



Housing Element Update

Community Workshop #1 | August 18, 2022

Introductions



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Presentation Outline



- The Envision Lompoc Process
- Housing Element Basics
- Regional Housing Needs Allocation (RHNA)
- Next Steps



The Envision Lompoc Process

Project Phases



- Phase 1: Project Initiation (February-June 2022, complete)
- Phase 2: Project Management and Coordination (ongoing)
- Phase 3: Community Outreach and Engagement (Summer-Fall 2022)
- Phase 4: Housing Element (Summer – Winter 2022)
- Phase 5: Technical Updates to General Plan Elements (Summer 2022 – Spring 2023)
- Phase 6: CEQA Documentation (Winter 2022-Spring 2023)
- Phase 7: Adoption (Spring 2023)

Community Outreach and Engagement



- Community Engagement Strategy
 - Project Branding and Logo
 - Website and Online Engagement
 - Surveys and Interactive Exercises
 - Newsletters
 - Stakeholder Interviews
 - Community Workshops (5)
 - Planning Commission and City Council Study Sessions
 - Planning Commission and City Council Public Hearings

Housing Element Upcoming Events



- Workshop #2: Sites Inventory (September 2022)
- Workshop #3: Affirmatively Furthering Fair Housing (Fall 2023)
- Public Review Draft Housing Element (October-November 2022)
- Workshop #4: Public Review Draft Housing Element (November 2023)
- PC/CC Joint Study Session (November 2023)
- Submission to HCD for 90-day review (December 2022)

Deadline: Following HCD review, the City must revise and adopt the Housing Element within 120 days of February 15, 2023.

Community Workshops



- Workshop 1 Housing Concerns and Needs (*today!*)
- Workshop 2 Vacant and Underutilized Sites Assessment
- Workshop 3 Affirmatively Furthering Fair Housing; Safety Element
- Workshop 4 Public Review Draft Housing Element
- Workshop 5 Technical General Plan Updates

Technical Updates to General Plan Elements



Purpose:

- to address changes to State law and consider changing community needs and opