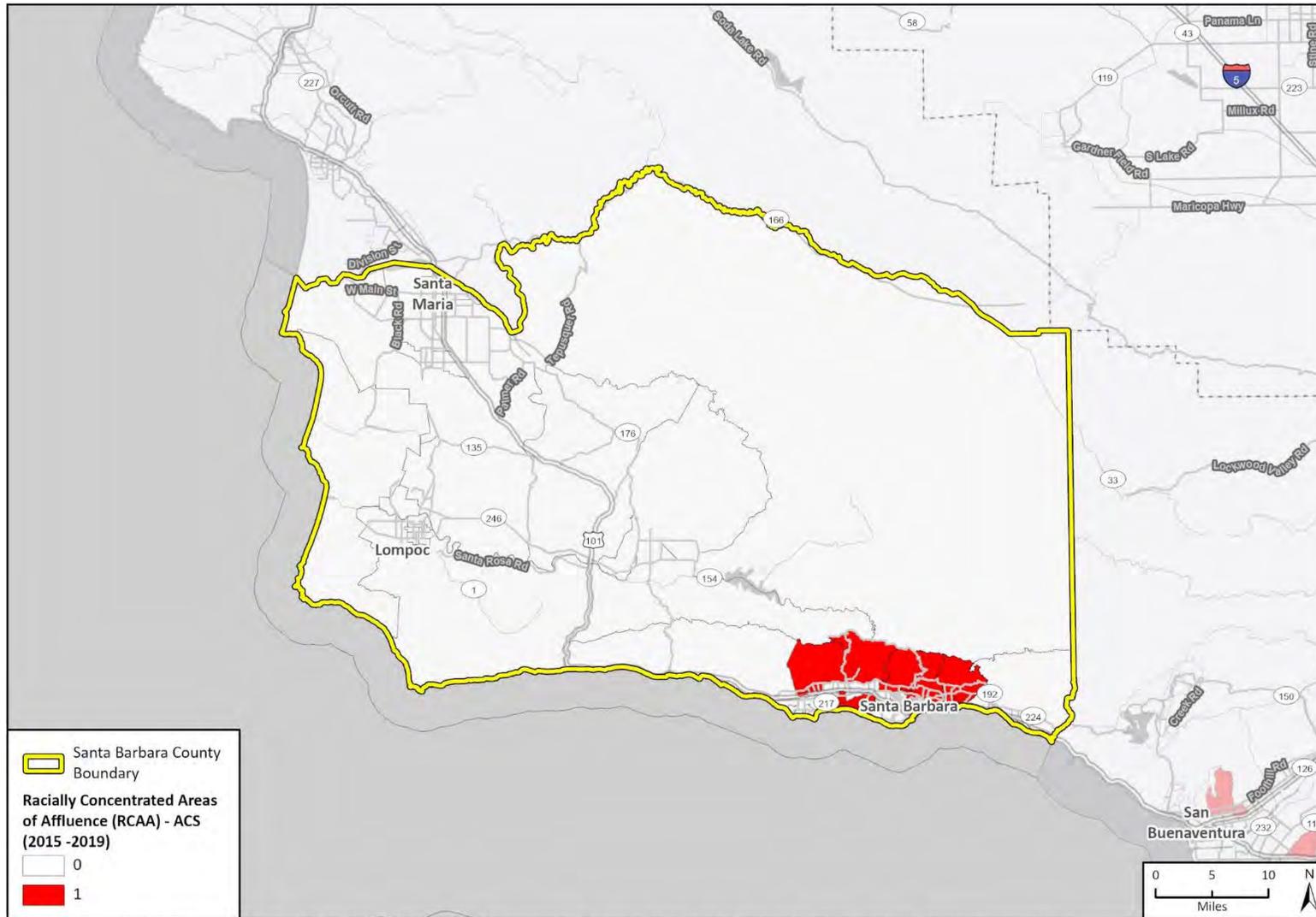
Local Trends

While there were no RCAAs in Lompoc, similar to the county, areas in Lompoc with higher concentrations of White populations tended to have higher median incomes. The northern and southern areas of the city had a larger percentage of residents who identified as White and a higher median income, while the central area of the city had greater racial/ethnic diversity and a lower median income. The northern and southern areas of the city had a predominant White population (approximately 50 percent and higher), and the central area of the city had a smaller White population and a larger Hispanic population (ranging from approximately 18 to 40 percent White and 50 to 72 percent Hispanic). Figure A-25 shows the overlap of high median income and predominant White population in Lompoc.

In addition to having a higher median income, areas of affluence in Lompoc tend to experience lower percentages of overcrowding and overpayment by homeowners, compared to LMI areas.

²¹ Goatz, Damiano and Williams, "Racially Concentrated Areas of Affluence: A Preliminary Investigation" <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>, (2019).

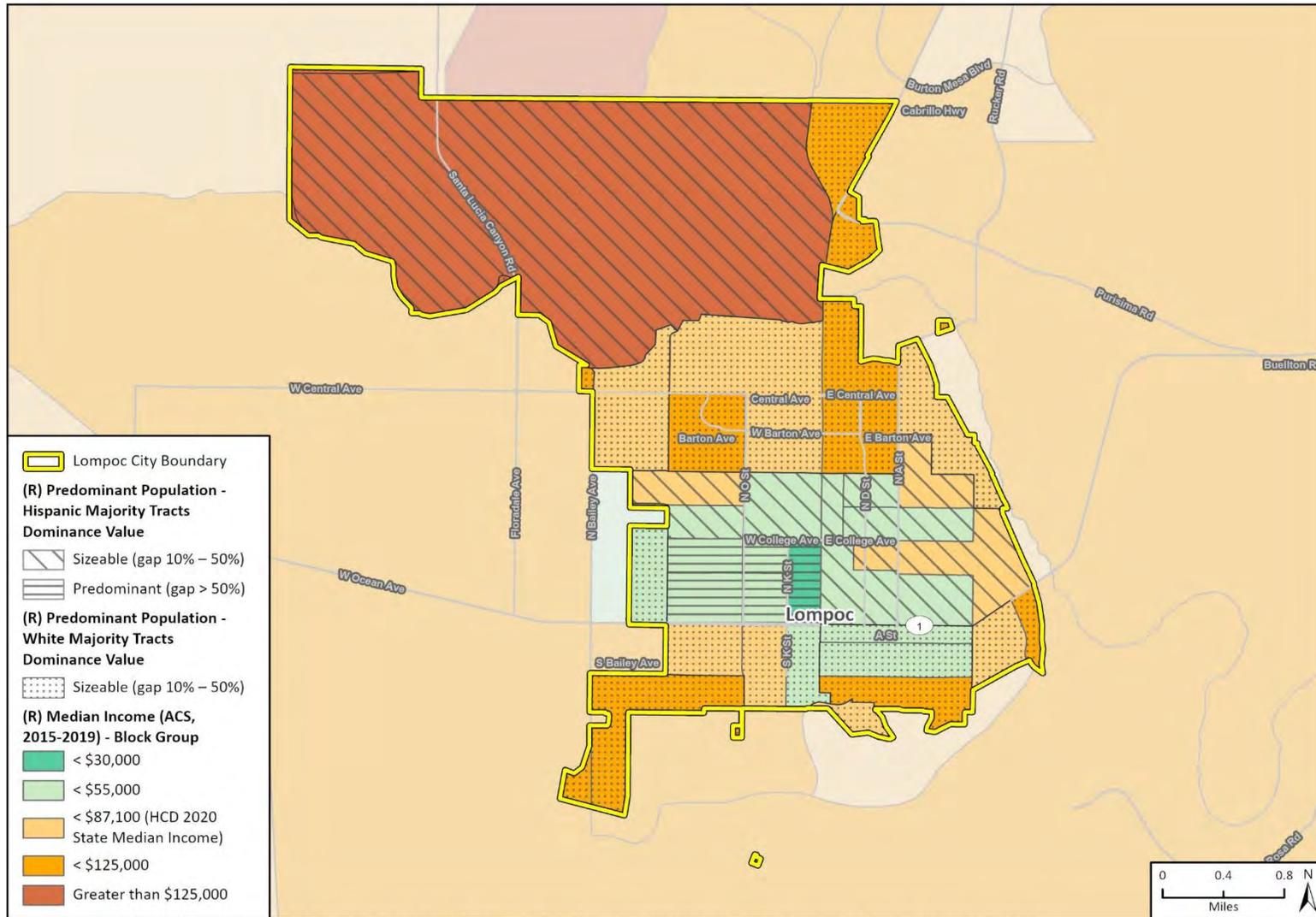
Figure A-24 Predominant White Population (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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Figure A-25 Predominant Populations and Median Household Income (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

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Disparities in Access to Opportunities

According to HCD guidance, land use policies and planning often translate into the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.²² Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

The analysis of place-based characteristics linked to opportunity indicators, quality education, employment, transportation, and healthy environment, seeks to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

Transit Access and Walkability

Reliable access to public transit and active transportation options such as walking and biking are crucial, especially for low-income residents and/or persons with disabilities, to provide connections to employment opportunities. Access to employment via public transit can reduce income burden and increase housing mobility, which enables residents to locate housing in more areas.²³ The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. Persons who depend on public transit may have limited choices regarding places to live.

Regional Trends

Residents in some parts of Santa Barbara County had good access to public transit, with the bus service provided by the Metropolitan Transit District (MTD) and rail via Amtrak's Coast Starlight Train and Pacific Surfliner Train. Additional transit options include the Clean Air Express, Greyhound Bus, and Santa Barbara Airbus. MTD provides 42 bus routes throughout southern Santa Barbara County, specifically the cities of Goleta, Santa Barbara, and Carpinteria. The Clean Air Express provides commuter bus service to residents in northern Santa Barbara County commuting to Goleta and Santa Barbara. Amtrak rail

²² HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

²³ Ong, Paul and Evelyn Blumenberg, "Job Accessibility and Welfare Usage: Evidence from Los Angeles." UCLA Department of Policy Studies, (1998).

service has stations in the cities of Santa Barbara, Carpinteria, Goleta, University of California, Santa Barbara, Surf, and Guadalupe.

AllTransit is an online database that provides details on transit opportunity throughout the United States, specifically looking at connectivity, access to jobs, and frequency of service. Santa Barbara County received an AllTransit performance score of 4.3 out of 10 which equates to a low combination of trips per week and number of jobs accessible by transit.

Local Trends

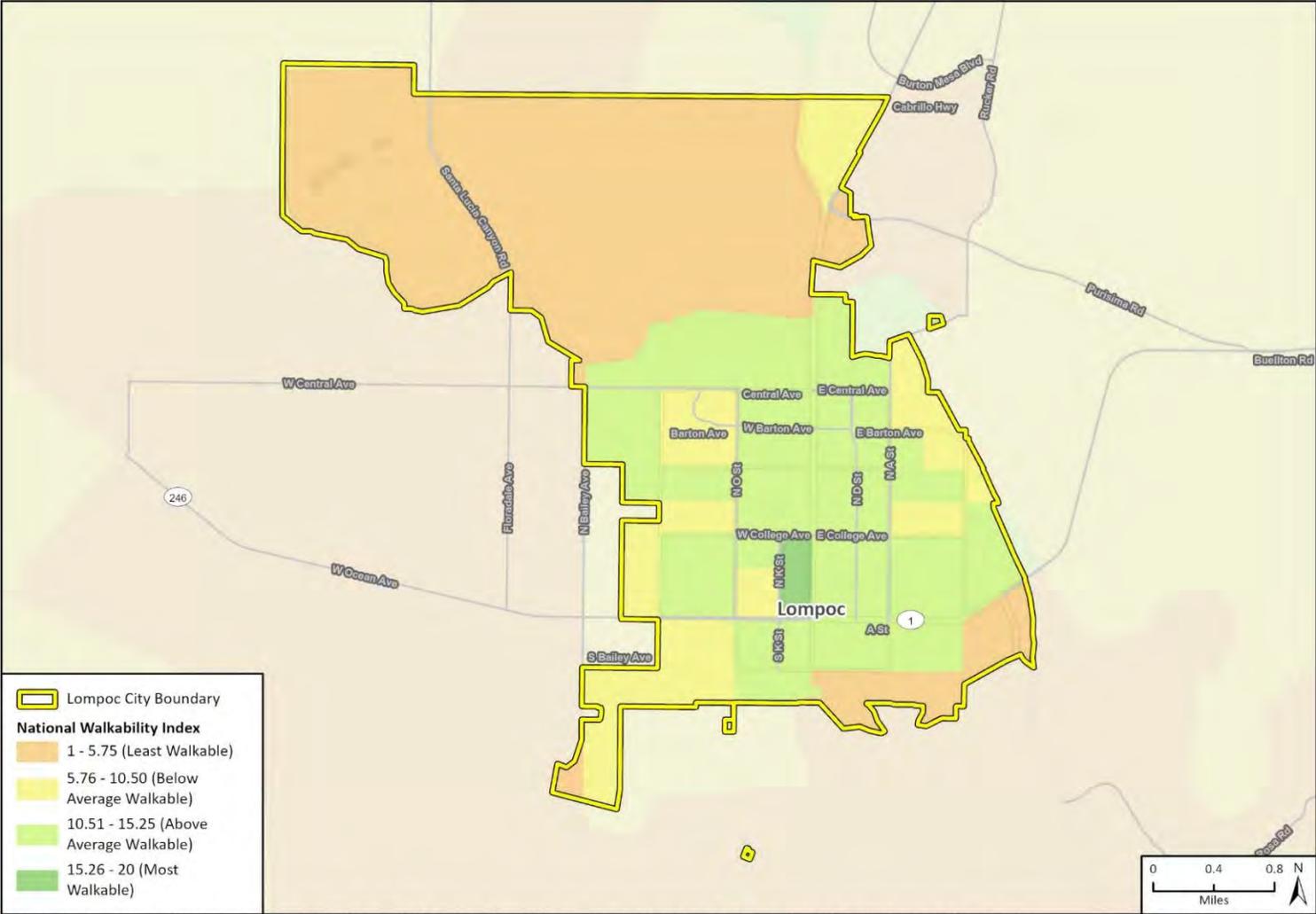
The City of Lompoc has its own fixed-route bus service, City of Lompoc Transit (COLT), with four routes operating Monday through Saturday throughout Lompoc, Vandenberg Village, and Mission Hills. The Wine Country Express run by COLT services Lompoc, Buellton, and Solvang with three round trips Monday through Saturday. Additionally, COLT operates a round trip to Santa Barbara on Tuesdays and Thursdays. ADA curb-to-curb service is available for persons with disabilities.

Lompoc received an AllTransit performance score of 3.2 with approximately 5.24 percent of workers commuting using public transit. This score is lower than the county score of 4.3 and likely due to the remoteness of the city.

Walk Score is a tool that produces a walkability index by assigning a numerical walkability score to cities and neighborhoods. Walkability is measured by analyzing population density, distance to amenities, and road metrics such as block length and intersection density. Lompoc had a walk score of 53, which is considered somewhat walkable, where some errands can be accomplished by foot. Downtown Lompoc had the highest walk score in the city with a walk score of 83, which is considered very walkable. Walk Score defined Downtown Lompoc as the area south of Walnut Avenue and north of Cypress Avenue and between C Street and L Street. This area includes portions of block groups with the lowest household median incomes in the city and is partially located in Census Tracts 27.09 and 27.10, which is identified as an area of high segregation and poverty.

The Environmental Protection Agency (EPA) also has a walkability index, which ranks block groups according to their relative walkability. The EPA walkability map, shown in Figure A-26 shows that walkability varied across the city. The highest walkability scores were identified in Downtown Lompoc and along Main Street where most of the commercial areas are concentrated. Further from Downtown, on the fringes of the city limits, walkability scores were below average.

Figure A-26 Walkability Index (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

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AFFH - City Basemap R.5 x 31

Source: National Walkability Index, 2022

Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.²⁴ Educational attainment is directly linked to housing opportunities. TCAC education domain scores, which are used to identify areas of higher or lower education opportunities, incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates and student poverty rates to assess educational outcomes at the census tract level.

Regional Trends

Santa Barbara County is served by the following school districts: Carpinteria Unified School District, Cuyama Joint Unified School District, Lompoc Unified School District, Santa Barbara Unified Secondary School District, Santa Maria Joint Union High School District, Orcutt Union School District, Santa Ynez Valley Union High School District.

An overview of education outcomes across the Santa Barbara County is illustrated in the TCAC Opportunity Areas map, shown in Figure A-27. Education outcomes varied throughout the county. Areas in the central and southeastern part of the county and in the cities of Goleta and Santa Barbara had more positive education outcomes compared to western and northeastern parts of the county and the cities of Santa Maria and Lompoc.

Local Trends

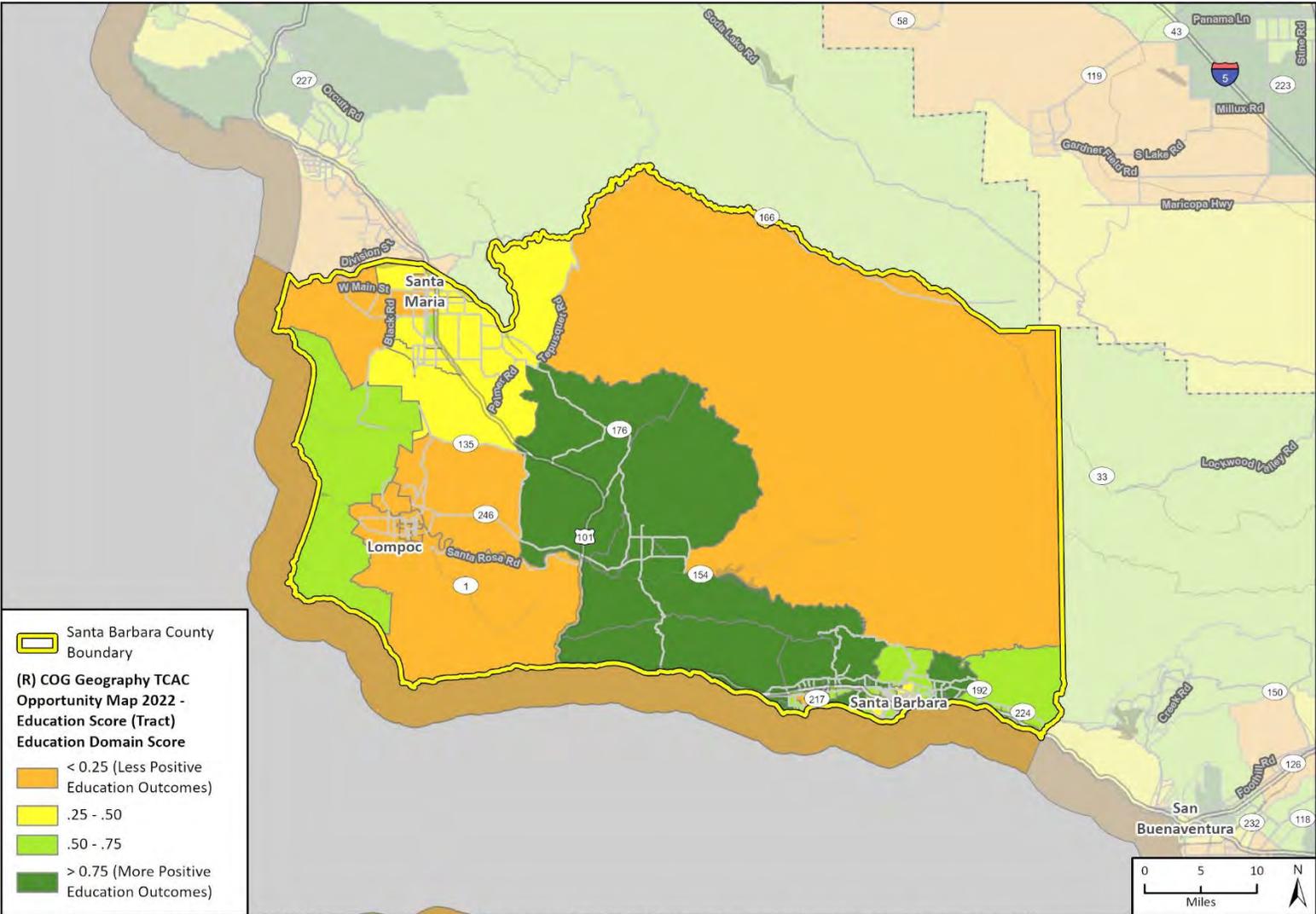
The City of Lompoc is served by the Lompoc Unified School District which serves students in kindergarten through 12th grade living in the cities of Lompoc, Vandenberg Village, Mesa Oaks, Mission Hills, Vandenberg Air Force Base, and adjacent rural areas. Lompoc Unified School District enrolls approximately 9,600 students throughout its 17 schools. Approximately 66% of enrolled students were low income and 15% were English learners.²⁵

Figure A-28 shows TCAC scores for education outcomes in Lompoc at the census tract level. Lompoc had less positive education scores throughout the entire city.

²⁴ *The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020.* <https://disabilitycompendium.org/annualreport>

²⁵ *Lompoc Unified School District Local Control and Accountability Plan* <https://www.lusd.org/about/lcap>

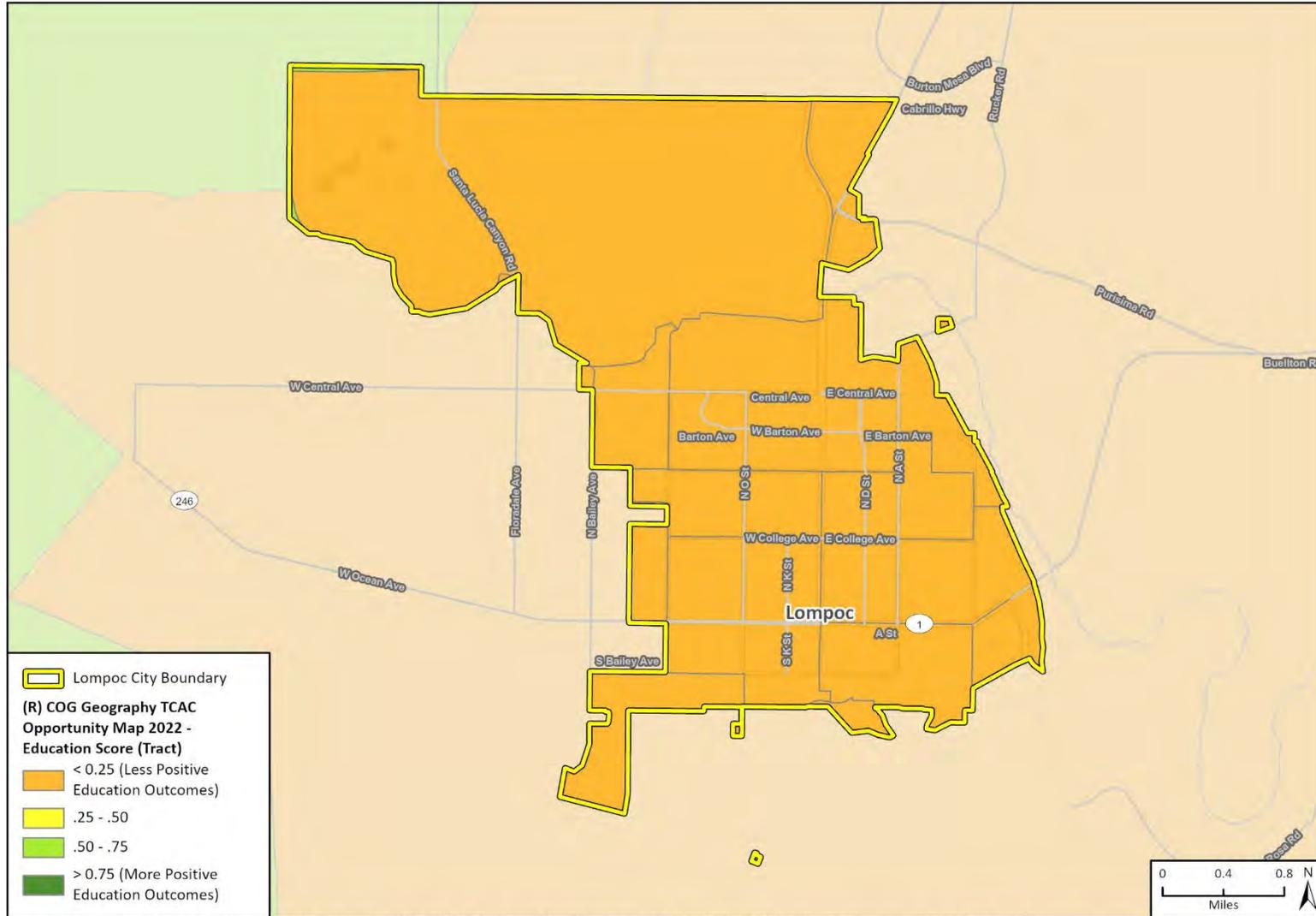
Figure A-27 TCAC Opportunity Areas – Education Outcomes (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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AFFH - County Basemap 8.5 x 11

Figure A-28 TCAC Opportunity Areas – Education Outcomes (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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AFFH - City Basemap 8.5 x 11

Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations to direct funding for housing and transportation equity. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Regional Trends

According to the California Employment Development Department, the unemployment rate of Santa Barbara County was 2.8 percent in July 2022 (not seasonally adjusted). Goleta is the employment hub for Santa Barbara County with a variety of high-tech and manufacturing companies. Major employers in the county include the University of California, Santa Barbara, Raytheon, and Sansum Clinic Healthcare. 26 Top industries include educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; and professional, scientific, and management, and administrative and waste management services. The 2016-2020 ACS estimates reported 227,159 workers in the County of Santa Barbara with a labor force participation rate of 64 percent of persons 16 years and older. The countywide mean commute time is 20.6 minutes.

Figure A-29 shows the TCAC Opportunity Map for economic outcomes across the county. More positive outcomes were generally located in western and southern parts of the county, including areas in, and surrounding the cities of Goleta, Santa Barbara, and Carpinteria. This may be attributed to the high concentration of jobs in the southern portion of the county. Less positive economic outcomes were located in northeastern parts of the county and near the cities of Santa Maria and Lompoc.

Local Trends

According to the 2016-2020 American Community Survey (ACS), there were 19,754 persons in the labor force in Lompoc with a labor force participation rate of 60 percent. The California Employment Development Department reported the unemployment rate

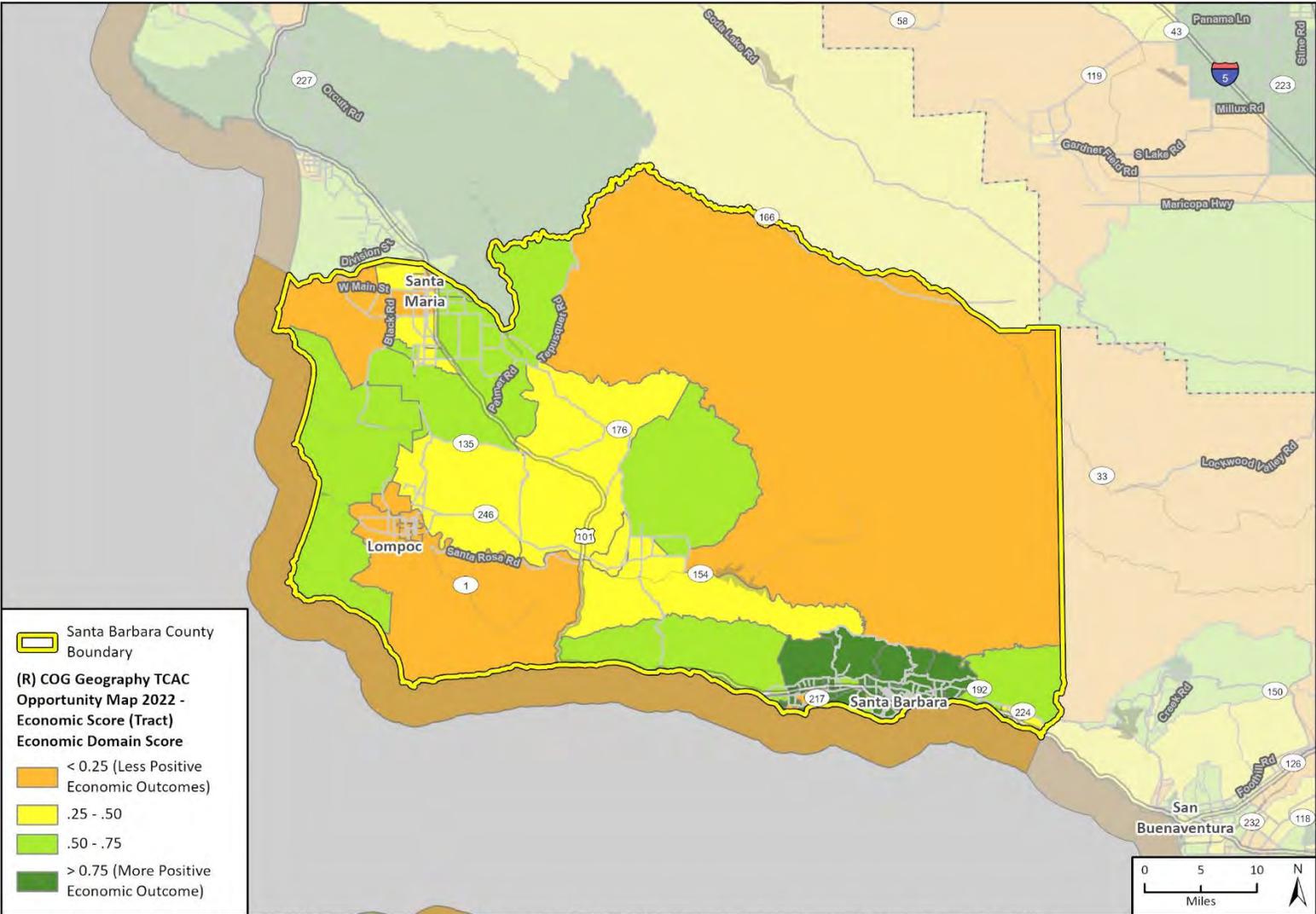
²⁶ Major Employers <https://sbscchamber.com/community/community-profile/major-employers/>

was 4 percent in July 2022 (not seasonally adjusted), slightly more than the county. Top industries in the city reflect county trends, with the highest number of workers in educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; and retail trade.

Figure A-30 shows the TCAC Opportunity Map for economic outcomes in Lompoc. Economic outcomes were less positive throughout the city. The northeastern corner of the city had slightly higher economic outcomes compared to the rest of the city.

HUD'S Job Proximity index utilizes Longitudinal Employer-Household Dynamic estimates to examine the distance from a given neighborhood to all job locations. The ACS 2016-2020 estimates the mean commute time is 27.3 minutes. Figure A-31 shows the Job Proximity Index in Lompoc which assesses the accessibility of employment opportunities based on distance, a higher index score corresponds to closer job proximity. Job proximity throughout Lompoc was consistently low (furthest proximity), especially when compared to most areas of the county.

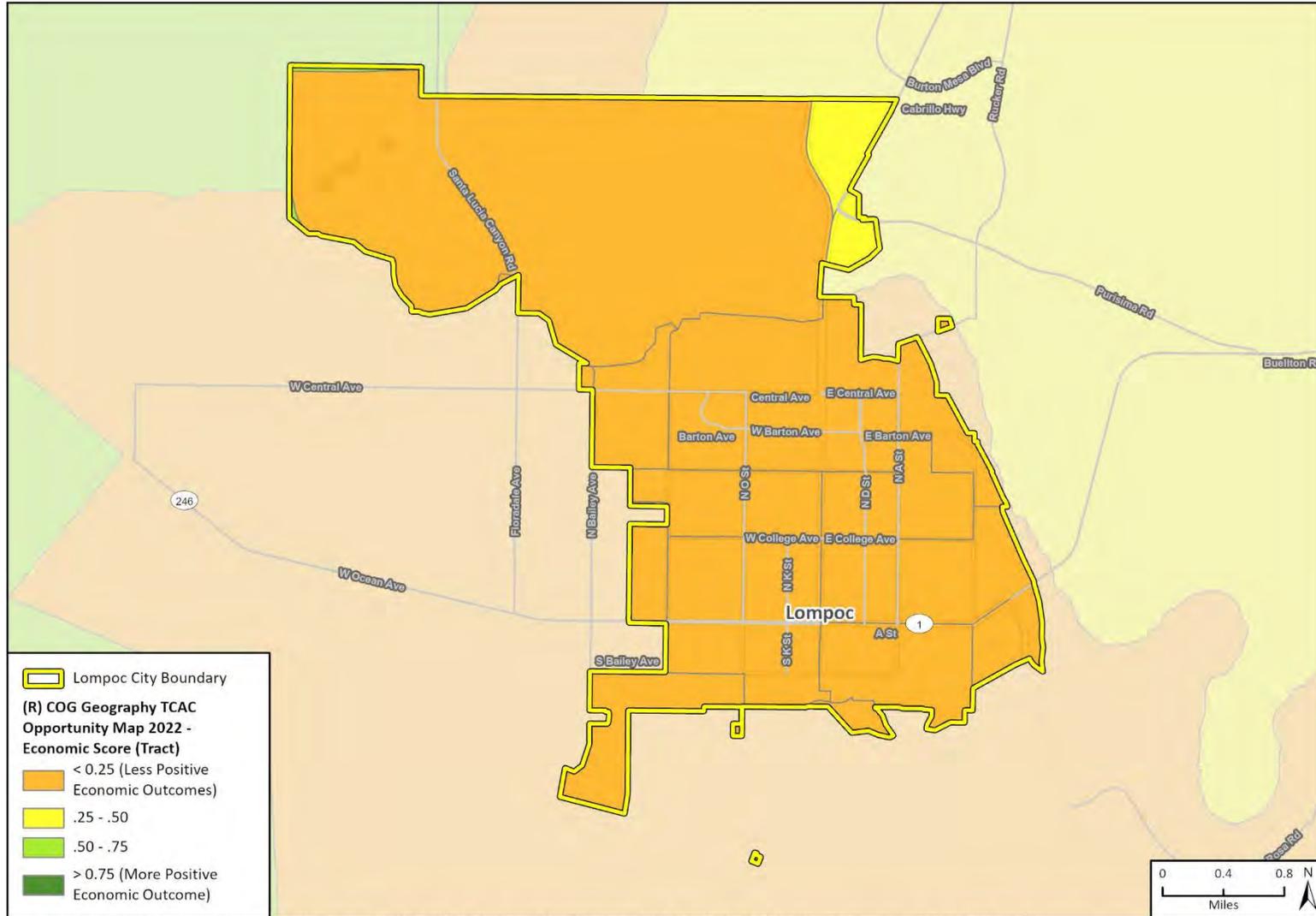
Figure A-29 TCAC Opportunity Areas – Economic (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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AFFH - County Basemap 8.5 x 11

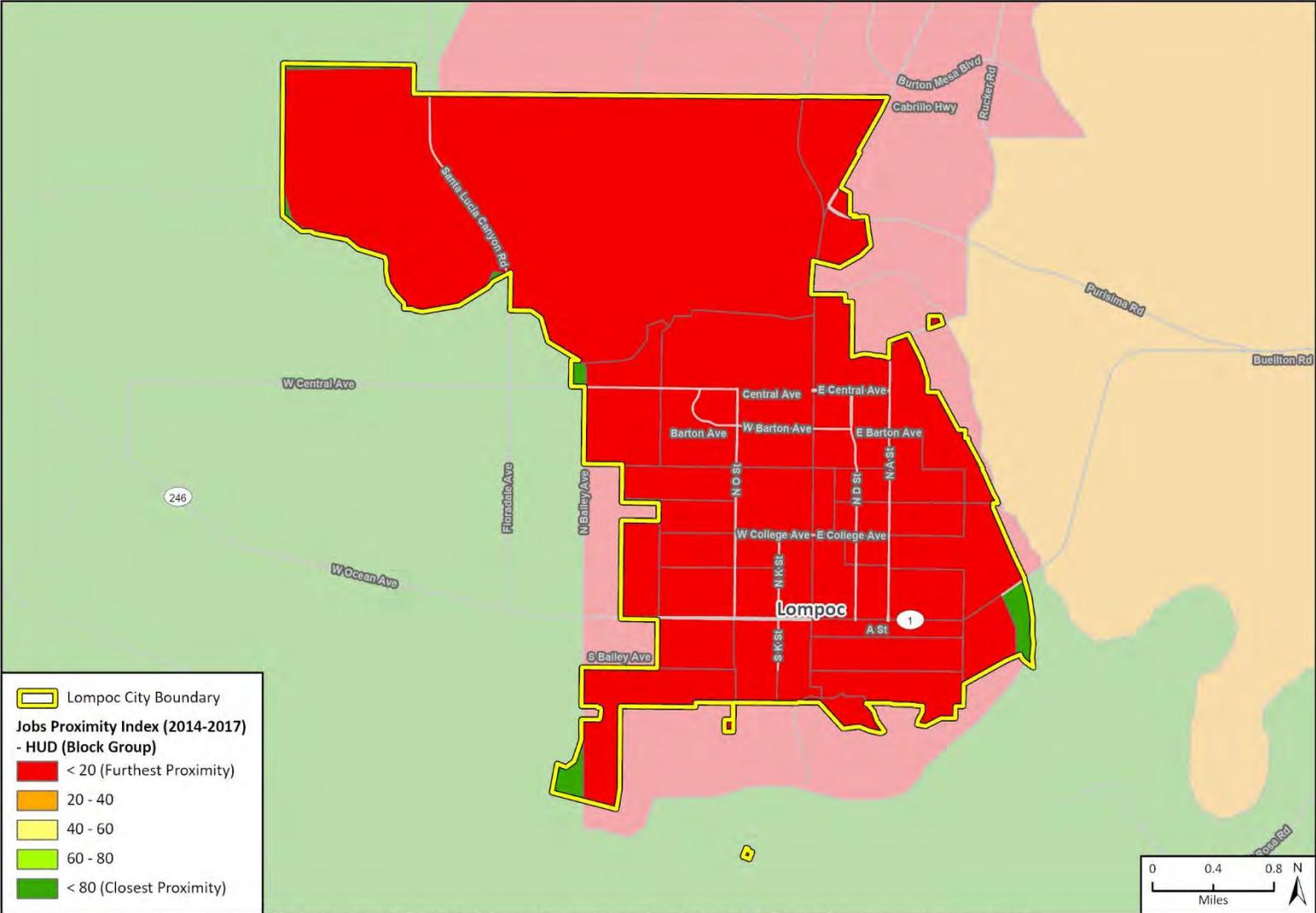
Figure A-30 TCAC Opportunity Areas – Economic (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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Figure A-31 Job Proximity Index (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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Healthy Environment

Healthy environment analysis considers patterns in the disparities found within individual neighborhoods and protected area groups. These disparities can vary in a number of categories, including air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws, AB 1550, Senate Bill (SB) 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, as defined by HUD, means ensuring the environment and human health are protected fairly for all people regardless of race, color, national origin, or income, and consideration the means by which federally assisted projects may have disproportionately adversely affect human health or the environment on minority and low income populations.²⁷ The California Office of Environmental Health Hazard Assessment developed the California Communities Environmental Health Screening Tool (CalEnviroScreen) a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called. High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status.

Regional Trends

The CalEnviroScreen map for Santa Barbara County identifies the degree to which communities are considered burdened by pollution. Figure A-32 below shows the pollution burden for Santa Barbara County, representing the potential exposure to pollutants and resulting adverse environmental conditions. The western areas of the county and the urban areas on the southern side of the county had higher pollution burden due to drinking water contaminants, cleanup sites, groundwater threats, hazardous waste, and solid waste sites. Figure A-33 shows TCAC Opportunity Map for environmental outcomes in the county. Similar to the CalEnviroScreen map, the TCAC Opportunity Map shows that the central and southeastern parts of the county had the most positive environmental outcomes. Areas with the least positive environmental outcomes were located in western and northwestern parts of the county and the cities of Goleta and Santa Barbara.

Local Trends

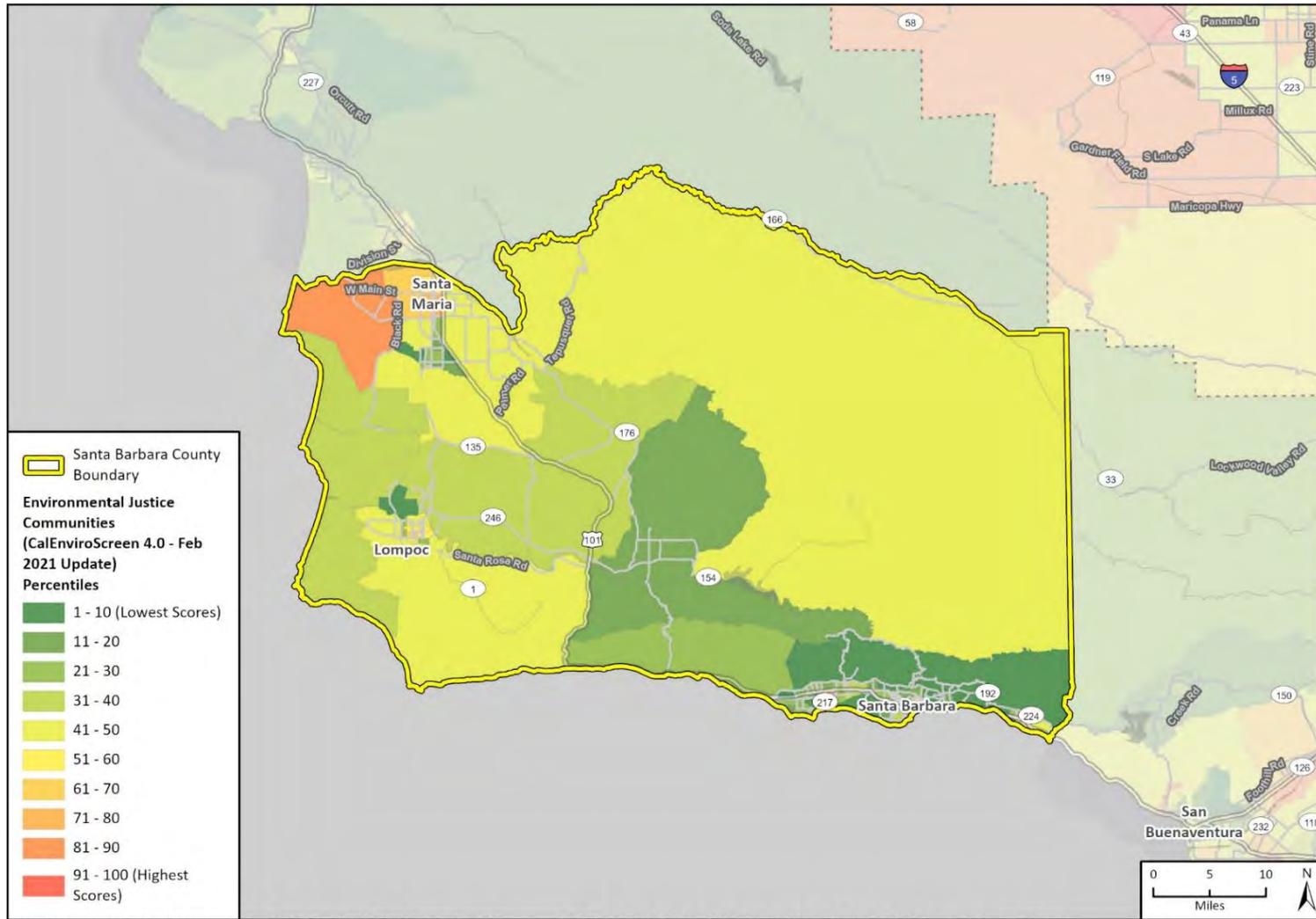
The CalEnviroScreen map for Lompoc shows pollution burden varied throughout the city, as shown in Figure A-34. The northern area of the city had a lower pollution burden compared to the rest of the city. Pollution burden was highest in the central part of the

²⁷ HUD, 2021. <https://www.hudexchange.info/programs/environmental-review/environmental-justice/>

city, particularly in Census Tracts 27.09 and 27.10, due to diesel particulate matter, children's lead risk from housing, pesticide use, and impaired waters.

Figure A-35 shows the TCAC Opportunity map for environmental outcomes in Lompoc. In contrast to the CalEnviroScreen map, the northern part of the city had the least positive environmental outcomes, and the central part of the city had the most positive environmental outcomes. The area within the northern area of the city with the least positive environmental outcome is zoned Public Facilities and Open Space and includes the Federal Correctional Institution.

Figure A-32 CalEnviroScreen 4.0 Percentile Scores (Santa Barbara County)

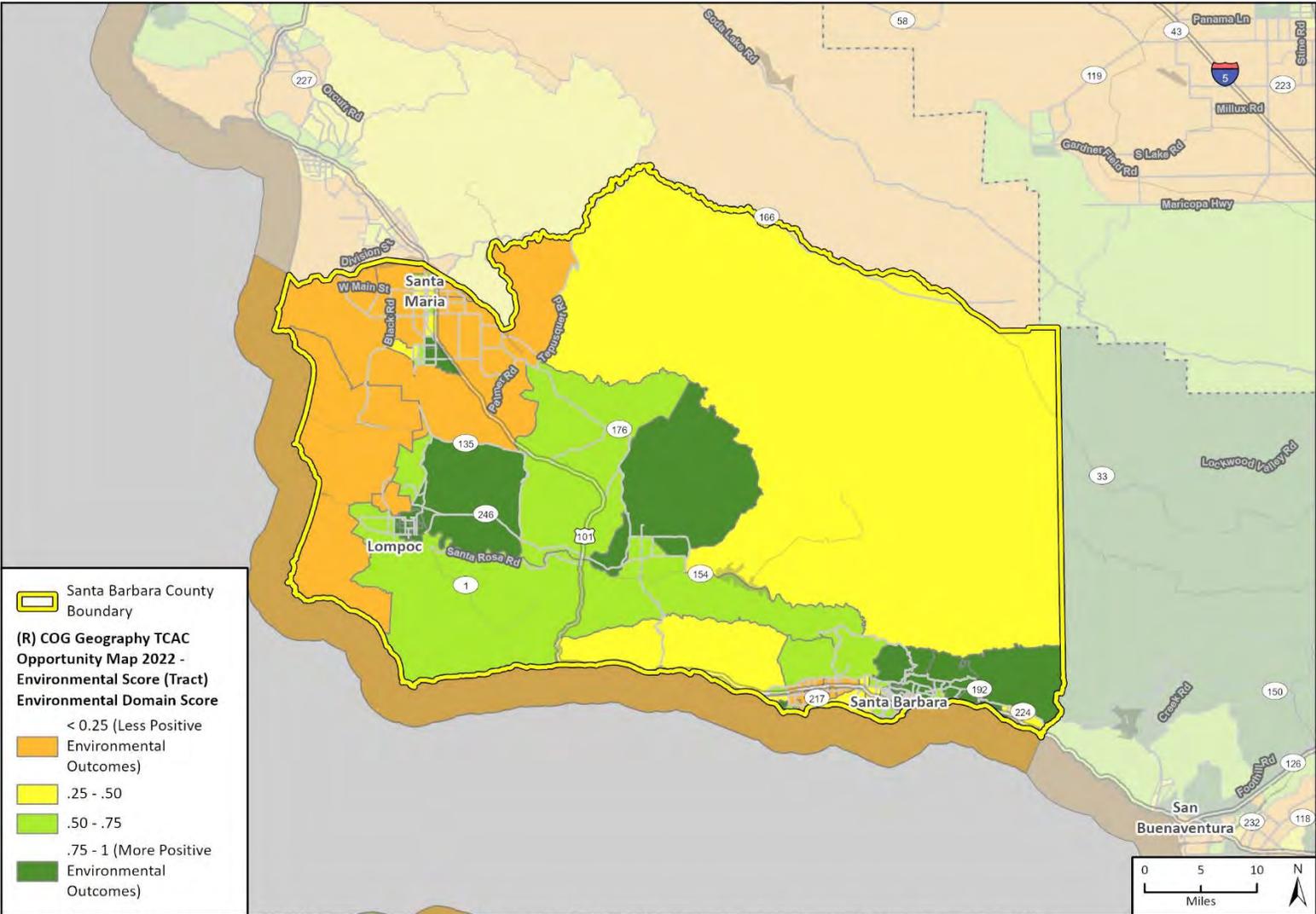


California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

FILE: AFFH - County Basemap 8.5 x 11

Source: CalEnviroScreen 4.0, 2022.

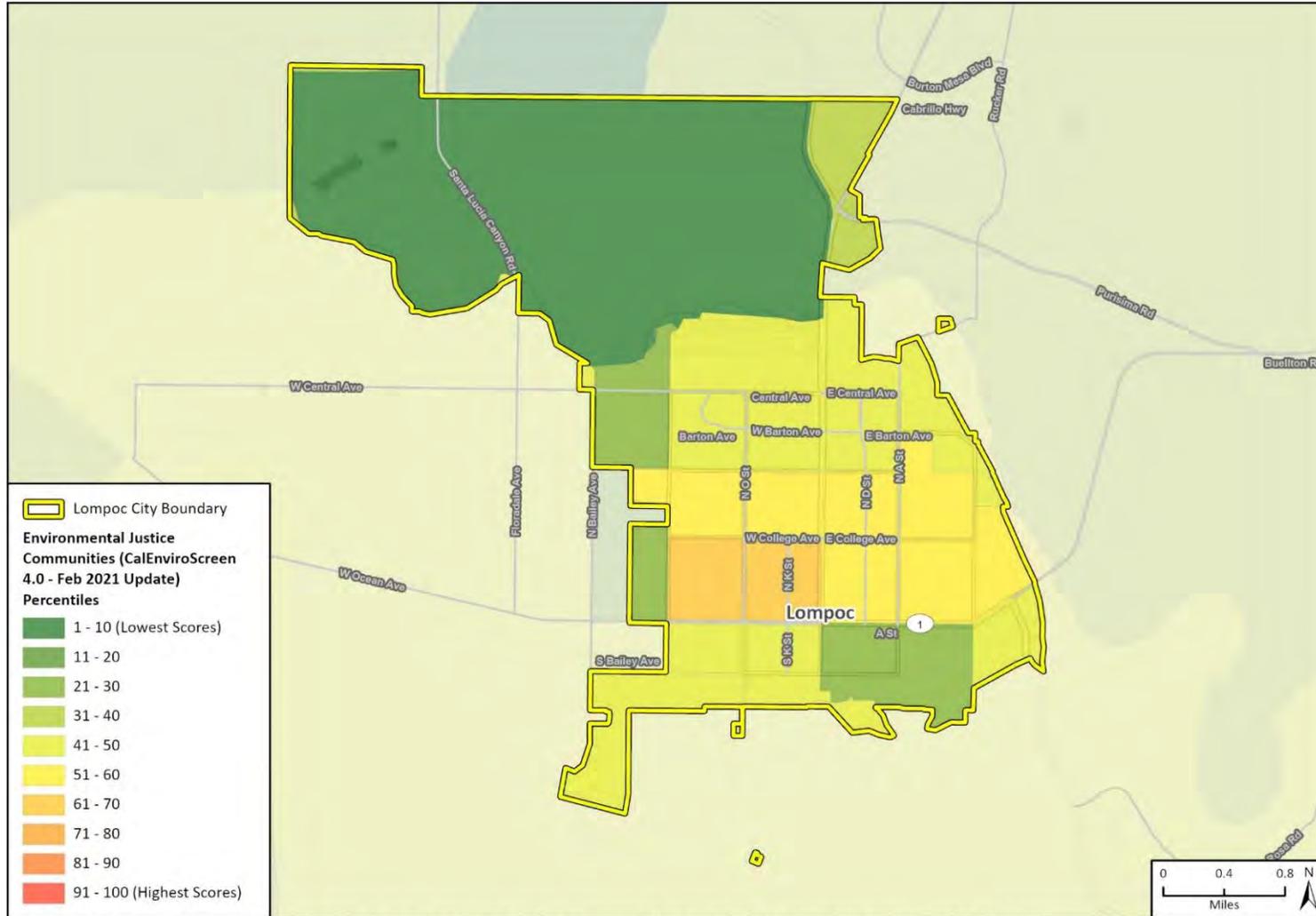
Figure A-33 TCAC Opportunity Areas – Environment (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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Figure A-34 CalEnviroScreen 4.0 Percentile Scores (Lompoc)

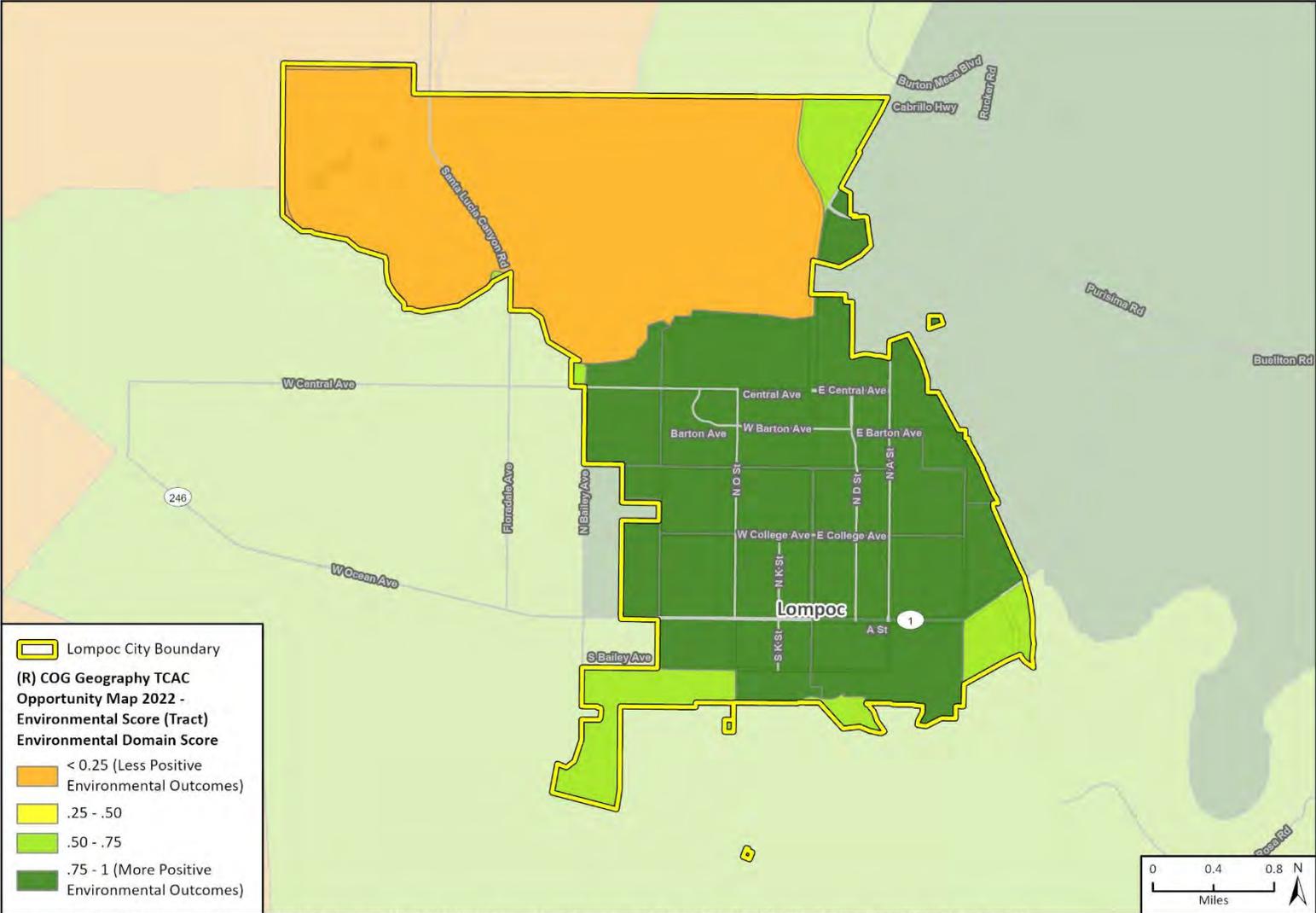


California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020, CalEnviroScreen 4.0, 2021

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Source: CalEnviroScreen 4.0, 2022

Figure A-35 TCAC Opportunity Areas – Environment (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2022, CalEnviroScreen 4.0, 2021

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AFFH - City Basemap 8.5 x 11

Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered cost burdened, and households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are defined as households that have one or more of the following: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

Regional Trends

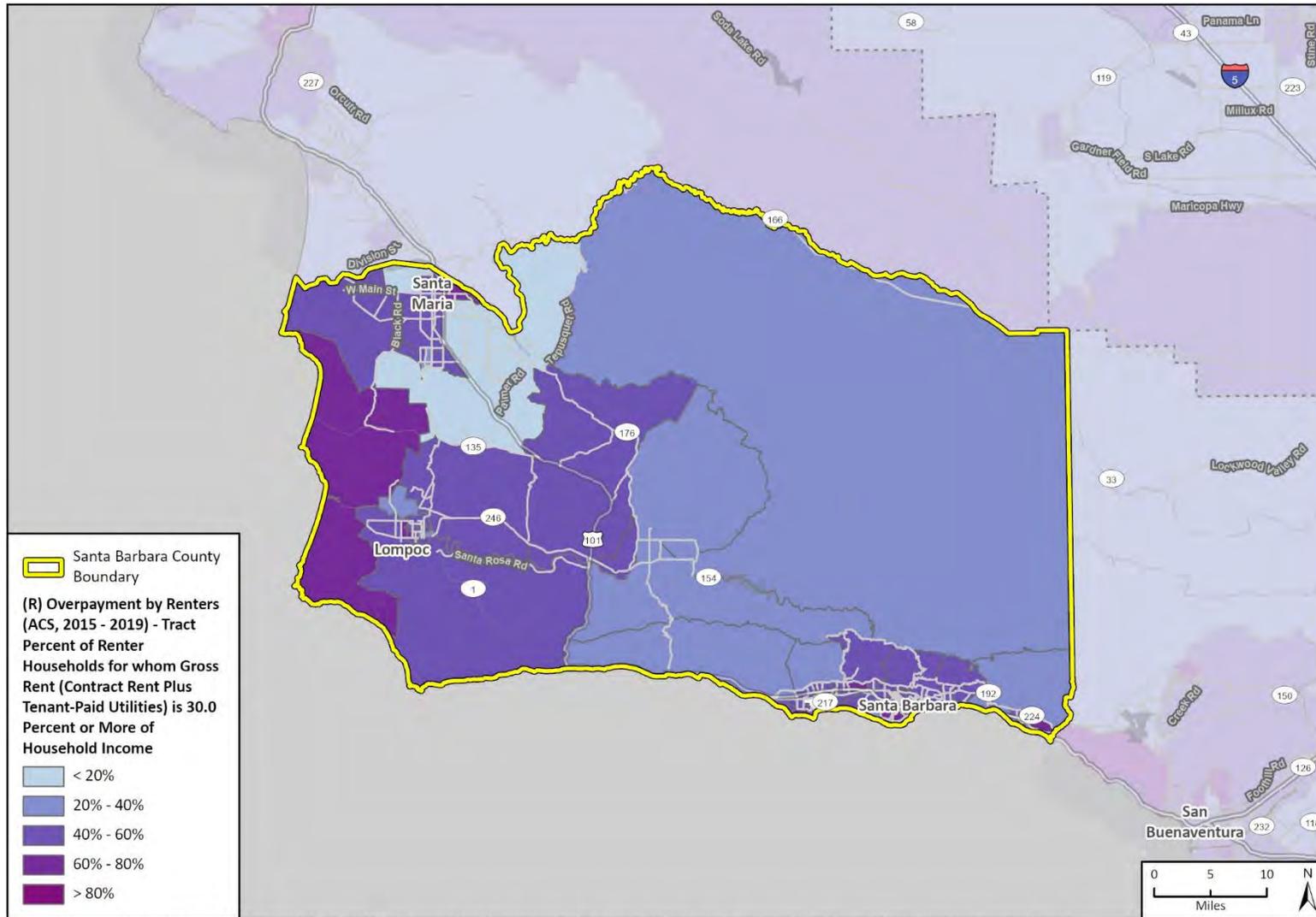
Cost burden (spending more than 30 percent of household income on housing costs) by renters was a widespread issue across the county, especially in the more urban areas as well as the western areas of the county. Figure A-36 shows areas of Santa Barbara County where renter households overpay for housing. Cost burden by homeowners was common throughout the county, although less prevalent than by renters, highlighting that the costs of housing are too high for both renters and homeowners. Figure A-37 shows areas of the county where homeowners were cost burdened, which was more common in the urban areas of the county.

Local Trends

Housing cost burden among renters was common throughout Lompoc, with the highest rates of cost burden by renters located in central and western parts of the city, including Census Tracts 27.09 and 27.10. Figure A-38 shows the percentage of renters that overpaid for housing in Lompoc. In most areas of the city, more than 40 percent of renters overpaid for housing.

Data from HUD's Comprehensive Housing Affordability Strategy (CHAS) indicates lower income households were disproportionately overpaying for housing. Lower-income households experienced higher cost burden than moderate income and above households in Lompoc. Approximately 81 percent of extremely low-income households (those earning 30 percent or less of the local area median income (AMI)) were considered cost burdened and 62 percent were severely cost burdened (spending 50 percent or more of their income on housing). Both renters and owners experienced cost burden in Lompoc, with higher proportions of lower income households spending greater than 30 percent or 50 percent on housing. Table A-7 shows housing cost burden of lower income households in Lompoc. Generally, a higher percentage of renters than owners experienced cost burden.

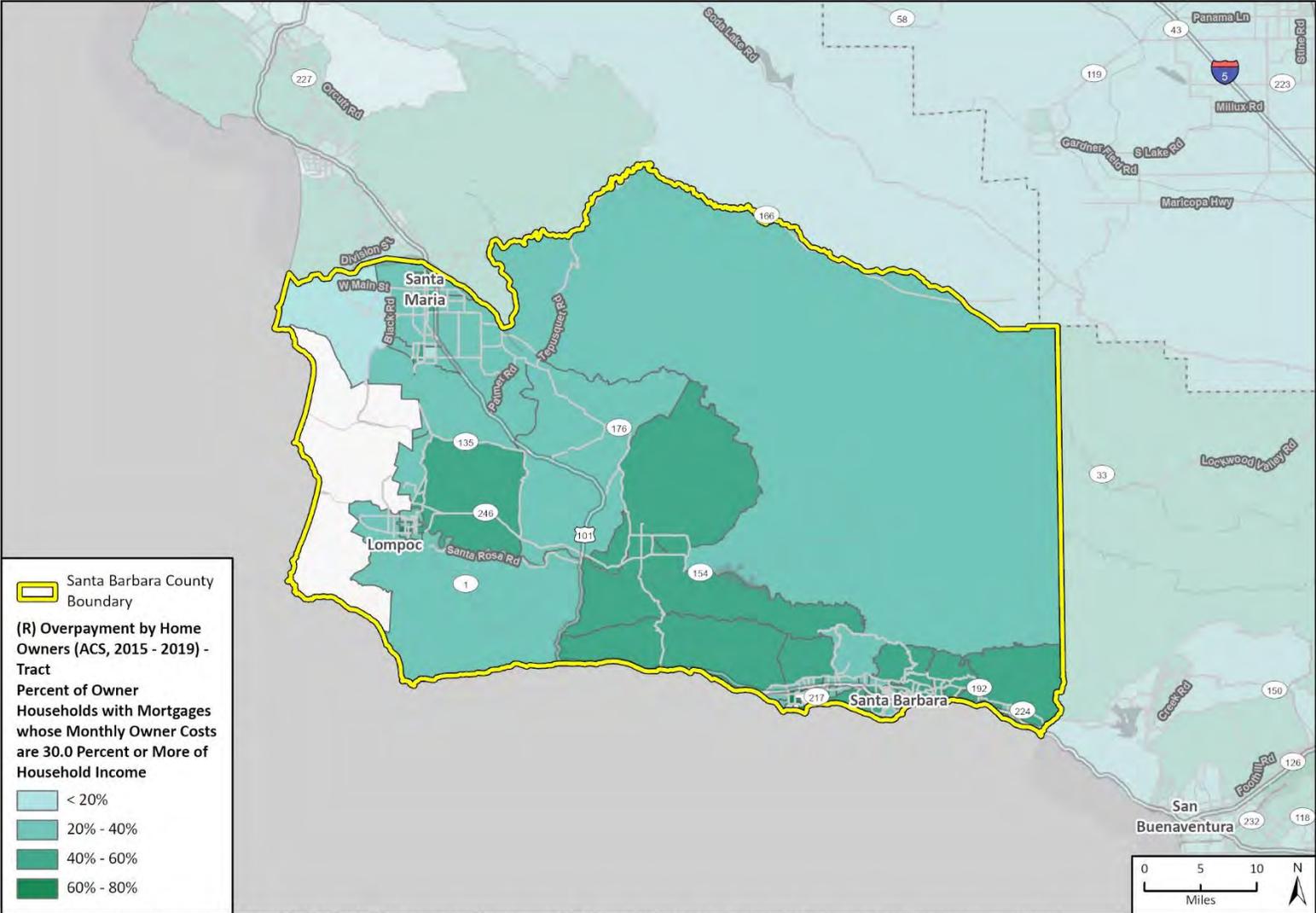
Figure A-36 Overpayment By Renters (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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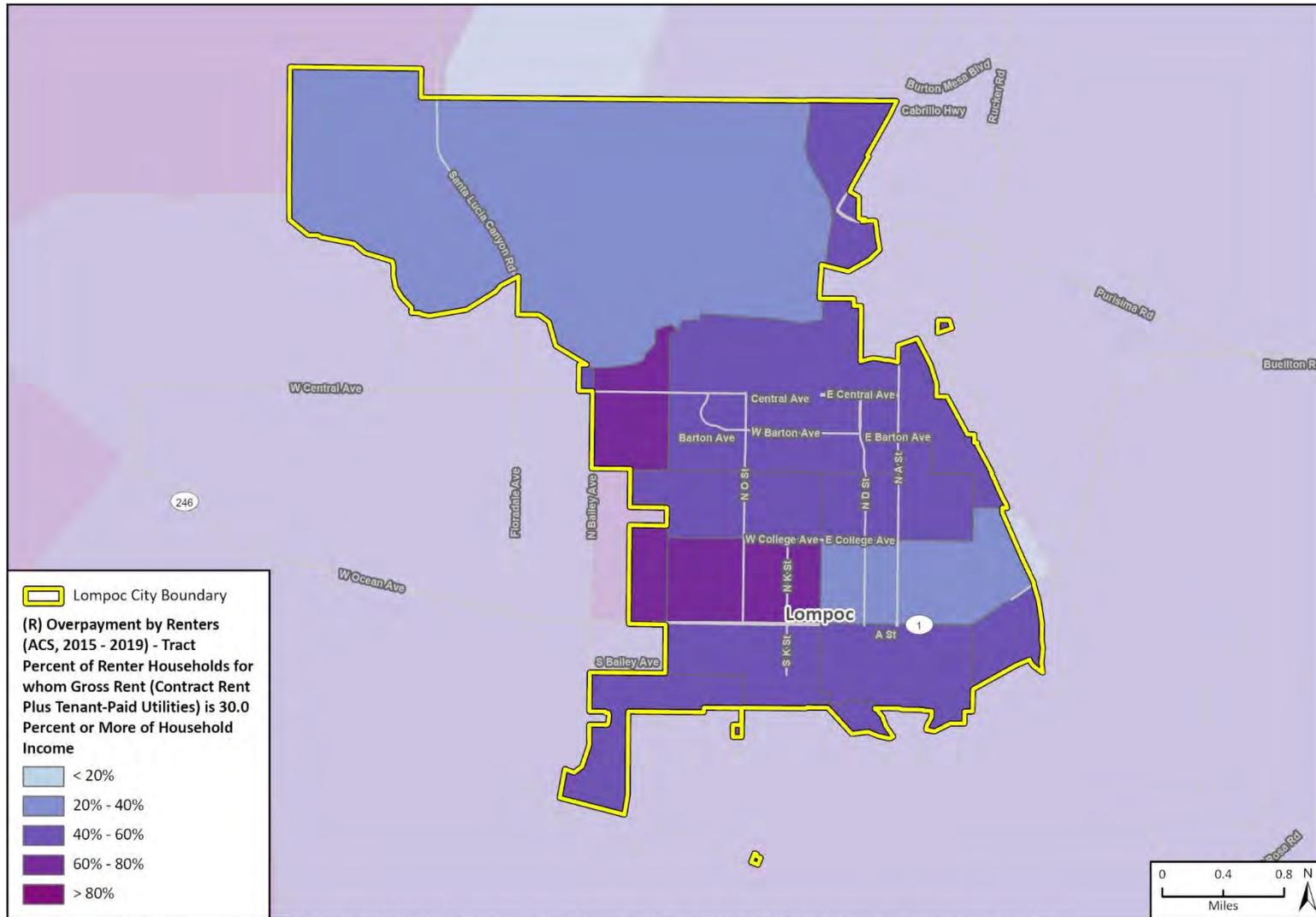
Figure A-37 Overpayment By Homeowners (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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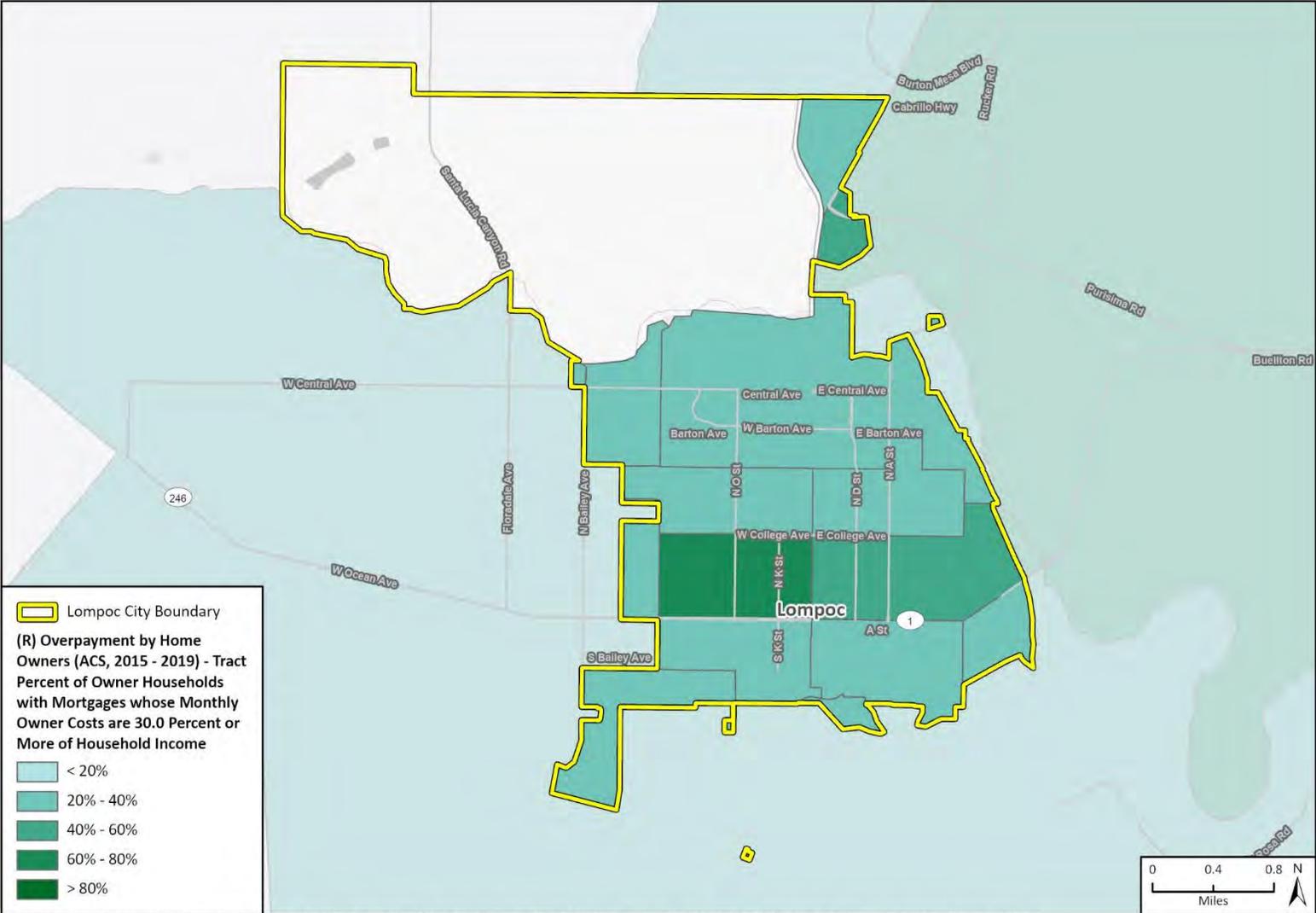
Figure A-38 Overpayment By Renters (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

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 AFFH - City BaseMap 8.5 x 11

Figure A-39 Overpayment By Homeowners (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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AFFH - City Basemap 8.5 x 11

Table A-7 Housing Cost Burden of Lower-Income Households (2015-2019)

| Household by Type, Income, and Housing Problem | Renters | Percent | Owners | Percent | Total Households | Percent |
|--|--------------|---------|--------------|---------|------------------|---------|
| Extremely Low-Income (0-30 % AMI) | 1,995 | | 500 | | 2,495 | |
| With Cost Burden >30% | 1,575 | 78.95% | 330 | 66.00% | 1,905 | 76.35% |
| With Cost Burden >50% | 1,285 | 64.41% | 240 | 48.00% | 1,525 | 61.12% |
| Very Low-Income (31-50 % AMI) | 1,515 | | 640 | | 2,155 | |
| With Cost Burden >30% | 1,185 | 78.22% | 275 | 42.97% | 1,460 | 67.75% |
| With Cost Burden >50% | 370 | 24.42% | 150 | 23.44% | 520 | 24.13% |
| Low-Income (51-80 % AMI) | 1,785 | | 970 | | 2,755 | |
| With Cost Burden >30% | 855 | 47.90% | 410 | 42.27% | 1,265 | 45.92% |
| With Cost Burden >50% | 175 | 9.80% | 90 | 9.28% | 265 | 9.62% |
| Moderate & Above Income (>80% AMI) | 2,060 | | 3,565 | | 5,625 | |
| With Cost Burden >30% | 220 | 10.68% | 385 | 10.80% | 605 | 10.76% |
| With Cost Burden >50% | 0 | 0.00% | 25 | 0.70% | 25 | 0.44% |
| Total | 7,355 | | 5,675 | | 13,030 | |

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Substandard Housing

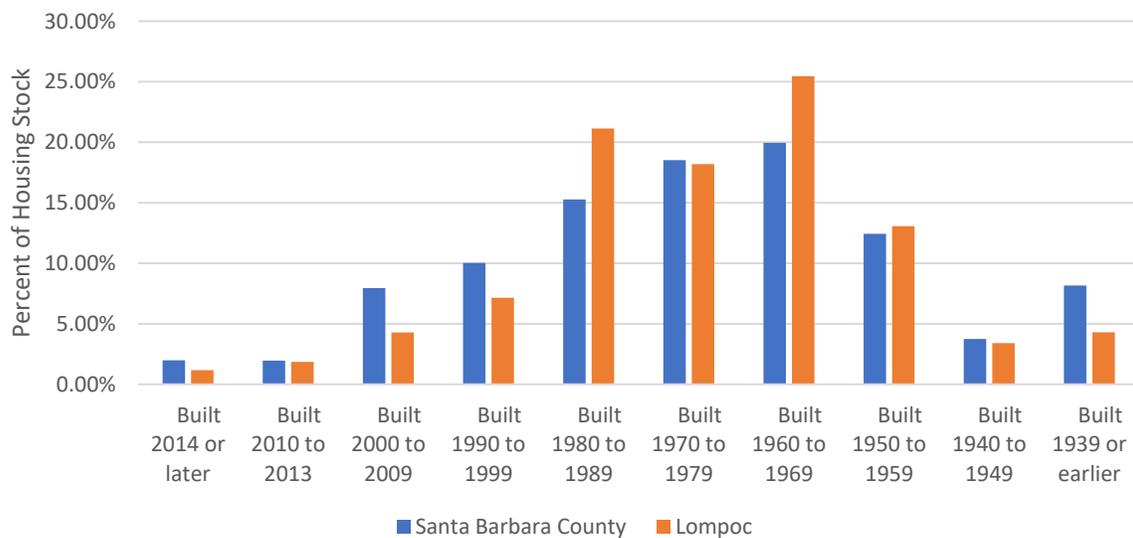
HUD considers housing units to be "standard units" if they are in compliance with local building codes. Substandard housing is housing that poses a risk to the health, safety, or wellbeing of its occupants or neighbors, includes housing that does not have operable indoor plumbing, electricity, or heat. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint and asbestos. Housing issues such as mold may elevate health conditions such as asthma.

According to HUD, a home has a housing problem if they have one or more of the following problems: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, and cost burden.²⁸ Housing issues such as mold may elevate health conditions such as asthma. Residents who rent are at greater risk of exposure to deteriorating housing conditions due to the desire to keep their rents from rising or fear of losing their housing.

Regional Trends

In Santa Barbara County, approximately 78 percent of all housing units were built before 1990. These older units potentially require minor repairs and modernization improvements. Figure A-40 shows the approximate break down by age of housing units.

Figure A-40 Housing Stock Age (2016-2020)



Source: Bureau of the Census, American Community Survey, 2016-2020

The County of Santa Barbara had a total of 2,377 substandard housing units, approximately 2 percent of the total occupied units in the county. A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. Of the 2,377 substandard units, approximately 20 percent lacked complete plumbing facilities and 80 percent lacked complete kitchen facilities. Table A-8 shows a breakdown of the number of substandard housing units in Santa Barbara County and Lompoc. In the past, lack of telephone service was also an indicator of housing conditions. Today, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services, and availability of telephone service is no longer considered an indicator of substandard housing conditions.

²⁸ HUD 2021. https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

Table A-8 Substandard Housing Units (2020)

| Condition | Santa Barbara County | | Lompoc | |
|--------------------------------------|----------------------|-------|--------|-------|
| Lacking complete plumbing facilities | 483 | 0.33% | 172 | 1.30% |
| Lacking complete kitchen facilities | 1,894 | 1.28% | 219 | 1.66% |
| Total Substandard Units | 2,377 | 1.61% | 391 | 2.96% |
| Total Housing Units | 148,309 | | 13,216 | |

Source: Bureau of the Census, American Community Survey, 2016-2020.

Local Trends

As shown above in Figure A-40 approximately 86 percent of the city's housing stock was built prior to 1990, potentially requiring minor repairs and modernization improvements.

Table A-8 shows approximately 391 units, about 3 percent of the Lompoc's housing stock, was considered substandard. This is higher than the county percentage of approximately 2 percent. Of the substandard units, 172 lack complete plumbing facilities and 219 lack complete kitchen facilities. While the percentage of substandard housing units reported by ACS estimates is low, community feedback revealed many older housing units in the city, including older apartments and single-family homes, are in need of repair and maintenance.

Homelessness

"Homelessness," as defined by HUD, describes an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Regional Trends

According to the Santa Barbara County 2022 Point-In-Time Count, 1,962 persons experiencing homelessness were recorded in the county, a slight increase of 3 percent from the 2020 Point in Time Count.²⁹ The 2022 point-in-time count found that 93 percent of the persons experiencing homelessness had been experiencing homelessness for over one year. The survey found that 29 percent of individuals reported having a chronic health condition, 27 percent reported having a physical disability, and 39 percent reported having a mental disability. Table A-9 shows a breakdown of the number of homeless individuals recorded by location.

Table A-9 Homeless Breakdown by City

| Location | Count | Percent |
|--------------------------------------|-------|---------|
| Santa Barbara | 822 | 41.90% |
| Santa Maria | 457 | 23.29% |
| Lompoc | 290 | 14.78% |
| Isla Vista | 112 | 5.71% |
| Goleta | 91 | 4.64% |
| Carpinteria | 22 | 1.12% |
| Buellton, Solvang, Santa Ynez Valley | 12 | 0.61% |
| Guadalupe | 2 | 0.10% |
| Total | 1,962 | % |

The majority of homeless individuals identified in the 2022 Point-In-Time Count were white (83%). White residents were overrepresented in the homeless population, as were Black/African American residents and American Indian/Alaska Native residents, as shown in Table A-10. Hispanic/Latino, Asian/Pacific Islander, and multiple race residents were underrepresented in the county's homeless population. In addition, persons with disabilities were overrepresented in the homeless population, with 27 percent of homeless individuals with physical disability and 39 percent with a mental disability. Only 10 percent of the general population is living with a disability in Santa Barbara County.

²⁹ 2022 Santa Barbara County Homeless Point-In-Time Count & Survey. <https://content.civicplus.com/api/assets/4344ab0c-a9f5-47dd-8d52-fd7ad028dca9#:~:text=Due%20to%20a%20surge%20in%20Coronavirus%20cases%2C%20the%202021%20Unsheltered.in%2DTime%20Count%20and%20Survey>.

Table A-10 2022 Point-In-Time Count by Race (Santa Barbara County)

| Location | Count | Percent |
|-------------------------------|-------|---------|
| White | 83% | 48% |
| Black/African American | 8% | 2% |
| Multiple Races | 4% | 26% |
| American Indian/Alaska Native | 3% | 1% |
| Asian /Pacific Islander | 2% | 6% |
| | | |
| Hispanic/Latino | 38% | 47% |
| Not Hispanic/Latino | 62% | 53% |

Source: 2022 Santa Barbara County Homeless Point-In-Time Count & Survey; Table B25014 Tenure by Occupants Per Room 2016-2020 ACS. Bureau of the Census, American Community Survey, 2016-2020.

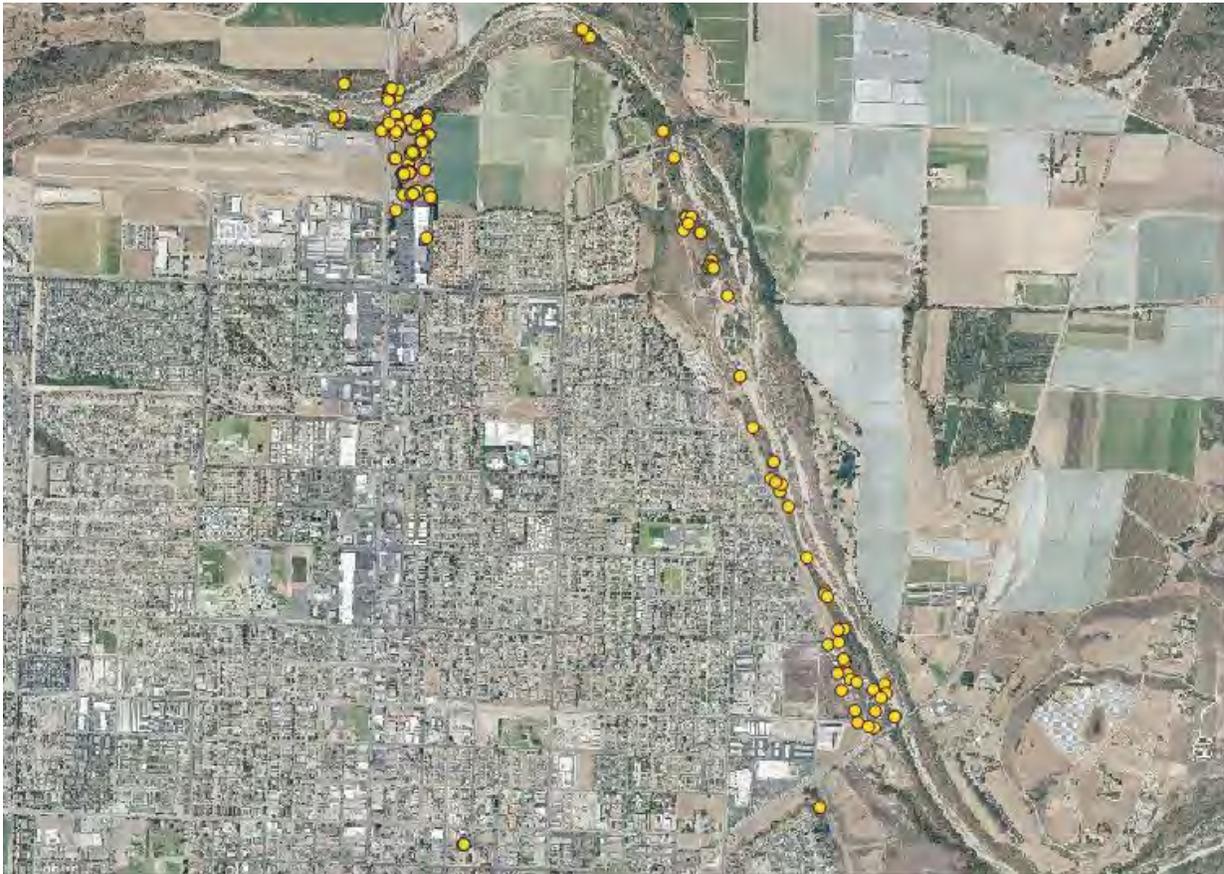
The County of Santa Barbara funds a homeless shuttle in partnership with Easy Lift Transportation, a non-profit organization, to provide scheduled van service to transport homeless residents to medical and social services. The homeless shuttle operates in southern Santa Barbara County. Areas of northern Santa Barbara County do not have homeless transportation services.

Local Trends

According to the Santa Barbara County 2022 Point-In-Time Count, 290 persons experiencing homelessness were recorded in Lompoc, which is the third highest in the county. This is a 16 percent increase from the number of persons experiencing homelessness in previous years: 211 persons in 2020 and 245 persons in 2019. There was no Point-In-Time Count in 2021.³⁰ According to the Lompoc Police Department records, homeless individuals within the city are concentrated along the Santa Ynez River (Figure A-41). Considering the concentration of homeless individuals along the river, it is likely that many of homeless individuals in the city are unsheltered. This indicates there may be a need for more housing and supportive resources for homeless residents.

³⁰ Santa Barbara County Point-In-Time Count 2020. <https://content.civicplus.com/api/assets/898d6e5c-80d2-4f04-be5b-385e0f4271c9?cache=1800>

Figure A-41 Homeless Encounters (City of Lompoc)



Source: City of Lompoc Police Department. 2023.

The 2022 Point-In-Time Count does not provide a breakdown of race/ethnicity or health conditions of homeless individuals in Lompoc. However, it is likely that homeless residents in Lompoc have similar characteristics to the overall homeless population in Santa Barbara County.

As discussed in the Housing Needs Assessment, there are multiple organizations in Lompoc that provide services to homeless populations. Homeless services are generally concentrated in the center of the city, along Ocean Avenue and H Street which is not adjacent to the riverbed where most homeless populations are located. As mentioned above, free transportation services for homeless residents is not widely available in Lompoc.

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) and severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for

larger units with 3 or more bedrooms, resulting in overcrowding. Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations such as a housing unit that is inadequately sized to meet a household's needs, the necessity or desire to have extended family members reside in an existing household, or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

Regional Trends

In Santa Barbara County, approximately 10 percent of occupied housing units were overcrowded. As shown in Figure A-42, overcrowded housing is most prevalent in the cities of Santa Maria and Guadalupe. Santa Maria had the highest percentage of overcrowded units in the county, with areas with up to 44 percent of households overcrowded. Generally, rural areas of the county experienced less overcrowding compared to urban areas. Table A-11 shows the percentage of housing units that were overcrowded in Santa Barbara County and Lompoc. More renter households than owner households were overcrowded in both Santa Barbara County and Lompoc.

Table A-11 Overcrowding by Tenure

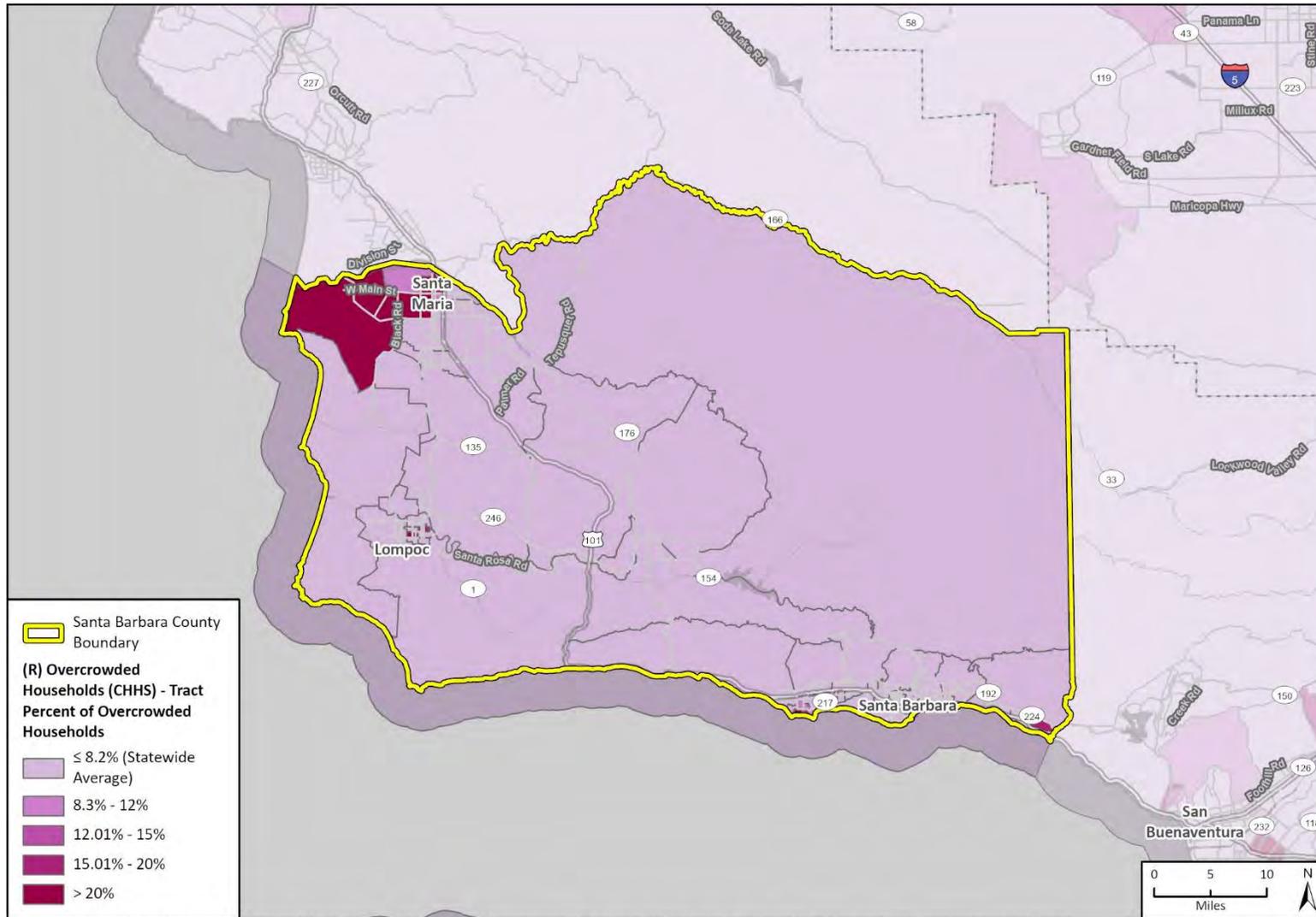
| Jurisdiction | Overcrowded (1+ occupants per room) | | | Severely Overcrowded (1.5+ occupants per room) | | |
|----------------------|--|-------|--------|---|-------|-------|
| | Renter | Owner | Total | Renter | Owner | Total |
| Lompoc | 17.40% | 4.94% | 12.90% | 3.75% | 2.04% | 2.97% |
| Santa Barbara County | 16.25% | 7.46% | 10.34% | 6.39% | 1.55% | 3.86% |

Source: Table B25014 Tenure by Occupants Per Room 2016-2020 ACS. Bureau of the Census, American Community Survey, 2016-2020.

Local Trends

Based on 2016-2020 ACS estimates, approximately 13 percent of households in Lompoc were overcrowded, compared to 10 percent for the county as a whole. As shown in Table A-11, a higher proportion of renter households were overcrowded than owned households in Lompoc. Figure A-43 shows the percent of overcrowded households throughout the city. Central areas of the city had the highest rates of overcrowding. These areas overlap with areas that had the highest percentage of low-moderate income population and areas with large Hispanic/Latino populations.

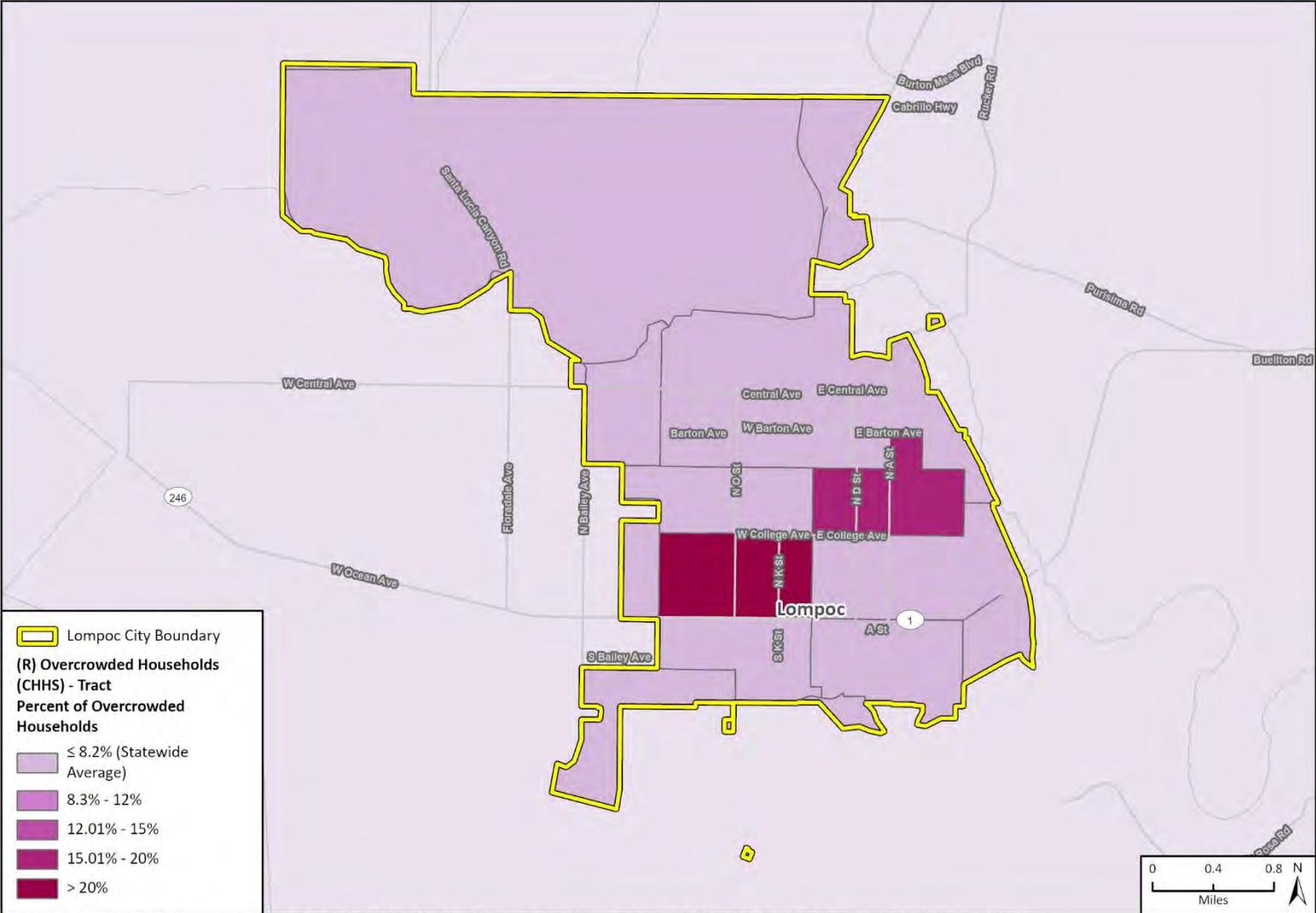
Figure A-42 Overcrowded Households (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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Figure A-43 Overcrowded Households (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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AFFH - City Basemap 8.5 x 11

Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.³¹

To analyze displacement risk, the Urban Displacement Project (UDP) has established categories that reflect varying levels of displacement vulnerability. Areas categorized as susceptible to displacement are predominately low-income or mixed-income neighborhoods that may have experienced displacement but exhibit characteristics of neighborhood stability and affordability and have the potential to develop an increasing risk of displacement in the future. Areas categorized as at-risk of or experiencing gentrification refer to neighborhoods that demonstrate characteristics of increasing housing costs, changes in housing supply, and are located near communities that have also experienced increasing housing costs and an increasing risk of displacement in the future. The stable moderate/mixed income category refers to neighborhoods that have moderate- to high-income residents that are not at-risk of becoming neighborhoods that exclude all but wealthy households. The stable/advanced exclusive category refers to neighborhoods that have exhibited characteristics of exclusion for long periods of time.

Regional Trends

The UDP is an initiative out of the University of California, Berkeley (UCB) that conducts data-driven research to better understand gentrification and displacement in order to generate more equitable and inclusive cities. UDP provides data to identify "sensitive communities," communities that are vulnerable to displacement caused by housing costs or with market-based displacement pressures within or near the community. As shown in Figure A-44 below, the western portion of the county, including the cities of Santa Maria, Guadalupe, and Lompoc, and portions of the cities of Goleta, Santa Barbara, and Carpinteria were identified as sensitive communities by UDP, which means they were

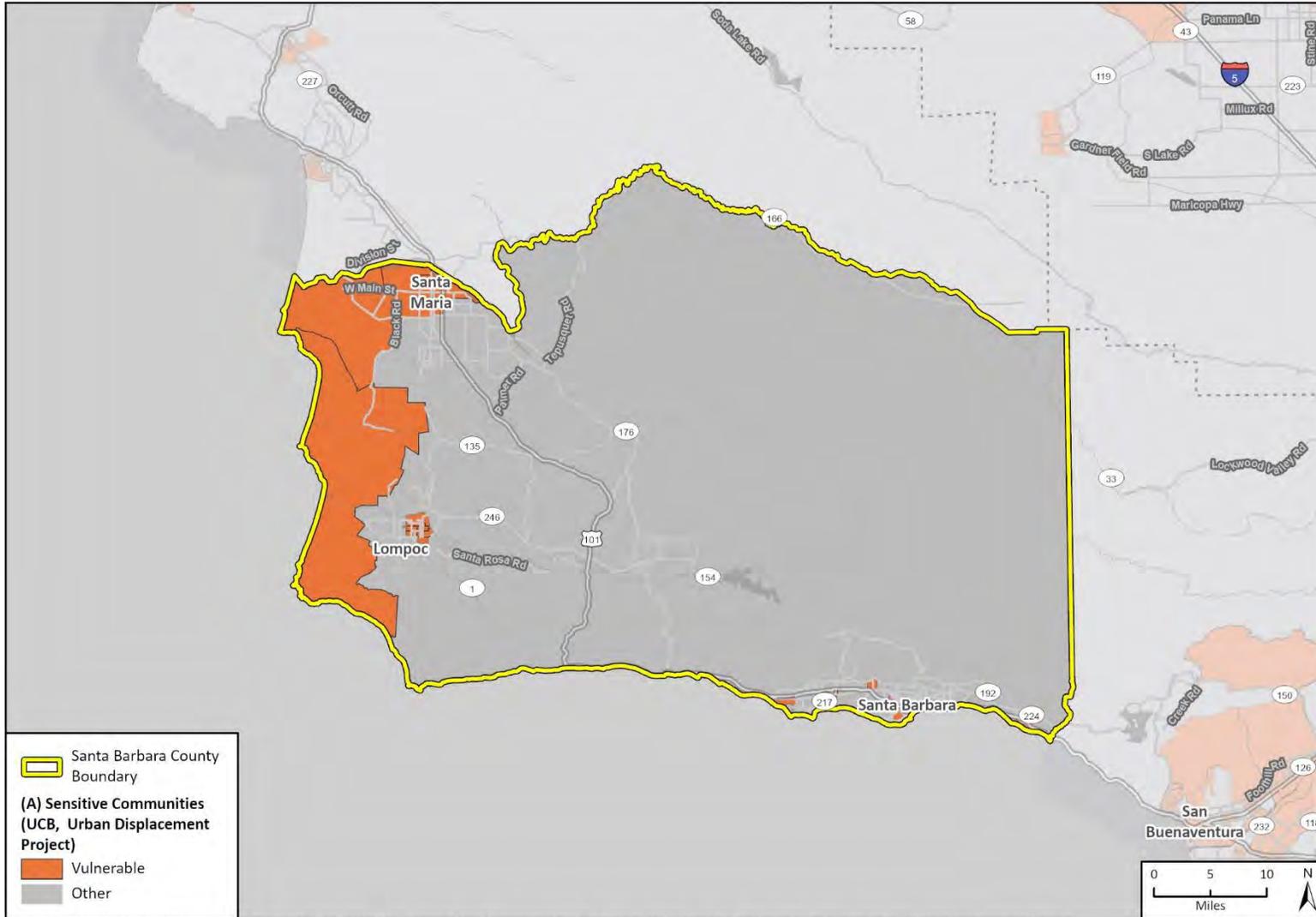
³¹ HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

vulnerable to displacement. These areas were also more racially/ethnically diverse and had a lower household median income compared to other areas of the county.

Local Trends

UDP identified most of Lompoc as being vulnerable to displacement, as shown in Figure A-45. Vulnerable areas in Lompoc corresponded with areas that had higher poverty rates and lower household median incomes.

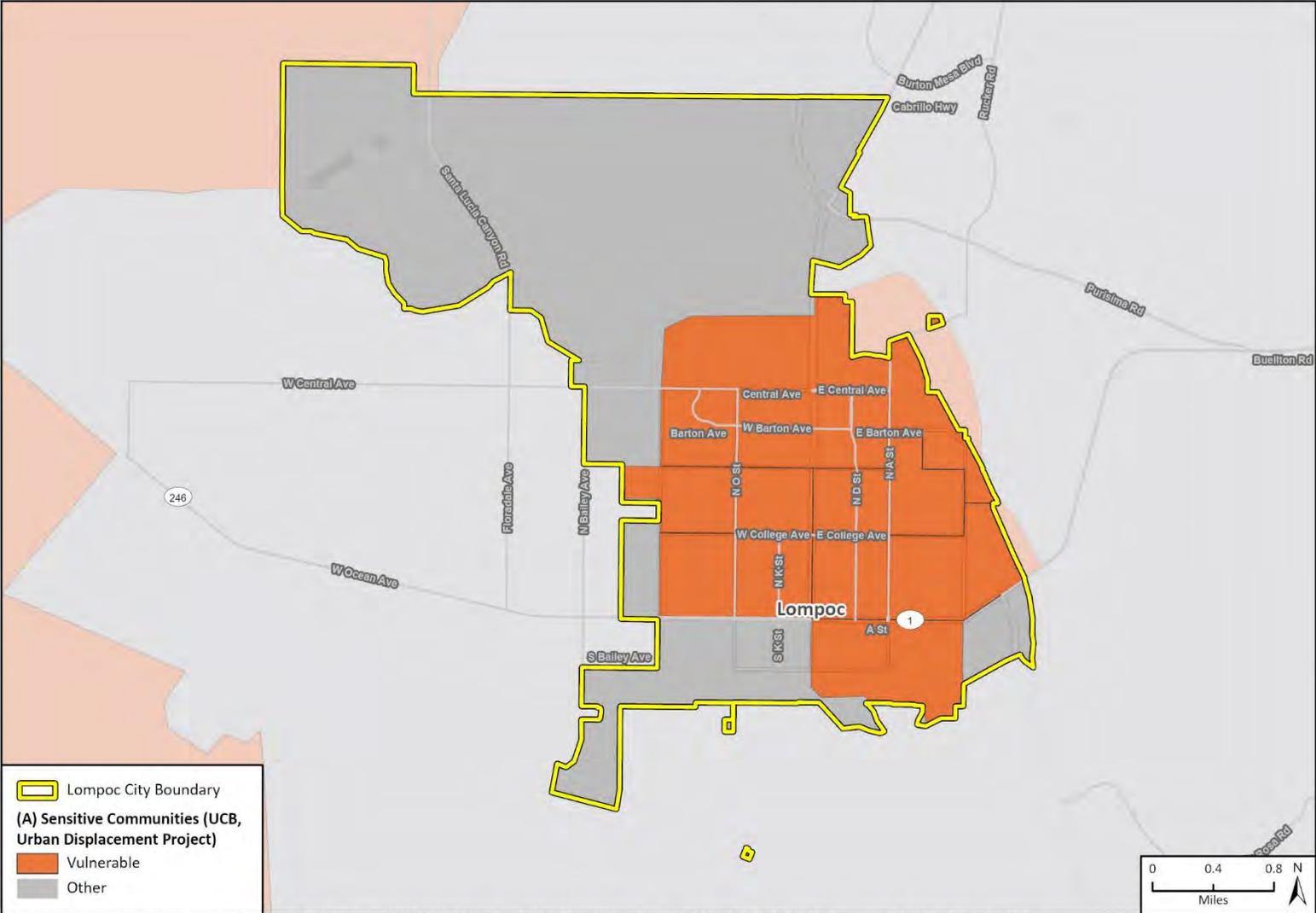
Figure A-44 Sensitive Communities (Santa Barbara County)



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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AFH - County Basemap 8.5 x 11

Figure A-45 Sensitive Communities (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

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Contributing Factors

To inform the goals, policies, and actions in this Housing Element, the contributing factors are prioritized based on their impact on access to fair housing choice and access to opportunity in Lompoc.

Enforcement and Outreach

Contributing factors to enforcement and outreach include:

- **Language Barriers:** Community feedback identified that language barriers prevent some residents from being connected to the community and staying informed. According to 2016-2020 ACS estimates, 44 percent of Lompoc residents aged 5 and older speak a language other than English, 90 percent of whom speak Spanish. However, information on housing is primarily provided in English.
- **Lack of variety in distribution of fair housing information:** Fair housing information is primarily available online, for example on the City and County websites. However, some residents do not have reliable access to the internet or online resources. In addition, websites with information on fair housing don't allow for two-way communication between service providers and residents. Other forms of communication on fair housing are limited.

Segregation and Integration Patterns and Trends

Contributing factors to segregation and integration patterns in Lompoc include:

- **Displacement of residents due to economic pressures resulting from displacement and gentrification:** Home values and rents have increased significantly in Lompoc over the past decade. About 59 percent of all households are cost burdened, meaning many households are paying too much for housing. These trends indicate cost burdened and low-income households may be at risk of displacement if the cost of housing continues to rise.
- **The location and type of affordable housing:** Affordable housing developments in Lompoc are concentrated in central parts of the city, particularly between Ocean Avenue and North Avenue.
- **Census Tracts 27.09 and 27.10 are considered an area of high segregation and poverty and has five affordable housing development.** Almost all affordable housing developments in the city are multi-family complexes.
- **Historic discrimination against people of color:** The AI identified that Asian and Hispanic applicants were more likely to be denied financing than other races.

- Income based discrimination: Community feedback identified patterns of discrimination based on income. Rental application fees, income requirements on rentals, and upfront home ownership costs such as down payments prevent lower-income households from obtaining housing.

Racially and Ethnically Concentrated Areas of Poverty

While no R/ECAPs meeting HCD criteria were identified in Lompoc, the AI recognizes multiple contributing factors to segregation patterns including:

- Land use and zoning patterns: The majority of land zoned for housing within Lompoc is single-family residential. Zones allowing higher density residential development are concentrated in the central parts of the city between Ocean Avenue and North Avenue. Single-family low-density patterns correlate to predominantly White and higher median household income areas located in northern and southern parts of Lompoc. The central part of the city has higher residential density zoning, is predominantly Hispanic/Latino, and has lower median household income.

Disproportionate Housing Needs

Contributing factors to disproportionate housing needs in Lompoc include:

- Older housing stock in need of repair: Approximately 86 percent of the city's housing stock was built prior to 1990 and may be in need of maintenance or repairs. Based on community feedback, lower-income, multi-family housing is reported to be in need of repair
- Rising housing costs and prevalence of cost burden: Home values and rent has increased significantly in Lompoc over the past decade, which causes increased cost burden among homeowners and renters. According to 2015-2019 ACS estimates, approximately 59 percent of all households in Lompoc were cost burdened.

Disparities in Access to Opportunities

Contributing factors to disparities in access to opportunities in Lompoc include:

- Limited access to high paying jobs: The largest employment sectors in Lompoc are educational services, and health care and social assistance; arts, entertainment, and recreation, and accommodation and food services; and retail trade. These sectors often have lower median salaries. In addition, the entire city is considered furthest proximity for the jobs proximity index. Higher paying jobs are generally concentrated in southeastern areas of the county, in the cities of Goleta and Santa Barbara.

- Need for investment in low-income neighborhoods: Feedback from the community identified a need for public investment in maintaining public infrastructure. HASBARCO has multiple affordable housing projects in Lompoc that are primarily located in central parts of the city. The community is concerned about safety and crime rates in these low-income neighborhoods.
- Limited services for persons experiencing homelessness: Community feedback identified a need for services for persons experiencing homelessness. According to the PIT Count, homelessness has increased in Lompoc in recent years. The most recent PIT Count found that approximately 15 percent of persons experiencing homelessness in the county were located in Lompoc. This is disproportionate compared to Lompoc's share of the county's total population, which is less than 10 percent.

Prioritization of Contributing Factors

The City is required to prioritize contributing factors to focus the city's resources and maximize impact within the planning period. While there are a range of factors that contribute to fair housing issues in Lompoc, several factors contribute more significantly to the fair housing patterns observed within the city. These contributing factors were considered in crafting the goals and implementation actions within the Housing Element Policy Document.

The following contributing factors are considered most significant to fair housing issues in Lompoc:

- **Increasing cost of housing** throughout the city is resulting in high rates of cost burden, displacement of lower-income households, and difficulty obtaining housing for households of all income levels
- The **location of affordable housing**, which is concentrated in the central areas of the city.
- **Need for investment in low-income neighborhoods** which typically have lower access to opportunities and contain housing units in need of maintenance/repair

Local Area of Knowledge

The AFFH analysis identified the central areas of Lompoc generally experiences more fair housing issues than other areas of the city. Fair housing issues in this area include lower median household income and higher levels of minority populations, low and moderate median income populations, poverty rates, overpayment of housing, and overcrowding. The predominant population in this area of the city is Hispanic, with the highest non-White

population of all areas within the city. In addition, this area includes sensitive communities that are vulnerable to displacement, as identified by the UCB UDP.

Stakeholder Input

The City held three housing workshops to receive feedback from the community on housing issues and the Housing Element Update (on September 16, 2021, January 20, 2022, and March 16, 2022). During these workshops, participants frequently brought up concerns regarding the lack of affordable housing for lower income households and the “missing middle” as well as the need to support affordable home ownership. AFFH related concerns included the high cost of housing, transportation accessibility, ADU trends (specifically that ADUs tend to be utilized as vacation rentals and not housing).

Other Relevant Factors

Other factors to fair housing issues in Lompoc that have not been previously discussed in this analysis include limited access to high paying jobs, language barriers, and access to home ownership. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

Concentration of Public Affordable Housing Developments

Lompoc houses a large percentage of the county's affordable housing development. There are 13 HASBARCO affordable housing projects in Lompoc, with a total of 450 housing units. This is approximately 29 percent of the total number of housing units provided by HASCARCO in the entire county. Considering Lompoc's population accounts for only 10 percent of the county's total population, this indicates Lompoc maintains a disproportionately large share of the county's affordable housing units. Community members similarly identified the prevalence of affordable housing developments in Lompoc and expressed that Lompoc has more than its fair share of affordable housing compared to other areas of the county.

Lack of High Resource Areas

According to the TCAC opportunity composite score map, most of Lompoc is considered low resource. The northeast corner and areas along the western and southern city boundary are considered moderate resource. The moderate resource area in the northeast corner of the city consists entirely of the Burton Ranch Specific Plan Area which is planned for housing development. There are no high resource areas within the city. Lompoc has the least positive scores (scores less than 0.25) for education outcomes (Figure A-28) and economic outcomes (Figure A-30) and the furthest job proximity score (Figure A-31). In addition, community feedback identified there is a lack of high paying jobs in Lompoc and that Lompoc residents often commute to jobs outside the city.

According to California Housing Partnership data, almost all federal and State subsidized housing within Lompoc is in low resource areas in the central area of the city. Community feedback indicated there are concerns over crime and safety in these areas.

Access to High Paying Jobs

Lompoc has a lower household median income than any other city in the county. In addition, job proximity throughout the city is low (furthest proximity), with a mean commute time of 27.3 minutes. Most of Santa Barbara County has a closer job proximity and the mean commute time in the county is 20.6 minutes. In contrast, Lompoc is fairly remote. It is approximately a 30-minute drive from Lompoc to Santa Maria, 45 minutes to Goleta, and 1 hour to Santa Barbara. These cities tend to have a greater number of jobs as well as higher paying jobs compared to Lompoc. The distance from job centers in these cities is likely the cause of long commute times and low job proximity in Lompoc.

Language Spoken at Home

Based on feedback from community engagement, some residents are disconnected from the community due to language barriers. According to 2016-2020 ACS estimates, 44 percent of Lompoc residents aged 5 and older speak a language other than English. Approximately forty percent of the population speaks Spanish. This indicates a need for provision of information and services in languages other than English. Information on housing, including the City's website, is primarily provided in English.

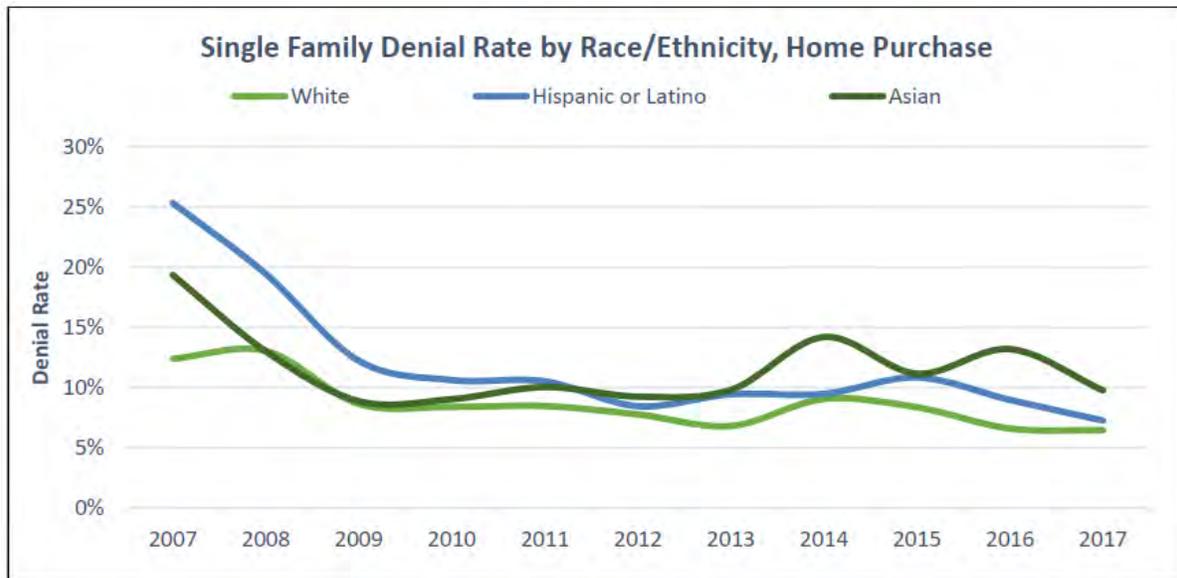
Access to Home Ownership

Increasing housing costs has produced a barrier to home ownership for Lompoc residents. As of October 2022, Zillow reported typical home values in Lompoc were estimated at \$541,957. Typical home values reflect the value of homes in the 35th to 65th percentile range. Home values have been consistently on the rise since 2000 (with the exception of the recession). In Lompoc, typical home values, as reported by Zillow, have increased over 9 percent in the last year and 38 percent in the last 5 years. This increase makes it more difficult for residents, especially lower income residents, to afford homes. Affordable housing projects in the city generally consist of rental units, which does not provide opportunities for lower income residents to own homes.

The AI analyzed Home Mortgage Disclosure Act (HMDA) data from 2007 to 2017 and found potential inequities in mortgage lending based on race. In 2017, White applicants had the lowest denial rates and Asian applicants had the highest home purchase denial rate, as shown in Figure A-46. Asian home loan applicants with incomes greater than 120% of Area Median Income had higher denial rates for a single-family home purchase (16%) than Whites with incomes less than 80% of Area Media Income (12%). Low Income Asians were the group with the highest home purchase denial rates at 17%. In addition, White applicants

had lower home loan and refinance denial rates compared to Hispanic/Latino applications every year between 2007-2017.

Figure A-46 Single Family Denial Rate by Race/Ethnicity, Home Purchase

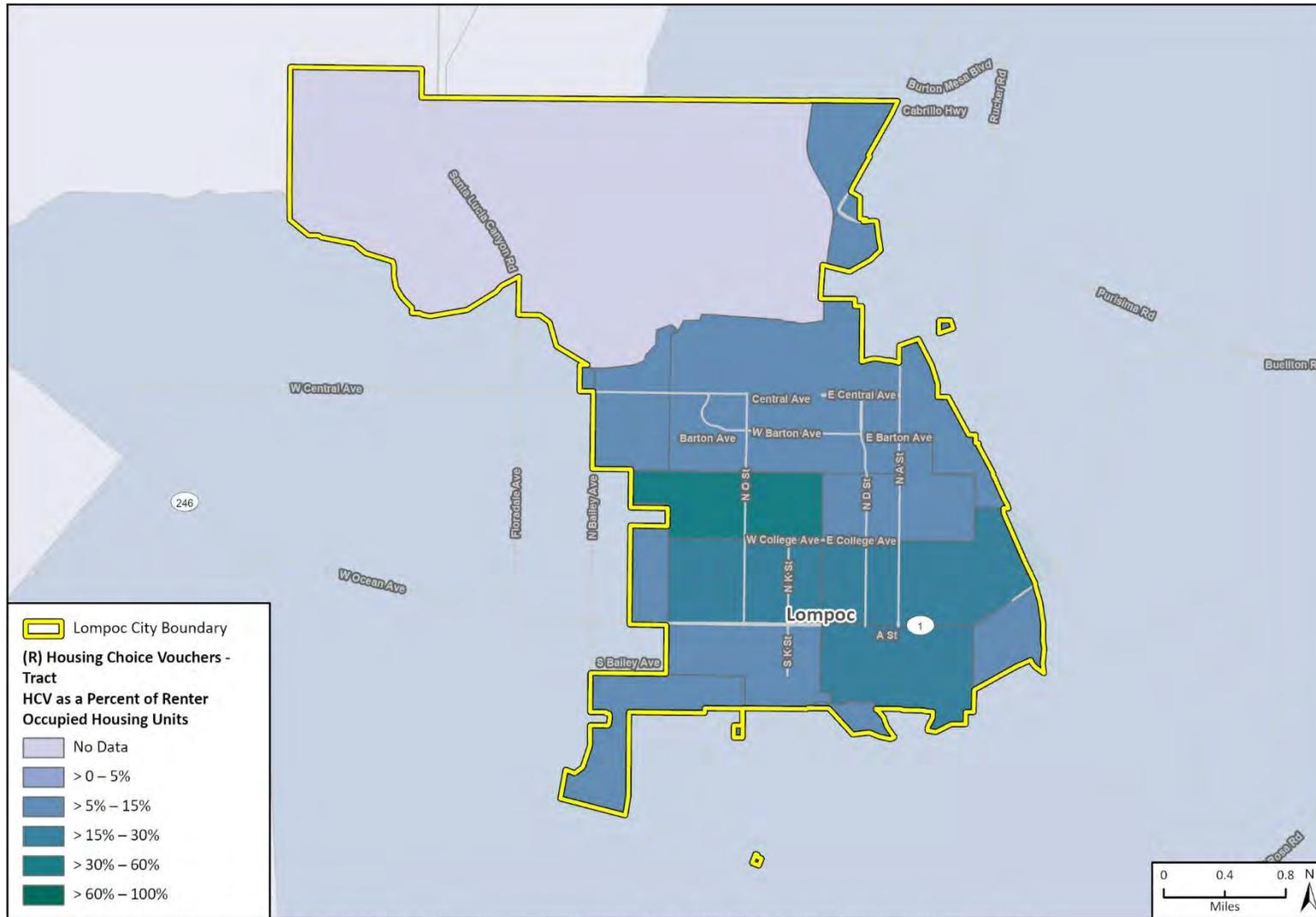


Source: County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing 2020

Subsidized Housing

The highest percentage of renter occupied units using housing choice vouchers were located in the central and southeastern parts of the city with more than 15 percent of households using housing choice vouchers, as shown in Figure A-47. The census tract with the highest percentage of housing choice vouchers was Census Tract 27.05, with approximately 34 percent of renter households using housing choice vouchers. In other parts of the city, renter households using housing choice vouchers ranged from 6 to 14 percent.

Figure A-47 Housing Choice Vouchers (Lompoc)



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HL_AFFH
 AFFH - City Basemap 8.5 x 11

Sites Inventory Analysis

Opportunity Areas

HCD and TCAC Opportunity Maps identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution). A census tract with a designation of high resource would indicate there are strong educational and economic opportunities, meaning opportunity for current and future residents.

The city mostly consists of **areas of high segregation and poverty and** low resource areas, except for a small area in the northeast corner of the city and areas along the western and southern border of the city that are designated moderate resource. **There are no high resource areas within the city.** The area designated as moderate resource in the northeastern part of the city consists entirely of the Burton Ranch Specific Plan Area, which includes housing units that can be credited toward meeting the City's RHNA. There are no areas considered high resource in Lompoc. There is one area in the central part of the city that was identified by the UDP as an area of high segregation and poverty, Census Tract 27.09 and 27.10 (formerly 27.02). While this census tract is considered an area of high segregation and poverty, it is also in close proximity to a variety of land uses and services that are beneficial to the neighborhood, including commercial uses, the Lompoc Transit Hub, bus stops, and police and fire stations. In addition, this census tract is considered the most walkable part of the city for lower income residents that might not have access to personal vehicles. The 2021 TCAC/HCD Opportunity Maps influenced the locations of potential lower income sites in the city.

Improved Conditions

Demographic and socio-economic spatial patterns show that census blocks with low- and moderate-income households, greater Hispanic/Latino populations, and higher rates of housing problems are located throughout the central part of the city. Because most land within the city that is potentially available for housing is considered **areas of high segregation and poverty and** low resource, most of the proposed housing units are located in **areas of high segregation and poverty and** low resource areas (**41-65** percent). Approximately **41-9** percent of proposed housing units are in areas of high segregation and poverty and **35-54** percent are in moderate resource areas. Sites that accommodate housing unit densities appropriate for lower-income units are scattered around the city. Sites accounting for approximately **6-8** percent of the proposed lower income units are located in Census Tracts 27.09 and 27.10, an area of high segregation and poverty. Additional moderate and above-moderate housing units in the central part of the city and

Census Tracts 27.09 and 27.10 would potentially improve conditions and encourage a mixture of household income levels. Sites proposed within the central part of the city, designated a low resource area, are diverse with a mix of lower income and above-moderate income sites. Although this area is low resource, it is centrally located, near commercial uses and services, in proximity to multiple bus stops and the Lompoc Transit Hub and is the most walkable area of the city. Therefore, residents are less likely to need a car to access jobs and services. In addition, the City will continue to implement residential rehabilitation programs, affordable housing development incentives, the Inclusionary Housing Ordinance, anti-displacement actions, and utilize annual CDBG and HOME funds to improve conditions within central parts of the city and displacement-vulnerable census tracts. Figure A-48 shows the site inventory in relation to the TCAC Opportunity Map.

The City will implement a variety of programs, including place based improvement programs targeting areas of high segregation and poverty (Census Tracts 27.09 and 27.10), in an effort to provide equal access to opportunities and housing for low-income and historically underserved residents within the city. These programs include the following:

- Through Program H-A.11 the City will directly support improving access to opportunities for all residents, with particular emphasis on access to economic and employment opportunities. The City will collaborate with local transit providers to expand transit access to connect residents to centers of employment and services, within the city and in nearby communities throughout the region. In addition, the City will work to support access to employment by hosting job fairs, providing job training, and updating the City's Economic Development Strategic Plan.
- Through Programs H-A.11 and H-A.18 the City will engage local agencies and community organizations to expand access to fair housing Services. These services include community education on fair housing rights and fair housing testing and enforcement activities that will support access to safe and affordable housing for residents of all income levels, including low-income and historically underserved populations.
- Through Program H-A.27 the City will identify and prioritize infrastructure improvements in areas of high segregation and poverty (Census Tracts 27.09 and 27.10) to ensure existing and future housing is adequately served by public infrastructure.

Many of the Housing Programs will also indirectly improve access to opportunities for low-income and historically underserved residents. For example, updates to the City's Zoning Code (Programs H-A.8 and H-A.10) will revise the residential development standards to comply with current building codes and State regulations which will support the development of safe and affordable housing. These updates include standards related to

energy efficiency and indoor air quality, among other improvements, that will reduce pollution exposure and enhance access to environmental opportunities.

Exacerbated Conditions

Most of the city contains block groups considered low resource. Areas within central parts of the city, particularly Census Tracts 27.09 and 27.10 had a higher concentration of Hispanic/Latino population, lower household median income, higher poverty rates, higher percent of renter occupied units, and higher percentage of overpayment by residents compared to other parts of the city. According to California Housing Partnership data, almost all federal and State subsidized housing within Lompoc is in low resource areas in the central area of the city. The Sites Inventory does not exacerbate conditions in vulnerable areas of the city by identifying sites that can accommodate lower income units throughout the city. Additionally, sites were identified that could accommodate above moderate units in central areas of the city.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

There are no racially/ethnically concentrated areas of poverty or affluence identified in Lompoc. However, Census Tracts 27.09 and 27.10 were identified as areas of high segregation and poverty. These census tracts as well as surrounding areas within the central part of the city had a larger proportion of Hispanic/Latino residents, lower household median income, and a higher percentage of housing problems. In contrast, the southern part of the city, south of Ocean Avenue, had a higher concentration of White residents and higher median incomes. Sites feasible for lower income housing were identified throughout the city. A total of ~~86-61~~ lower-income housing units can be accommodated in the southern part of the city (South of Ocean Avenue), approximately ~~16-12~~ percent of all proposed lower-income housing units in the Sites Inventory. In addition, sites feasible for above-moderate income housing were identified within Census Tracts 27.09 and 27.10 and central parts of the city. The proposed distribution of future housing will not contribute to issues of high segregation or poverty.

Access to Opportunity

The city is categorized into 12 census tracts. Most of the city is designated areas of high segregation and poverty and low resource with the exception of the northeast corner and western and southern parts of the city which are designated moderate resource. Census Tracts 27.09 and 27.10 (formerly 27.02), located in the central part of the city, are areas of high segregation and poverty. Housing units in the sites inventory are mostly located in low resource areas, as most of the vacant and underutilized land in the city are located in these areas. Sites feasible for lower-income housing units were minimized in Census Tracts 27.09 and 27.10 and sites in other areas of the city were prioritized for low income housing, as shown in Figure A-48. Approximately ~~31-40~~ lower-income housing units are

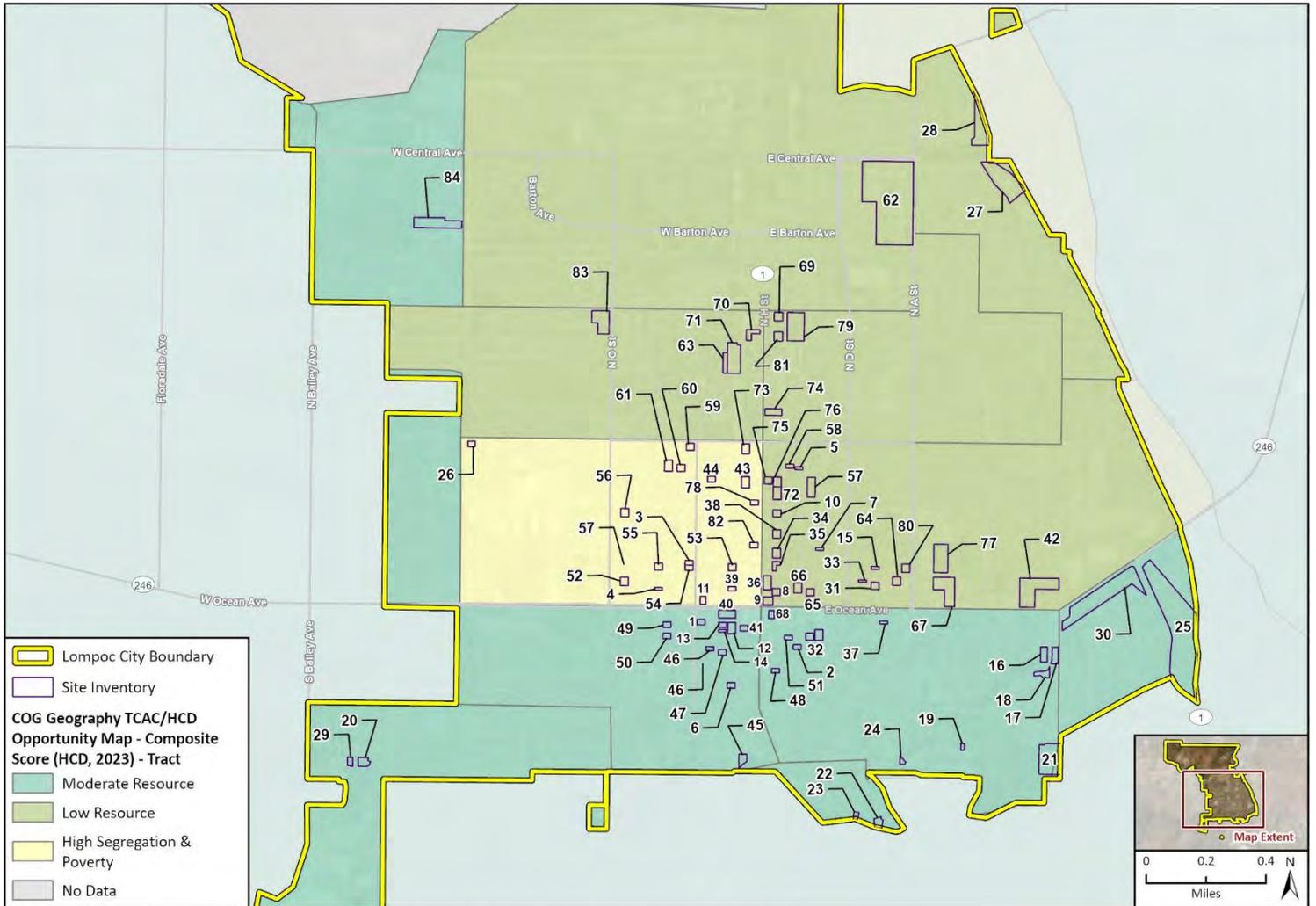
located in Census Tracts 27.09 and 27.10, which is 6.8 percent of the total lower-income units. However, these Census Tracts are in close proximity to resources such as Lompoc Transit Hub, grocery stores, police, and healthcare. In addition, 69.67 moderate-income housing units and 51.32 above-moderate income units are located in Census Tracts 27.09 and 27.10, which is 19.18 percent of the total moderate-income units and 9.5 percent of the total above moderate income-units.

Disproportionate Housing Needs

The fair housing assessment identified high rates of poverty and housing cost burden among renter and owner households in Lompoc, particularly in the central part of the city and Census Tracts 27.09 and 27.10. This indicates a need for more affordable housing options for residents is needed for renters and homeowners. In addition, the assessment identified that most of the city is designated as low resource, indicating the need for investment to improve the quality of life and economic and educational opportunities for residents.

The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing development fees and relaxing development standards to incentivize housing development. The City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

Figure A-48 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas



Imagery provided by Esri and its licensors © 2024.
 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

21-129430-00_AFFH
 Site Inventory - AFFH

Source: AFFH Viewer, 2023

Sites Analysis Summary Data

Table A-12 summarizes the Sites Inventory by development priority area, sites, number of units by income level, and census tract characteristics.

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Table A-12 Sites Inventory by Census Tract Characteristics

| Census Tract | Existing Households | RHNA Capacity | | | AFFH Indicators | | | | | | | | | | | |
|--------------|---------------------|---------------|----------|----------------|-----------------------------|--------------|---|--------------------------------|----------------------|----------------------------|--------------------------------|----------------------------|------------------------|----------------------------------|--------------------------------------|------------------------------|
| | | Lower | Moderate | Above Moderate | Segregation and Integration | | | Access to Opportunity | | | Disproportionate Housing Needs | | | | | |
| | | | | | Median Income | Poverty Rate | Low-/Moderate-Income Population (Percent) | Non-White Population (Percent) | Disability (Percent) | TCAC Resource Designation | Jobs Proximity Index | CalEnviroScreen Percentile | Overcrowding (Percent) | Overpayment by Renters (Percent) | Homeowner Overpayment Rate (Percent) | Displacement Risk |
| 06083002703 | 1,103 | 223,237 | 5,157 | 158,134 | \$55,947 | 22.5% | 65.1% | 39.2% | 13.2% | Low Resource | 4 | 52.9 | 5.5% | 56.4% | 53.3% | At Risk of Displacement |
| 06083002705 | 1,449 | 30,733 | 20,344 | 38,337 | \$37,325 | 24.6% | 62.6% | 40.6% | 17.6% | Low Resource | 10 | 59.2 | 6.7% | 56.0% | 36.1% | 1 Income Group Displacement |
| 06083002706 | 1,843 | 50,333 | 9,134 | 26,234 | \$51,930 | 21% | 75.3% | 21.8% | 10.3% | Low Resource | 10 | 58.9 | 22.1% | 60.5% | 20.9% | 2 Income Groups Displacement |
| 06083002707 | 985 | 42,622 | 25,336 | 20,234 | \$64,267 | 9.6% | 54.8% | 50.0% | 16.2% | Moderate Resource | 2 | 42.4 | 6.2% | 51.7% | 35.5% | 1 Income Group Displacement |
| 06083002708 | 1,006 | 19,144 | 15,134 | 35,337 | \$54,706 | 12.9% | 63.4% | 55.5% | 14.1% | Moderate Resource | 33 | 24.3 | 2.4% | 43.4% | 25.6% | 1 Income Group Displacement |
| 06083002709 | 1,209 | 99 | 99 | 44 | \$41,563 | 18.5% | 76.5% | 23.3% | 9.5% | High Segregation & Poverty | 7 | 68.5 | 8.2% | 63.6% | 37.1% | 2 Income Groups Displacement |
| 06083002710 | 1,286 | 40,333 | 57,634 | 38,437 | \$46,579 | 32.7% | 76.5% | 27.4% | 13.3% | High Segregation & Poverty | 55 | 68.5 | 24.8% | 56.7% | 61.9% | 2 Income Groups Displacement |
| 06083002802 | 2,531 | 40,336 | 30,334 | 53,533 | \$79,193 | 23.3% | 33.7% | 59.4% | 11.2% | Low Resource | 33 | 49.3 | 4.9% | 55.8% | 38.5% | At Risk of Displacement |
| 06083002806 | 916 | 9 | 9 | 40 | \$86,324 | | 34.0% | 47.6% | 17.4% | Moderate Resource | 15 | 27.01 | 3.2% | 32.2% | 32.9% | Lower Displacement Risk |
| 06083003102 | 1,139 | 99 | 160,156 | 198,197 | \$90,511 | 3.3% | 43.5% | 59.4% | 9.3% | Moderate Resource | 9419 | 42.2 | 3.5% | 31.0% | 47.2% | Lower Displacement Risk |
| Total | | 494,484 | 377,366 | 600,547 | | | | | | | | | | | | |

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Contributing Factors and Meaningful Actions

This assessment of fair housing issues identifies factors that contribute to fair housing issues in the City of Lompoc, as shown in Table A-13.

Table A-13 Factors that Contribute to Fair Housing Issues

| Identified Fair Housing Issue | Contributing Factor | Meaningful Action |
|--|--|---|
| Fair housing enforcement and outreach | <p>Limited distribution of Fair housing requirements and information provided to residents.</p> <p>Outreach and communication of services are limited to English.</p> <p>Limited fair housing testing and enforcement</p> | <p>Program H-A.6: Assisted-housing Requirement Compliance</p> <p>Program H-A.11: H-A.11 Affirmatively Furthering Fair Housing</p> <p>Program H-A.18: Fair Housing Services</p> <p>Program H-A.22: Housing Information Transparency</p> |
| Lack of affordable housing and displacement of residents | <p>Increasing rent and house/property costs</p> <p>Dominance of single-family housing</p> <p>Land use and zoning laws</p> <p>Availability of affordable units in a range of housing types</p> <p>High rates of cost burden among renter households</p> <p>High rates of overcrowded households</p> | <p>Program H-A.4: Home Consortium Participation</p> <p>Program H-A.5: Development Review Process Monitoring</p> <p>Program H-A.8: Municipal Code Updates</p> <p>Program H-A.11: Affirmatively Furthering Fair Housing</p> <p>Program H-A.13: Mixed-use Development</p> <p>Program H-A.14: Accessory Dwelling Units</p> <p>Program H-A.16: Place-based Density Increases</p> <p>Program H-A.19: Missing Middle Housing</p> |

| Identified Fair Housing Issue | Contributing Factor | Meaningful Action |
|--|--|--|
| Concentration of lower income and minority households and lack of improvements and amenities in Census Tracts 27.09 and 27.10. | <p>Land use and zoning laws</p> <p>Location of existing affordable housing</p> <p>Lack of public and private investment including services and amenities</p> | <p>Program H-A.1: Housing Priorities and Funding</p> <p>Program H-A.8: Municipal Code Updates</p> <p>Program H-A.16: Place-based Density Increases</p> <p>Program H-A.27: Place-based Housing Rehabilitation and Community Investment</p> |
| Lack of High Resource Areas | <p>High poverty rate among children under the age 18</p> <p>High percentage of English learners among LUSD students</p> <p>Lack of high paying jobs in Lompoc (concentration of low paying service and retail jobs)</p> <p>Low job proximity</p> <p>Limited public transportation options to job centers in Santa Maria, Goleta, and Santa Barbara</p> | <p>Program H-A.11: Affirmatively Furthering Fair Housing</p> <p>Program H-A.13: Mixed-use Development</p> |
| Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing | <p>Older housing stock in need of repair</p> <p>Dominance of single-family housing, which is typically more expensive than multi-family housing.</p> | <p>Program H-A.1: Housing Priorities and Funding</p> <p>Program H-A.3: Continuum of Care Participation</p> <p>Program H-A.6: Assisted-Housing Requirement Compliance</p> <p>Program H-A.8: Municipal Code Updates</p> <p>Program H-A.13: Mixed-use Development</p> |

| Identified Fair Housing Issue | Contributing Factor | Meaningful Action |
|---|---|---|
| | <p>Limited services for at risk populations, including those experiencing homelessness.</p> <p>Lack of public (local, state, or federal) funds invested in the development of social services</p> | |
| <p>Lack of access to home ownership for lower-income and minority populations</p> | <p>High cost of purchasing a home and increasing home prices</p> <p>Race and income based discriminatory loan practices</p> | <p>Program H-A.24: Funding for Homeownership</p> <p>Program H-A.18: Fair Housing Services</p> |

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Appendix B: Evaluation of 5th Cycle Implementation Measures

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|--|-------------------------------|
| H-A.1 | The City shall work with non-profit organizations and individuals to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding, when available, from the State Department of Housing and Community Development and California Housing Finance Agency to address the identified priorities: | None completed during the 2021 reporting period. | Keep – Edit for clarity. |
| | a. Construction of rental units affordable to target income groups. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3] | None. | Keep. Add individual actions. |
| | b. Rehabilitation or acquisition and rehabilitation of substandard target income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2 | Community Development Division worked with the Housing Authority of the County of Santa Barbara (HASBARCO) and State of California in review of the following Tax Credit Projects to allow for rehabilitation of existing affordable housing. The projects involved the sale/transfer of rent restricted, property ownership from the HASBARCO to a private owner. 508 N. T Street, 501- 513 N. S Street Thompson Park Apartment 26 – units | Keep. Add individual actions. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|---|---|
| | | <p>currently undergoing substantial rehabilitation.</p> <p>401 – 405 W. Chestnut, Chestnut Nut Apartments 3 – units currently undergoing substantial rehabilitation.</p> <p>K Street Cottages at 120 & 120.5 S. K Street 2- units acquiring with rehabilitation slated for next year.</p> | |
| | <p>c. Preservation of existing affordable housing at risk of conversion to market rate housing. [Policy 1.14]</p> | <p>Refer to projects listed above, closed & sub-rehabilitated in 2017.</p> | <p>Keep. Add individual actions.</p> |
| | <p>d. Production, conservation and preservation of housing for special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income [Policy 1.8]</p> | <p>None.</p> | <p>Keep. Add individual actions.</p> |
| <p>H-A.2</p> | <p>The City shall amend the Zoning Ordinance to (i) consolidate care homes and group dwellings under a single term "residential care homes" and broaden the definition to include orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities; (ii) include transitional and supportive housing as an allowed residential use in all residential zone districts, only subject to those restrictions that apply to other residential uses of the same type in the same zone; (iii) codify objective management and development standards for all residential care homes, comparable to those specified</p> | <p>This requirement is imposed on new development through the development review process and the code was amended in 2019 to address this measure.</p> | <p>Delete, Zoning Code was updated in 2019.</p> |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|--------|------------------------------|
| | <p>in Government Code Section 65583(a)(4); (iv) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by conditional use permit; (v) remove the conditional use requirement for secondary dwellings and farmworker housing (for six or fewer persons); (vi) allow emergency homeless facilities by conditional use permit in all zone districts; (vii) acknowledge that the occupants of residential care homes, transitional houses and supportive housing are permitted without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer's, AIDS/HIV, and homeless); (viii) broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density residential zones (R-2 and R-3); (ix) acknowledge extremely low income households as a target income group for purposes of inclusionary housing; and (x) add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit. [Policies 1.1, 1.5, 1.8 and 1.15]</p> | | |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|------------|--|
| H-A.3 | <p>The City shall modify its Zoning Ordinance and establish an Emergency Shelter Overlay Zone ("ESOZ") that applies to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ: (i) emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval; (ii) the number of emergency shelter beds allowed by right within the ESOZ shall correspond to the current unmet need identified for Lompoc ("ESB Threshold"); and (iii) objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). The ESOZ zoning regulations and associated Zoning Ordinance amendment shall expressly provide as follows:</p> <p>a. The initial ESB Threshold for the ESOZ shall be 104 beds (as determined pursuant to Table H- 37). Thereafter, the ESB Threshold may be increased (but not decreased) following the procedure described in subpart c below and utilizing information derived from the ongoing outreach described in Section 12.1.6.</p> <p>b. As new emergency shelter facilities allowed by right are developed within the ESOZ, the resulting number of beds shall be applied against the total unmet need. This information shall be furnished to the City Council and provided to State HCD as part of the planning report required</p> | Incomplete | <p>The City allows emergency shelters by-right in the CC and CB zones, as well as by CUP in all residential, industrial, mixed use, and remaining commercial zones. However, the cap needs to be revised based on the more current unmet need for the new housing element cycle.</p> |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|---|-----------------------------------|
| | <p>by California Government Code Section 65400. Once the unmet need is reduced to zero, and subject to the mandatory review provisions of subpart c below: (i) the "by right" provisions of the ESOZ shall be suspended (unless the ESB Threshold is increased as provided in subpart c below); (ii) shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City's Zoning Ordinance; and (iii) shelter facilities may thereafter be allowed by conditional use permit within all zone districts, including parcels within the ESOZ.</p> | | |
| <p>H-A.4</p> | <p>The City shall work in cooperation with Habitat for Humanity and other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:</p> | | <p>Keep – Update for clarity.</p> |
| | <p>a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.</p> | <p>Ongoing.</p> | <p>Keep</p> |
| | <p>b. Homeownership for People Everywhere (HOPE) Program to expand homeownership opportunities for target income groups.</p> | <p>HOPE I funds were last awarded in 1994. There are 30 existing implementation grants and 231 existing planning grants under the program, but the City of Lompoc does not have any of these funds.</p> | <p>Keep</p> |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|---|------------------------------|
| | <p>c. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.</p> | <p>City of Lompoc received entitlement funds in 2018 from the Department of Housing and Urban Development. No affordable housing projects were identified during the 2020-2021 funding cycle.</p> | <p>Keep</p> |
| | <p>d. State HCD and CalHFA funds, local redevelopment housing set-aside funds and Lompoc Housing Trust Fund (LHTF). [Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]</p> | <p>The Homebuyer Assistance Program expanded homeownership opportunities to low-income households. The project funded 3 homebuyer assistance loans during the reporting period (2021).</p> | <p>Keep</p> |
| <p>H-A.5</p> | <p>The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]</p> | <p>Complete</p> | <p>Delete</p> |
| <p>H-A.6</p> | <p>The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]</p> | <p>Complete</p> | <p>Delete</p> |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|---|----------------------------------|
| H-A.7 | <p>The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8 and 2.1]</p> | <p>The City of Lompoc is a member of the Santa Maria/Santa Barbara County Continuum of Care (CoC) and participates in the Rank and Review of CoC, & ESG funding annually. Local projects funded through the CoC in 2018/19: Lompoc Transformative Housing Project and Lompoc Rapid Re-Housing, both operated by Good Samaritan Shelter.</p> | <p>Keep – Update for clarity</p> |
| H-A.8 | <p>The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.8, 1.24, and 2.1]</p> | <p>As stated above, the City of Lompoc is a member of the Santa Maria/Santa Barbara County Continuum of Care (CoC). Although Lompoc does not receive these funds directly, homeless persons receiving Section 8 benefits can be placed in Lompoc.</p> <p>The City does not own any homeless shelters, however there are privately owned shelters within the community: Bridgehouse – owned by County and operated by Good Samaritan Shelter located outside of the City (No CoC funding).</p> <p>Marks House – family transitional shelter (not an emergency homeless shelter) located at 203 North N St, owned by Good Samaritan Shelter (No CoC funding).</p> | <p>Delete</p> |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|----------|-----------------------------------|
| H-A.9 | The City shall work with the Santa Barbara County Housing Authority to: a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1] b. Secure additional HUD, Section 8 Housing Assistance Program certificates and vouchers to aid target income groups in obtaining affordable rental housing. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4] | Complete | Delete |
| H-A.10 | The City shall maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, and 3.5] | Ongoing | Keep. No updates. |
| H-A.11 | The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences. [Policy 1.5] | Complete | Delete. Program no longer exists. |
| H-A.12 | The City shall continue to market housing rehabilitation programs to target income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5, 2.1, 2.2 and 2.5] | Complete | Delete. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|----------|-----------------------------------|
| H-A.13 | The City's Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing. [Policy 1.9] | Ongoing | Keep. Add new actions. |
| H-A.14 | The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for "at risk" homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2] | Complete | Delete. Program no longer exists. |
| H-A.15 | The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.14] | Ongoing | Keep. Add new actions. |
| H-A.16 | The City shall work in cooperation with local non-profit corporations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist target income groups build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2] | Complete | Delete |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|---|---|
| H-A.17 | The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies as part of the Annual Report on the General Plan to be consistent with other general plan elements and community goals. | Ongoing | Keep |
| H-A.18 | The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2] | Complete. City used CDBG funds. | Delete; consider new rehabilitation effort. |
| H-A.19 | The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and strengthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15] | Complete. Addressed in the 2019 Zoning Code update. | Revise for compliance new State laws related to density bonus, low-barrier navigation centers, etc. |
| H-A.20 | The City and Lompoc Redevelopment Agency shall encourage and support nonprofit corporations' utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24] | The Lompoc Redevelopment Agency and LHCD have been dissolved. However, the City will continue housing work as the Housing Successor Agency. | Keep. Add new actions. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|--|--|
| | a. Utilizing the Lompoc Redevelopment Agency as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC). | The Housing Successor Agency staff will continue to be the local reviewing agency. | Keep. Revise to remove redevelopment agency and add new actions. |
| | b. Working with tax credit applicants to identify matching funds and additional funding sources. | Not applicable. | Keep. Add new actions. |
| | c. Providing gap financing through City/Redevelopment Agency funding and programs. | The Lompoc Redevelopment Agency has been dissolved, therefore gap financing through HSA is not available. However, it may be possible through the Lompoc Housing Trust Fund. | Keep. Update for Housing Trust Fund. |
| | d. Providing letters of support and technical assistance. | Not applicable. | Keep. No updates. |
| H-A.21 | The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place). [Policy 4.1] | Ongoing. | Keep. Expand with new actions, as appropriate. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|--|------------------------------|
| H-A.22 | The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of the affected residential neighborhood. [Policies 2.3 and 2.4] | Complete. Addressed in the 2019 Zoning Code update. | Delete |
| H-A.23 | The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community. In furtherance of these objectives, the City shall amend its Zoning Ordinance to revise the definition of "family" by eliminating distinctions and numeric restrictions in related and unrelated individuals. In addition, the City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria: (i) the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; (ii) the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; (iii) the requested accommodation would not impose an undue financial or administrative burden on the City; and (iv) the requested accommodation would not require a fundamental alteration in the nature of the | The City continued a contract with the Legal Aid Foundation of Santa Barbara County to provide workshops, aptitude testing for discriminatory practices, and investigation of fair housing complaints. | Keep. Add new actions. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|--|---|---|
| | City's land-use and zoning program. [Policy 1.17] | | |
| H-A.24 | The City shall conduct a detailed analysis of the Old Town Commercial ("OTC") zone district to ascertain what development standards (if any) may impede the development of residential uses within mixed use projects and identify incentives that might assist in facilitating this goal. | Complete | Delete |
| H-A.25 | The Redevelopment Agency shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property, and fostering mixed-use development. [Policy 1.21] | Ongoing. | Keep. Update to replace "Redevelopment Agency" with "City" as the Lompoc Redevelopment Agency has been dissolved. Add new actions as appropriate. |
| H-A.26 | The Redevelopment Agency shall update the 5-Year Implementation Plan for the Old Town Redevelopment Project to: (i) fully integrate redevelopment and Housing Element production goals and programs; (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; (iii) acknowledge extremely low income among the other target income groups for whom housing set aside funds are allocated (as a subset of very low income in accordance with the | Complete. Addressed in the 2019 Zoning Code Update. | Delete. |

| Implementation Number | Implementation Measure | Status | Recommended 6th Cycle Action |
|-----------------------|---|--------|------------------------------|
| | provisions of AB 2634); and (iv) grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units). [Policy 1.18] | | |

Appendix C: Comments on the Public Review Draft Housing Element

Comments received on the Public Review Draft Housing Element are included on the following pages. The City made a number of revisions to the Housing Element based on these comments, including:

- Corrected language related to the survey responses,
- Corrected sites inventory tabulation errors in Table H-42, and
- Removed the requirement for passive solar design in all new construction projects.

Some of the public comments necessitated an explanation. These comments are summarized in the table below.

| Comment | Response |
|---|--|
| The Housing Element is not credible because it proposes infill sites to replace parking lots with 217 units | Parking lots with additional buildout or redevelopment potential were identified as underutilized which is consistent with recent project proposals. Any development on these parking lots would still need to provide parking consistent with City and State requirements. |
| The Housing Element is not credible because it identifies 48 units on La Honda School property. | The Lompoc Unified School District identified this site as a location for workforce housing. Unit assumptions were consistent with their feasibility studies. |
| The Housing Element is not credible because it places units on the Elks property. | The Elks Lodge property was identified as underutilized due to the amount of parking areas that could accommodate housing. On-site housing could be accommodated without removing the existing on-site use. The property is dual zoned, PCD and R-2. Redevelopment assumptions are based on the R-2 portion of the parcel, which is currently a parking lot. |
| The Housing Element is not credible because it identified 28 single family homes to be replaced with 249 units. | The Housing Element identified medium and high density sites with single-family units as underutilized. The City envisioned these sites as multi-family, higher density as part of the General Plan land use process. |

| Comment | Response |
|--|---|
| <p>The Housing Element identifies housing on sites with existing uses such as the Grange Hall, car wash, and one church.</p> | <p>Sites with existing uses were identified as sites for housing based on their redevelopment potential. Sites with older structures, floor area ratios less than half their permitted buildout, large parking areas, structures needing repair, and with owner interest were included. Many of the sites are currently zoned for residential uses.</p> |

From: Steve Bridge <steve@bbes.biz>

Sent: Monday, April 17, 2023 7:47:10 AM

To: Steve Bridge <steve@bbes.biz>

Subject: Why Does Lompoc Always Go Along and Do This to Ourselves?

Lompoc is in the middle of the General Plan Housing Element Update. This update is to set the vision of what Lompoc's housing should look like over the next 8 years. **It is THE vision document.**

What makes this more complicated is that the state is mandating a minimum number of houses be planned and for Lompoc that is several thousand, with a good portion of that being low income.

Recently Lompoc city officials made a pitch to a regional government agency to allow us to put badly needed new houses on the west side. One of the reasons they turned us down was that our city could meet the state mandated housing needs (RHNA). They came to this conclusion by looking at our, soon to be approved, general plan housing element.

This report shows we can meet the numbers through infill and increases in density.

In the last cycle Lompoc's total RHNA requirements were 527 units of which approximately 200 had to be low or very low-income units. We never met that goal. For this cycle we have to create a mind-boggling 2,248 units with over 500 of them in the lower income brackets.

If you believe the Housing Element update, there are over 900 units already scheduled to be developed in the next few years. But recent city changes have allowed developers to pay a fee versus building low income, so we still have to come up with the 500 low-income units.

To further stretch the credibility of this plan, here are a few of infill items being planned to meet these state requirements:

- Replace over a dozen existing parking lots with 217 units. *It was not long ago you could not build anything without lots of parking, now we are going to fill them in.*
- Put 48 units on the La Honda School property.
- Put 34 units on the Elks property. *Wonder if the Elks want that.*
- Replace about 28 Single family homes with 249 Units. *Increasing density 10x is always good for quality of life.*

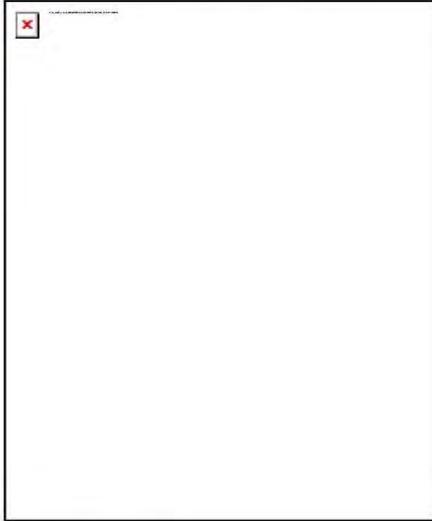
Also, to increase our housing density we will eliminate:

- The Half Century Club
- The Grange Hall
- The Car Wash and PJs
- At least one Church and multiple business locations.

The Housing Element as planned is a fool's dream full of false promises. Isn't it time that we stand up and say no and tell the state that this is ridiculous? That we will not approve a plan that destroys our way of life to meet arbitrary, nonsensical housing requirements. **It is time to stand up and say the emperor has no clothes.**

If you agree contact your city council representative and let them know your feelings.

<https://envisionlompoc.com/>



Steve Bridge
Steve@BBES.BIZ
805-588-2809

----- Forwarded message -----

From: **Louise Gray** <louisegray1@yahoo.com>
 Date: Wed, Apr 12, 2023 at 3:15 PM
 Subject: Use EXISTING empty buildings for Housing!
 To: <brent@mintierhamish.com>

> Regarding Housing-

> Photo here of a very nice empty building, near Ocean on 125 S Seventh Street.

>

> Instead of refitting that for apartments, open natural land is being destroyed, harming the environment, plus wasting MILLIONS and putting us nearby residents thru hell!!!!

>

>

>

>

> Was natural area, capturing carbon, making oxygen in back of 3 story Cypress Court 125 S Seventh managed by Housing Authority.

>

> DESTROYED now!!

>

> Plus, over 100 senior citizens, my building next to this, are getting sick and extremely disturbed by this noisy dirty construction!!

>

> Our whole building has been

> shaking for days, due to bulldozers!!! The vibrations made me sick this morning and other old people here too!!

>

> All that money and trouble for just 15 apartments is just plain nuts!!

>

> You needed to refit that empty building and also maybe redone some spaces in my building next to it.

>

>

> OTHER empty buildings also are in Lompoc so refit those, or you enjoy destroying open land, increasing pollution, hurting nearby residents and wasting millions?

>

>

>

> Ms. Gray

> Cypress Court Resident

> 125 S Seventh Street

>

2 attachments



IMG_5767.jpg
99K



IMG_5768.jpg
146K

----- Forwarded message -----

From: **TERRY HAMMONS** <sheilaoncarrizo@verizon.net>
 Date: Mon, Apr 17, 2023 at 5:03 AM
 Subject: Comments to the 2023 - 2031 Draft Housing Development Update
 To: <brent@mintierharnish.com>

My comments pertain to the Bailey Avenue inclusion in the 2023 - 2031 Draft Housing Development Update and the city's economy. See inclusions below regarding the Bailey Avenue expansion.

This item, Bailey Avenue has been addressed several times in efforts to add this area to the city's land. The most recent review and decision by Santa Barbara County Local Agency Formation Commission was to deny the city's application for Sphere of Influence based on these findings.

- Bailey Avenue Properties prime agricultural lands would promote the planned, orderly, and efficient development of an area. As such, approval would be inconsistent with Government Code section 56377(a). (Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.) Further, **City has not demonstrated that development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction does not meet City's housing needs, including its regional housing needs assessment.**

- The Commission's written determinations pursuant to Government Code section 56425(e)(1-5) are set forth in Attachment A to this Resolution and are adopted. (see below)

- Loss of such prime agricultural land cannot be mitigated. The City's EIR identified the loss of prime agricultural land to urban development as a Class I significant adverse environmental impact that cannot be mitigated to insignificance. While City proposed to require agricultural conservation easements at a ratio of 1:1 as mitigation, City's EIR and CEQA findings acknowledge the adverse impact would remain significant.

- Notwithstanding City's statements that expansion of urban development into the Bailey Avenue Properties can help resolve ongoing urban/agricultural land use conflicts, the sphere of influence amendment appears to be a limited approach to a complicated problem that proposes more residential development adjacent to existing agricultural to the west. Further, development of the Bailey Avenue Properties would create pressure to develop the prime agricultural land to the west, almost all of which is now preserved pursuant to Williamson Act agreements.

- City stated the sphere of influence amendment will help City deal with an imbalance between jobs and housing. While the Commission appreciates City's concerns, **the (City's) proposal does not clearly state how this issue would be improved or resolved through the sphere of influence amendment and offers no long-term attainable strategy to fix this problem.** In particular, County stated in a letter dated September 28, 2018, the proposal appears to be inconsistent with the County's Climate Action Plan and Circulation Element as **the "proposed project would add 469 households to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase [vehicle miles traveled] and not improve the existing jobs-housing imbalance."**

- City stated the **potential growth of the Vandenberg Space Force Base could affect the need for additional housing in the Lompoc Valley.** While the Commission appreciates this concern, **proposals for the Base at this point appear to still be in the very early stages. City's 2030 General Plan, the FEIR and addenda did not identify nor analyze potential growth at the Base.** Additionally, **if and when additional housing is needed for such growth, a comprehensive strategy would be needed to address where and how such growth should occur. Such planning efforts would include not only LAFCO and City but also County and cities and special districts in north county.**

- The Commission has considered City's FEIR, findings and statements of overriding consideration in support of the sphere of influence proposal. The Commission finds it has grounds to deny the application pursuant to CEQA Guidelines section 15042 that provides "a Responsible Agency may refuse to approve a project in order to avoid direct or indirect environmental effects of that part of the project which the Responsible Agency would be called on to carry out or approve." The Commission finds that the EIR's identification of the Class I significant adverse environmental impact of losing a significant amount of prime agricultural land is sufficient grounds for denial of the project. Further, the Commission has not identified sufficient grounds to support the Commission's adoption of a statement of overriding consideration, as required by CEQA Guidelines section 15093.

- Commission determines that its decision to deny the proposal is exempt from CEQA pursuant to CEQA Guidelines Section 15270 "Projects Which are Disapproved," and see also Section 15061(b)(4).

The city's persistence in this effort is at the expense of all of the citizens of the city. There is almost no benefit to the economy of the city and further exacerbates the improvement of the city with the additional land that will have to be maintained - by the city - of which are: new and needed fire station, a new police station, roads that will have to be maintained (the city has been neglectful in maintaining its current inventory of roads, alleys, sidewalks and the areas along the public right of ways.)

The city should cease this effort of including the Bailey Avenue Corridor until it can manage the areas it is responsible to maintain.

Another issue is the housing needed for Vandenberg Space Force Base. The Base has more than adequate land for additional housing. For the city to take on that would be irresponsible considering that during the space shuttle period the city had a large number of homes built and then the shuttle program ended leaving many homes vacant and abandoned. The city has never fully recovered from that decline.

<https://www.latimes.com/archives/la-xpm-1986-02-26-mn-31-story.html>

With this denial by LAFCO, the city should concentrate on bringing in businesses and industries that pay higher wages. This was the emphasis of the city's Economic Development Committee, but that Committee failed to achieve that goal. Instead, many individual members worked on enhancing their individual professions at the expense of improving the city and its citizens. This article hints to the cost of committees and lack of benefit to the city:

https://lompocrecord.com/news/local/lompocs-committees-commissions-facing-scrutiny-possible-elimination/article_d935fca8-39f5-55ec-9e77-9cc5f8b91f09.html

With this housing policy, the city should concentrate on improving the housing and enforcement of the city's codes to raise quality of life. There are large residential areas that have declined and the city does nothing to improve those areas. The city's non-involvement has contributed immensely to the decline of the city - causing economic loss.

Submitted by

Terry Hammons

Brenton Gibbons, AICP, Principal Planner



**Out of Office Alert: April 21-24, 2023
July 3-13, 2023**

1415 20th Street
Sacramento, California 95811

P 916.446.0522
C 916.836.6881
F 916.446.7520

4 attachments



Screen Shot 2023-04-02 at 8.42.24 AM.png
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Screen Shot 2023-04-02 at 8.29.59 AM.png
49K



Screen Shot 2023-04-02 at 8.28.35 AM.png
72K

attachment - A.pdf
136K

From: Steve Bridge <steve@bbes.biz>
Sent: Monday, April 10, 2023 8:48 AM
To: Halvorson, Brian <b_halvorson@ci.lompoc.ca.us>; Haddon, Stacey <S_HADDON@ci.lompoc.ca.us>
Subject: Re: Request for information related to GP Housing element

I am objecting to the statement in the note on page Reference page 2-53 indicated **66 % of Lompoc's citizens had a desire for higher density in lower density housing.**

This is very confusing at best and deceiving at worse. This statement should be removed for the following reasons.

1. A very small sampling was taken. It appears there may have been 9 citizens that responded to this question. The number of respondents is statistically inadequate to make that statement.
2. This was a multiple choice with limited choices and the requested survey asked that you choose all that apply. This type of question does not qualify for making the statement that 66% of Lompoc citizens desire this choice, only that they ranked it higher than the other provided choices.

Steve Bridge

Steve@BBES.BIZ

805-588-2809

From: Halvorson, Brian <b_halvorson@ci.lompoc.ca.us>
Sent: Thursday, March 30, 2023 12:18 PM
To: Steve Bridge <steve@bbes.biz>; Haddon, Stacey <S_HADDON@ci.lompoc.ca.us>
Subject: RE: Request for information related to GP Housing element

Steve, see my responses in **RED** below, thank you.

Brian Halvorson
Planning Manager
Community Development Department

Planning Division

Office: (805) 875-8228

Cell: (805) 315-7024

b_halvorson@ci.lompoc.ca.us

www.cityoflompoc.com

CITY OF LOMPOC | 100 CIVIC CENTER PLAZA | LOMPOC, CA 93436

From: Steve Bridge <steve@bbes.biz>
Sent: Saturday, March 25, 2023 11:19 AM
To: Haddon, Stacey <S_HADDON@ci.lompoc.ca.us>
Cc: Halvorson, Brian <b_halvorson@ci.lompoc.ca.us>; Steve Bridge <steve@bbes.biz>
Subject: Request for information related to GP Housing element

Reference page 2-53 please provide a copy of the referenced survey that indicated 66 % of Lompoc's citizens had a desire for higher density in lower density housing.

Each survey question and a summary of the responses are provided in the public review draft, beginning on page 2-25. See the summary of question four on page 2-29.

Please provide a copy of the site inventory that is referenced on page 2-105.

The sites inventory is described beginning on page 2-110 of the public review draft. A table outlining each site, including APN's is included in Table H-43, beginning on page 2-111.

Please identify what state law requires old town to have 15% affordable housing. Reference Policy H1.7

It is not based on State Law, but a requirement contained in the Inclusionary Housing zoning code (Chapter 17.324) and the City's existing Redevelopment Plan.

Reference H.4.3 What state law requires passive solar energy design

This is an existing City policy from the previous Housing Element that was kept, but slightly modified by staff. State law is driven by CalGreen. Please coordinate with our Building Division regarding any questions on the California Building Code.

Electronic delivery is acceptable

Steve Bridge

Steve@BBES.BIZ

805-588-2809

Additional Comments from Steve Bridge

The General plan is described as the constitution which all the other documents derive from. It is to be the vision of what we want our city to be.

The question has to be, is this your vision for Lompoc.

At a top level the following comments.

1. The amount of change that are accomplished to meet the RHNA numbers exceed a reasonable set of changes that would drive an EIR. A Negative declaration is inappropriate: Specific examples:
 - a. Over a dozen large parking lots are converted to housing
 - b. Dozens of single-family homes are changed to high density
 - c. Places such as the ELKs, La Honda School, Half Century Club etc., are projected have new homes
 - d. Here is a summary of the various changes vision by this document:

| Row Labels | Assumed Density(units / Acre) | Low Income | Mod Income | Above Mod Income |
|-----------------------------|-------------------------------|------------|------------|------------------|
| Car Storage and Mechanic | 44 | 0 | 10 | 6 |
| Car wash | 0 | 11 | 0 | 11 |
| Elks Lodge | 14.5 | 0 | 0 | 45 |
| Parking Lot | 572 | 118 | 10 | 89 |
| SFR | 462 | 165 | 81 | 3 |
| Vacant | 574 | 39 | 174 | 356 |
| RR Museum | 22 | 14 | 0 | 0 |
| ICWU Local 145 | 22 | 12 | 0 | 0 |
| Hickens Professional Center | 22 | 0 | 5 | 0 |
| Half Century Club | 22 | 0 | 10 | 0 |
| La Honda | 0 | 36 | 12 | 0 |
| Events Mission Valley | 44 | 0 | 16 | 0 |
| Native Tongue | 44 | 0 | 0 | 8 |
| Texas Cattle Co. | 0 | 0 | 33 | 33 |
| Mid Coast Glass | 0 | 15 | 0 | 14 |
| Church ?? | 0 | 34 | 0 | 34 |
| Car Washn & PJs | 0 | 8 | 0 | 7 |
| Car Lot | 0 | 0 | 0 | 11 |
| Grange Hall | 0 | 8 | 0 | 7 |

2. The RHNA number tables have math errors in them. The totals are incorrect.

Details attached

Goals and Policies

Goal H-1

To provide a choice of housing opportunities for all economic segments of the community. [Source: Existing Goal 1]

Policies

- Policy H-1.1** **Variety of Housing Types.** The City shall encourage housing development which provides varied housing types, sizes, and tenure opportunities. [Source: Existing Policy 1.1]
- Policy H-1.2** **Affordable Housing Location.** The City shall encourage the dispersion of rental and ownership housing units for lower- and moderate-income households throughout the City. [Source: Existing Policy 1.2, modified (Ad Hoc)]
- Policy H-1.3** **Housing for Large Families.** The City shall encourage the development of housing for large families in multi-family residential areas. [Source: Existing Policy 1.4]
- Policy H-1.4** **Affordable Housing Incentives.** The City shall develop incentives which expand housing opportunities for lower- and moderate-income households and residents with special housing needs. [Source: Existing Policy 1.5, modified (Ad Hoc)]
- Policy H-1.5** **Special Needs Housing.** The City shall work with the County Housing Authority, local developers, and non-profit housing groups to pursue affordable housing for lower- and moderate-income households and residents with special housing needs, with particular emphasis on the needs of the disabled, residents experiencing homelessness, and extremely low-income households. [Source: Existing Policy 1.8, modified (Ad Hoc)]
- Policy H-1.6** **Development Review Process Evaluation.** The City shall periodically evaluate its development review process for ways to facilitate the production of new sources of affordable housing, while maintaining a commitment to sound planning and environmental protection. [Source: Existing Policy 1.9]
- Policy H-1.7** **Inclusionary Housing.** With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to lower- and moderate-income households. As an alternative to

Commented [SB1]: In Leu approach defeats this.

providing affordable housing on-site, the inclusionary requirement may be satisfied through other equivalent measures (e.g., production based on units with a similar number of bedrooms and bathrooms) including off-site construction, acquisition of affordability covenants on existing dwelling units, donation of land or payment of in-lieu fees. In accordance with State law, residential development projects within the Old Town Redevelopment Project, Amendment No. 2 area shall provide 15% of new housing affordable to low- and moderate-income households with at least 40% of those units to be affordable to very low-income households. [Source: Existing Policy 1.11, modified (Ad Hoc)]

Policy H-1.8 In-Lieu Opportunities. In implementing Policy H-1.7: (i) the City may waive any or all of the affordable housing requirements or accept equivalent measures in lieu of on-site construction taking into account market conditions, development proformas, land economics and other substantial evidence; (ii) inclusionary fee collection may be deferred until prior to issuance of Certificate of Occupancy. [Source: Existing Policy 1.12]

~~**Policy H-1.9 Custom-built Homes.** The City shall encourage the development of custom-built homes. [Source: Existing Policy 1.13]~~

Commented [SB2]: What is the logic to this.

Policy H-1.10 Jobs/Housing Balance. The City shall continue to support efforts to achieve an employment and housing balance within communities throughout Santa Barbara County. [Source: Existing Policy 1.16]

Policy H-1.11 Homeownership Assistance. The City shall support efforts which facilitate homeownership. [Source: Existing Policy 1.17]

Policy H-1.12 Regional Coordination. The City shall work with lending institutions, private developers, the County Housing Authority, and non-profit housing sponsors, to make a good faith effort to provide its regional share of affordable housing. To this end, the City shall participate with the County in meeting housing needs. [Source: Existing Policy 1.18]

Policy H-1.13 Application Assistance. The City shall provide prospective private developers and non-profit sponsors with information and technical assistance which expedites the filing of applications and the preparation of plans and studies in order to provide more affordable housing. [Source: Existing Policy 1.19]

Policy H-1.14 Tiered Environmental Review. The City shall tier environmental information whenever possible, to prevent duplicate studies and reduce the cost of environmental review. [Source: Existing Policy 1.20]

Lompoc 2023-2031 Housing Element

- Policy H-3.5 Redevelopment.** The City shall continue to encourage the development of new housing units to replace demolished or dilapidated units in residential areas. [Source: Existing Policy 3.5, modified (consultant)]
- Policy H-3.6 Unit Compatibility.** Affordable dwellings, when constructed as part of a larger project, shall be comparable in exterior appearance and overall quality of construction to non-restricted units. The size and interior features of affordable units need not be the same as or equivalent to those in non-restricted units in the same project; however, they shall have the same number of bedrooms and bathrooms. To the extent feasible, affordable units shall be dispersed throughout the project and not concentrated in a single location. [Source: Existing Policy 3.6]

Goal H-4

To maximize energy efficiency in existing and future residential development.
[Source: Existing Goal 4]

Policies

- Policy H-4.1 Conservation.** The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects. [Source: Existing Policy 4.1]
- Policy H-4.2 Efficiency Improvements.** The City shall provide financial and technical assistance based upon the availability of funding to property owners who desire to improve energy and water efficiency of their housing units but are unable to afford improvement costs. [Source: Existing Policy 4.2]
- Policy H-4.3 Solar Energy.** The City shall ~~require-encourage~~ the use of active and passive solar energy in the design of all new construction projects, in compliance with State law. [Source: Existing Policy 4.3, modified (staff)]

Commented [SB3]: Passive design is a broad category. Who is going to decide this. For example, one form of passive design is windows that automatically change transmissivity. Is that now a requirement.

Implementation Programs

| Program | Actions/Objectives | Policies | Who is Responsible | Potential Funding | Timing |
|--|--|---|-------------------------|--|---|
| <p>H-A.1 Housing Priorities and Funding</p> <p>The City shall work with non-profit organizations and individuals to identify housing opportunities and obtain funding, when available, from agencies soliciting funding to address the following priorities:</p> <ul style="list-style-type: none"> Construction of rental units affordable to lower- and moderate-income households. Rehabilitation or acquisition and rehabilitation of substandard lower- and moderate-income rental housing. Preservation of existing affordable housing at risk of conversion to market rate housing. Production, conservation, and preservation of housing for special needs populations, with particular emphasis on the needs of the disabled, homeless and extremely low-income persons. [Source: Existing Program H-A.1, modified (consultant, Ad Hoc)] | <p>a. Engage local affordable housing developers, non-profit agencies, and special needs housing providers annually to explore funding opportunities and potential partnerships.</p> <p>b. Engage the Housing Authority annually to identify opportunities for rehabilitation assistance or acquisition of substandard housing, particularly in Census Tract 27.02; support the Housing Authority in all funding pursuits relevant to rehabilitation efforts in Lompoc.</p> <p>c. Immediately upon identification of units at risk of conversion to market rate, the City shall identify and engage local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects (Government Code Section 65983(a)(9)(C)); and identify any potential funding sources to assist in the retention of existing affordable units through acquisition or other means.</p> <p>d. By 2027, pursue two funding opportunities in pursuit of the production or conservation of housing for residents with special housing needs.</p> <p>Through these actions, encourage:</p> <ul style="list-style-type: none"> the development of 50 very low- and 50 low-income units for seniors, special needs households, farmworkers, and those with developmental disabilities; the rehabilitation of 20 very low- and 20 low-income units, targeting those with special housing needs; the preservation of all existing affordable units | <p>Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.7, 1.12, 1.14, 1.16, 1.17, 2.1, 2.4, 3.1, 3.2, 4.1, 4.2, 4.3</p> | <p>Housing Division</p> | <p>General Fund (staff time) Housing Trust Fund HCD, LHFC, CDBG, HOME and other State and Federal grant programs, Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.</p> | <p>a: annually b: annually c: immediately upon d: by 2027</p> |

Commented [SB4]: This seems onerous. What is the identification process? What does immediately imply as a requirement on the city?

Lompoc 2023-2031 Housing Element

| Housing Element Item | Policy | Housing Division | General Fund, (staff time) Housing Trust Fund | Timeline |
|--|---|--|--|--|
| <p>H-A.17 At-Risk Assisted Affordable Housing Units The City shall monitor deed-restricted lower- and moderate-income units and shall immediately engage owners of deed-restricted units identified as at-risk of conversion to market rate (within 10 years) to ensure that they are conserved as affordable housing. [New Program (consultant)]</p> | <p>Policy H-3.2</p> | <p>Community Development Department</p> | <p>General Fund, (staff time) Housing Trust Fund</p> | <p>a. 2023 b. 2023 c. 2023</p> |
| <p>H-A.18 Fair Housing Services The City shall work with local agencies, such as Legal Aid of Santa Barbara County, to develop and distribute informational materials to educate property owners and tenants on their rights and responsibilities. The City shall provide this information on the City's website and at the Community Development Department. The website shall include a link to the HUD complaint form, as well as to local non-profit agencies providing tenant services or legal advice. The City shall provide staff time in support of fair housing testing efforts, including testing and enforcement of lending practices to address race and income-based discrimination. [New Program (consultant)]</p> | <p>Policies Policy H-5.1, Policy H-5.2, Policy H-5.3</p> | <p>Community Development Department</p> | <p>General Fund (staff time)</p> | <p>a. by 2024 b. by 2024 c. by 2024 d. by 2024</p> |
| <p>H-A.19 Missing Middle Housing The City shall review and amend applicable development standards in the General Plan and Zoning Code to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types. Specifically, the City shall evaluate and revise development standards such as density, minimum lot sizes, setback, lot coverage and building height restrictions; and required parking ratios to allow for missing middle housing types, particularly on vacant sites in high opportunity, low-density areas. [New Program (consultant)]</p> | <p>Policies Policy H-1.1, Policy H-1.2, Policy H-1.10, Policy H-3.1, Policy H-3.2, Policy H-5.1</p> | <p>Community Development Department City Council</p> | <p>General Fund (staff time)</p> | <p>a. by 2025 b. by 2026</p> |

Commented [SB5]: See previous comments

Suggested add

New Goals

Goal X *Increase the available land for community expansion for housing and community services such as parks. Rational: In this housing element update all in fill capability will have been consumed and as population and RHNA demands increase, it is incumbent of government to look forward to future needs and implement goals and policies to be prepared to meet these needs.*

Policy 1 TBD. The city shall engage with Federal, State, and County governments to expand urban and sphere of influence boundaries and / or annexation.

Implementation Measures

1. The City shall engage with LAFCO and SB County to expand the Lompoc Sphere of influence and urban boundary to include the following geographic areas.

a. East to the Roundabout. Including River Park and adjacent agricultural areas.

Rational:

- i. River park is managed by Lompoc City and is a significant element of our Parks and Recreational activities. The county fails to adequately control environmental damage due to unauthorized use.
- ii. The agricultural areas east of the city is experiencing significant cannabis cultivation which impacts city residents due to odors emitting from these activities. Cannabis is not food so agricultural designation is weak.
- iii. The continued growth in water intensive activities in this region directly impacts the Lompoc Valley Aquifer.
- iv. Future expansion of the Central Avenue Extension will impact this area and requires the city control area to minimize impact to environment

b. West to Ocean Rational:

- i. The County Parks at the mouth of the river are a significant element of the regional park system and should be managed as the environmental component of the down river area.
- ii. The Bailey corridor is an obvious development area and has been targeted as such for over 50 years. This constraint to new housing should be removed.
- iii. The agricultural intensive use of water significantly impacts the Lompoc Aquifer.

c. South to Include Miguelito Canyon and the Imersys Operations. Rational:

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Appendix D: Nonvacant Site Feasibility Assessment

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Nonvacant Site Assessment

Site visits were conducted for nonvacant sites identified in the Site Inventory. Site visits considered structural buildout potential, size of underutilized areas, conduction of on-site structures, surrounding neighborhood characteristics and uses, and environmental constraints. Sites that were determined to not be feasible for the development of housing units were removed from the inventory and new sites that were identified as feasible were added.

Site 31



Site 31 is a 0.4 acre site with a small duplex located on the northeast corner with multi-family residential uses to the east of the site. The majority of the property consists of vacant, undeveloped land. The site is zoned MU and can accommodate up to 18 units based on existing land use regulations, which would be an increase of 16 units. However, the Site Inventory conservatively proposes 7 housing units on the site (equal to 50 percent of the maximum allowed density). Alternatively, the site could keep the existing duplex and add additional units around the existing use.

Site 32



Site 32 is a 1-acre lot consisting of three parcels under the same ownership. The site is largely underutilized and is developed with a church, parking lot, and large, undeveloped vacant area. The property owner has expressed interest in developing housing on the undeveloped portion of the site. The site is zoned R3/MU and could accommodate up to 22 units. However, the Site Inventory proposes 19 housing units on the site (equal to 90 percent of the maximum allowed density).

Site 33



Site 33 is currently a vacant gravel lot owned by the adjacent church. The lot is 0.13 acres and zoned MU. The site could accommodate 6 housing units. Given the narrow shape of the lot, the Site Inventory conservatively proposes a total of two housing units on the site (equal to less than 40 percent of the maximum allowed density of the site).

Site 34



Site 34 is a 0.56-acre lot in the MU zone that is currently being used as a parking lot. The site consists of three parcels under the same ownership. There are no existing on-site, permanent structures. The site is adjacent to residential uses to the north, south, and east. The site could accommodate as many as 25 units. However, the Site Inventory conservatively proposes 17 housing units on the site.

Site 35

Site 35 is currently used as a parking lot for the adjacent single story, 2,200 square-foot commercial building that was previously used as a single-family residence. The commercial structure has ample existing parking with a minimum of three off-street parking spaces (in addition to the adjacent parking lots). This site is 0.36 acres with a MU zoning designation. The site is surrounded by existing residential uses to the north, east, and south. Given the current zoning designation, the site could accommodate 16 housing units. However, the Site Inventory conservatively estimates 10 housing units on the site.

Site 36

Site 36 is a large, 0.8-acre lot consisting of an unused parking lot and underutilized paved area and is zoned OTC. The site is adjacent to existing residential uses to the east. With the site's current zoning designation, it could accommodate up to 35 housing units, however, the Site Inventory conservatively proposes 16 housing units on the site.

Site 37

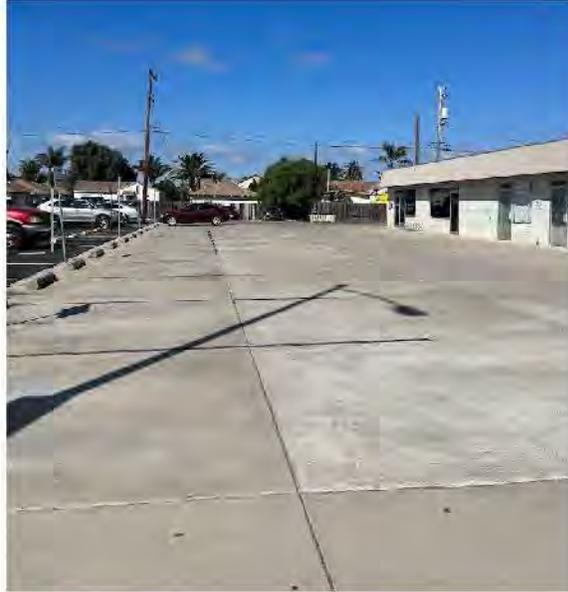


Site 37 is located in the MU zoning district. The site is 0.16 acres and is currently being used as a parking lot. The parking area upon site visits was largely unused and underutilized and, therefore, would not be considered an impediment to housing development. The site could accommodate up to 7 housing units. However, the Site Inventory conservatively proposes 5 housing units on the site.

Site 38



Site 38 is currently being used as a parking lot/vehicle storage location. The existing use would not be considered an impediment to housing redevelopment. The site is in proximity to residential uses to the northwest and south. The 0.48 acre lot is zoned MU and could accommodate as many as 21 units. However, the Site Inventory conservatively proposes 15 housing units on the site.

Site 39

Site 39 is currently being used as a parking lot for the adjacent commercial uses. Some of the commercial spaces were vacant and none of the uses would have a high parking rate. The parking area at the time of the site visit was almost all unused and the site is adjacent to other parking lots to the north and east. In addition to these parking lots, nearby commercial uses have their own dedicated parking areas. The site is bordered by existing residential uses to the west. The lot size is 0.24 acres and zoned OTC. The site could accommodate 11 housing units. However, the Site Inventory conservatively proposes 5 housing units on the site.

Site 40

Site 40 is a large lot made up of multiple parcels, all owned by the City, currently used for parking. This parking lot is underutilized, likely due to its proximity to a larger, City-owned parking lot south of the site. There was only one vehicle observed in the parking lot during two site visits. The site is 0.88 acres and zoned OTC. The expansive site, with its current zoning designation, could accommodate as many as 39 housing units. However, the Site Inventory conservatively proposes 18 housing units on the site.

Site 41

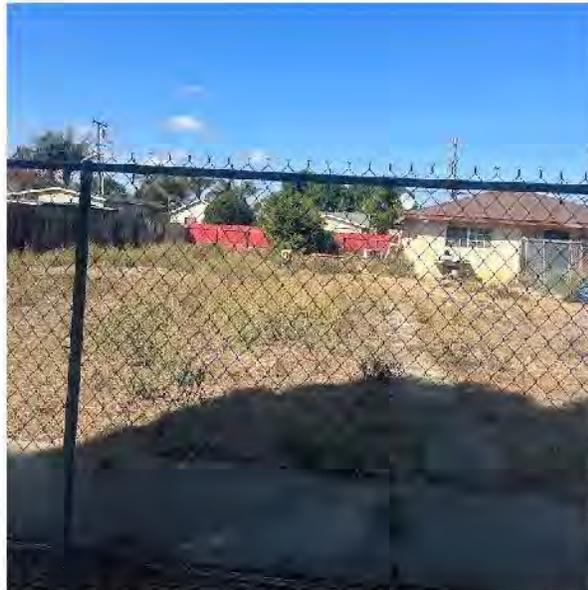
Site 41 is currently used as a parking lot. The site is 0.32 acres and zoned OTC. The lot is underutilized for the current use as there were no vehicles parked in the lot during the site visit. The lot is adjacent to a large City-owned parking lot to the south of the site. Adjacent commercial uses to the north and east of the site have additional dedicated parking areas. The site could accommodate up to 14 housing units, however, the Site Inventory conservatively proposes 7 housing units on the site.

Site 42

Site 42 is a large 5.1-acre site comprising of two adjacent parcels. The site is currently used as a single-family residence and contains another single-family residence that is currently vacant. The 5.05-acre site is underutilized as it is zoned for high density residential uses (R3 PCD) but is only developed with two housing units. With its current land use designation, the large two-parcel lot could accommodate as many as 111 housing units. The Site Inventory proposes 99 housing units on the site (equal to 90 percent of the maximum allowed density).

Site 43

Site 43 currently contains commercial buildings and a large vacant area. Approximately half of the site consists of a paved, vacant area. The city-owned, 0.64-acre lot is currently zoned R3 and could accommodate up to 14 housing units. Because the site is owned by the City, it is assumed it would be feasible to develop the site to the maximum allowed density. The Site Inventory proposes 13 housing units on the site (equal to 90 percent of the maximum allowed density).

Site 44

Site 44 is currently developed with a single-family residence. The site is 0.32 acres in size and currently zoned R3. The singular home is situated on a corner lot that is mostly undeveloped. The home was built over 50 years ago and may be in need of improvement. Surrounding residential uses are developed at higher densities than the subject site, with multi-family housing to the north and multiple single-family dwellings and duplex units on lots half the size of the subject site to the east, west, and south. The site could accommodate up to 7 housing units. The Site Inventory proposes 5 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 45



Site 45 is currently developed with several small structures occupied by storage. More than half of the lot consists of paved and grass covered areas devoid of any structures. The site is 0.58 acres and currently zoned R3. The site is adjacent to multi-family residential development to the north and west. The site could accommodate as many as 13 housing units. The Site Inventory proposes 11 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 46



Site 46 is a 0.24 acre lot that is developed with one single family residence and a garage. The site is underutilized as it currently meets less than 20 percent of the maximum allowed density of the site. Surrounding residential uses are developed at higher densities with multiple dwelling units on each parcel. The site is zoned R3 and could accommodate 5 housing units. The Site Inventory proposes 4 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 47

Site 47 is comprised of two adjacent parcels under the same ownership and is currently developed with a total of two single-family residences. Both structures appeared in need of repair and renovation. The 0.32 acre site is zoned R3. Under the current zoning designation, the site could accommodate up to 7 housing units. The Site Inventory proposes a net increase of 5 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 48

Site 48 is currently developed with an office building and paved area used for parking in a residential neighborhood. The site is surrounded by existing residential uses, including multi-family housing to the west of the site. The 0.24 acre lot is zoned R3 and could accommodate up to 5 units under the current zoning designation.

Site 49



Site 49 is a 0.32 acre lot with R3 zoning designation. The site is developed with a single-family residence that is greater than 50 years old and has no historic designation. The site currently meets less than half of the maximum allowed FAR and allowable density. The site can accommodate up to 7 total units. The Site Inventory conservatively proposes a net total of 5 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 50



Site 50 is a 0.32 acre lot. The site is developed with a single-family residence and currently meets less than half the site coverage and allowed density potential. The single-family residence is an older home with no historic designation. The current R3 zoning designation could accommodate a total of 7 units. The Site Inventory conservatively proposes a net total of 5 housing units on the site (equal to 95 percent of the maximum allowed density).

Site 51

Site 51 is currently developed with a single family residence, more than 50 years old, with no historic designation. The 0.26 acre lot is zoned R3 and could accommodate up to five housing units. The lot is considered underutilized as it has large undeveloped areas and is currently meeting less than half of the lot coverage and density potential.

Site 52

Site 52 is currently being used as a parking lot for the adjacent church. The site does not cover all church parking areas and there are other parking lots and on street parking closer to the church building. Almost no vehicles were using the parking lot during the site visit. The large, 0.48 acre lot is underutilized for the existing use by the adjacent church, and with the current zoning designation of R3, the lot could accommodate as many as 11 housing units. The Site Inventory conservatively proposes a total of 9 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 53

Site 53 is currently developed with a single family residence. The large, 0.4-acre lot with a single structure currently approximately 30 percent of the FAR potential and 11 percent of the maximum allowed density. The R3 zone could accommodate a total of 9 housing units. The Site Inventory conservatively proposes a net total of 6 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 54

Site 54 currently contains a single family residence with large undeveloped side yard areas and is 0.3 acres in size. Surrounding residential uses are developed with higher density housing, with multi-family housing to the west and north. Most of the site is undeveloped, which would allow for the addition of new structures. The existing structure could also be converted to multiple units. The current zoning designation of R3 could accommodate as many as 7 housing units. The Site Inventory conservatively proposes a net total of 4 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 55

Site 55 is a 0.4 acre lot in the R3 zoning district. The lot is currently used for a single family residence that is greater than 50 years old and has no historic designation. The site could be considered underutilized as the lot is currently meeting less than 20 percent of its lot coverage potential and 11 percent of the maximum allowed density of the site. The large lot could accommodate a total of 9 units. The Site Inventory conservatively proposes a net total of 6 housing units on the site (equal to approximately 77 percent of the maximum allowed density).

Site 56

Site 56 is about 0.49 acres and is developed with a commercial structure currently occupied by the Hald Century Club and a large parking lot. The existing structure is an older, single-story building, and occupies about 40 percent of the lot. The site is zoned High Density Residential and could accommodate a structure up to three stories, with 11 housing units, and up to 60 percent lot coverage under the current zoning

designation. The Site Inventory conservatively proposes a total of 9 housing units on the site (equal to approximately 83 percent of the maximum allowed density).

Site 57



Site 57 is currently developed with a small garage structure on a large, mostly vacant lot. The site currently meets less than two percent of the allowed FAR and less than five percent of the maximum allowed density of the site. With the current zoning designation of R3, the 1.0 acre lot could accommodate a total of 22 housing units. The Site Inventory proposes a total of 19 housing units on the site (equal to approximately 86 percent of the maximum allowed density).

Site 58



Site 58 is 0.24 acres in size and is currently developed with a single-family residence. The site currently meets about 21 percent of its lot coverage potential and the home on the lot is greater than 50 years old and with no historic zoning designation. The current R3 zoning designation would allow for 5 total housing

units. The Site Inventory proposes a net total of 4 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 59



Site 59 is used for a single-family home and is located in the R3 zoning district. The 0.4 acre lot currently meets only 25 percent of the allowed low coverage, and is developed with an older home that has no historic designation. The site can accommodate up to 9 housing units under the current zoning designation. The Site Inventory proposes a net total of 6 housing units on the site (equal to approximately 77 percent of the maximum allowed density).

Site 60



Site 60 is presently used as a single-family residence with large underutilized, vacant site yard areas. The 0.4-acre site has a zoning designation of R3. The older home has no historic designation, meets only 25 percent of the allowed low coverage and could develop an additional two stories, and the value of the land exceeds the improvement value. With its current zoning designation, the site could accommodate up to 9

housing units. The Site Inventory proposes a net total of 6 housing units on the site (equal to approximately 77 percent of the maximum allowed density).

Site 61



Site 61 is 0.64 acres and is within the R3 zoning district. The site currently contains four single family residences and is currently meeting less than half of its low coverage potential. The existing on-site structures are in need of significant repair and renovation. The site is bordered by multi-family housing developments to the west. With its current zoning designation, the site could accommodate 14 housing units. The Site Inventory proposes a net total of 9 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 62



Site 62 is a large site owned and used by the Lompoc Unified School District (LUSD), which is interested in developing workforce housing on a portion of their property. In May 2024 LUSD voted to bring approximately 100 or more below market rate units to the site. The Site Inventory assumed a conservative number of units that was consistent with the recent vote and a feasibility study conducted by LUSD.

Site 63

Site 63 is 0.62 acres and currently contains two single family residences. While the lot is long and narrow in shape, this would not impede the development of housing on the site. The adjacent lot to the west of the site consists of a multi-family housing development on a lot of similar shape and similar width along the street frontage. The site is suitable for multi-family housing as surrounding residential uses to the west, north, and south are of similar or greater density to the proposed density of the site. The land value of the site exceeds the improvement value of the existing structures and with the current zoning designation of R3, the lot could accommodate a total of 14 housing units. The Site Inventory conservatively proposes a net total of 6 housing units on the site (equal to approximately 43 percent of the maximum allowed density) to accommodate for the shape of the site.

Site 64

Site 64 is 0.48 acres in size and is currently used for an assembly hall and associated parking lot that is largely underutilized for its existing use. The site is suitable for redevelopment as the land value of the site is equal to more than twice the value of on-site improvements and the current FAR meets only one third of the maximum allowed FAR of the site. In addition, the site is bordered by multi-family housing to the west and south. Program H-A.13 would have the City adopt incentives for mixed use redevelopment, including but not limited to additional height allowance, density bonus, reduced parking, and financial support. The lot is zoned MU and could accommodate up to 21 housing units. The Site Inventory conservatively

proposes a total of 15 housing units on the site to accommodate for potential mixed-use development on-site or the maintenance of the existing use.

Site 65



Site 65 currently contains a vacant commercial building and a large, underutilized, parking lot. The site is in proximity to multifamily and compact single-family housing development. The 0.4 acres are zoned MU and could accommodate as many as 18 housing units. The property owner has expressed interest in converting the existing commercial building into housing. The Site Inventory conservatively proposes a total of 8 housing units on the site (equal to approximately 45 percent of the maximum allowed density) to accommodate for reuse of the existing on-site structures for housing.

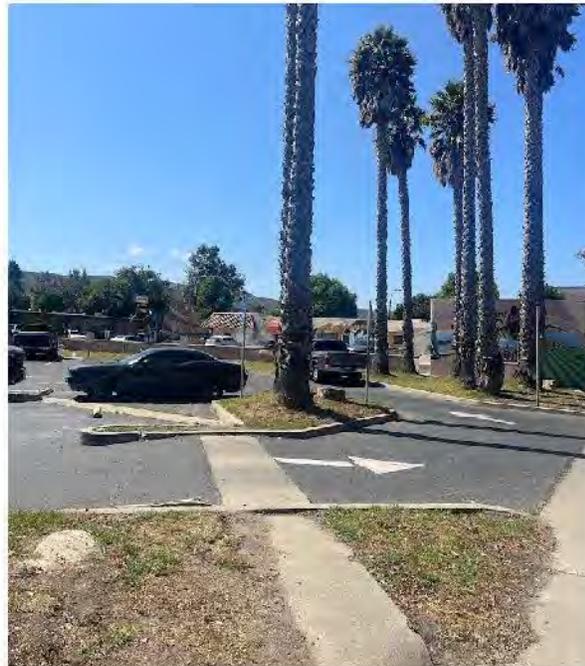
Site 66



Site 66 is 0.56 acres in size, comprised of three adjacent parcels under the same ownership, and located within the MU zoning district. The site currently contains a small car mechanic structure with the remainder of the site being used for vehicle parking and storage. The overall site meets less than 10 percent of the allowed FAR. The site is adjacent to other residential uses, including triplex and duplex units to the north and east of the site. The lot is underutilized and could accommodate up to 25 housing units. The Site Inventory conservatively proposes a total of 17 housing units on the site.

Site 67

Site 67 is a large lot is currently used by the Elks Lodge and multiple large parking lots. The site is almost entirely paved and approximately two acres of the site consists of parking areas. The site is in proximity to medium density residential development, with townhomes to the north and east and mobile homes to the west. The large 3.12-acre site is zoned R2 and could accommodate up to 45 housing units while preserving the existing use. The land value of the site is more than double the existing improvement value.

Site 68

Site 68 consists of three adjacent parcels under the same ownership and is currently used as a parking lot. The parking lot is underutilized since neighboring commercial uses have their own dedicated parking lots.

The site is within the OTC zoning district and is 0.32 acres in size. With its current zoning designation, the site could accommodate as many as 14 housing units. The Site Inventory conservatively proposes a total of 7 housing units on the site.

Site 70



Site 70 is 1.06 acres, contains a single-story retail structure and a large, underutilized parking lot. The site is within the H street Overlay and PCD zoning designation. The underutilized location is currently over-parked and could accommodate approximately 34 housing units.

Site 71



Site 71 is 2.5 acres and currently contains an office building that was built over 50 years ago with no historic designation currently utilized by a church, and large parking lot. The site is within the H Street Overlay district with a PCD zoning designation. The site currently meets less than half of its FAR potential, and has a large, underutilized, parking areas. The site could accommodate approximately 81 housing units.

Site 72

Site 72 consists of two adjacent lots and is currently occupied by two older single-family homes. The lots are within the CB zoning district and are within the H street Overlay. The 0.72-acre site contains structures that are greater than 50 years old, have no historic designation, and are in need of repair. The site currently meets less than half the FAR potential of the lot. The site could accommodate approximately 23 housing units.

Site 73

Site 73 consists of two adjacent parcels under the same ownership and is currently used for a carwash and a small, stand-alone restaurant. The lot contains underutilized parking space for its existing commercial uses. The site is bordered by existing single-family residential development to the south and multi-family residential development to the east. The 0.56 acres are zoned CB and are within the H Street Overlay. The site could accommodate approximately 18 housing units.

Site 74



Site 74 is a 0.79-acre site that currently contains a car wash. The car wash is an older structure with no historic designation. The site has a zoning designation of PCD and is within the H Street Overlay. As the site contains no housing units, it could accommodate approximately 25 housing units.

Site 75



Site 75 is currently used for a used car lot and is relatively undeveloped. There is one commercial structure on-site which is approximately 400 square-feet and is not a permanent structure which would require substantial demolition. The 0.4-acre site is currently zoned CB and is located within the H Street Overlay district. Program H-A.13 would have the City adopt incentives for mixed use redevelopment, including but not limited to additional height allowance, density bonus, reduced parking, and financial support. The Site Inventory assumes 13 housing units on-site.

Site 76

Site 76 is 0.56 acres and located within the CB zoning district and H Street Overlay. Currently the site contains a large parking area with an older, structure currently used for the Guild Hall (formerly the Lompoc Grange Hall). The current development only accommodates less than 20 percent of the allowed FAR. As the site is in the H Street Overlay, Program H-A.13 would have the City adopt incentives for mixed use redevelopment, including but not limited to additional height allowance, density bonus, reduced parking, and financial support. The Site Inventory assumes 18 housing units on-site, which is less than the allowed FAR and could be accommodated on-site while preserving the existing use.

Site 78

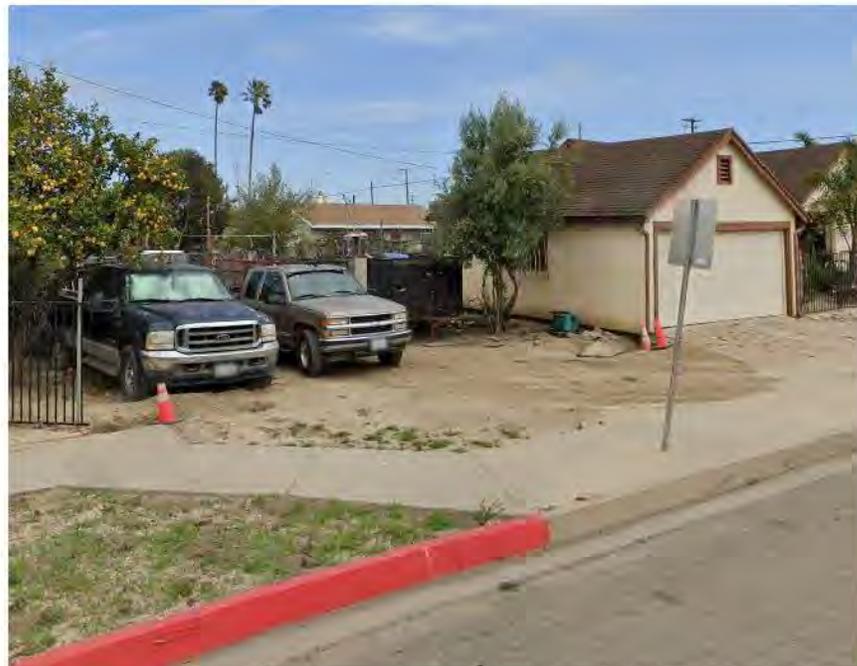
Site 78 consists of a 0.29-acre parcel that is entirely paved and developed with an approximately 500-square-foot, vacant commercial structure. The site is within the CB zoning district and the H Street Overlay. The Site Inventory assumes 9 housing units on the site, equal to half of the allowed FAR.

Site 79



Site 79 is owned by the First United Methodist Church of Lompoc and is developed with several buildings associated with the church. The 3.4-acre lot is zoned R3 and has about 1 acre of vacant, underutilized areas. The site is currently meeting less than half of its FAR potential. The site could accommodate 75 units under existing zoning, but the Site Inventory assumes 24 housing units on vacant portions of the site.

Site 80



Site 80 is comprised of adjacent parcels each developed with a single-family residence. One parcel has large, undeveloped side yard areas. The site is 0.48 acres and has an R-2 zoning designation. The lot could accommodate up to 7 housing units. The Site Inventory proposes a net total of 5 housing units on the site (equal to approximately 95 percent of the maximum allowed density).

Site 81



Site 81 is a 0.58-acre, vacant site. The site is mostly undeveloped with a small, paved section in the northwestern portion of the site. The site is zoned CB and is within the H Street Overlay District. The site could accommodate approximately 19 housing units.

Site 82



Site 82 is a 0.32-acre vacant lot that has recently demolished an existing single-family residence and commercial structure. The site is zoned OTC and could accommodate up to 7 housing units.

Site 83



Site 85 is a 2.4-acre lot developed with a church and an approximately 900-square-foot single-family residence. Most of the site remains undeveloped, with an approximately 2.0-acre vacant area. The site is zoned R-2 and could accommodate up to 29 housing units. The Site Inventory proposes 17 housing units on the site (equal to approximately 58 percent of the maximum allowed density and could be accommodated on the vacant portion of the site).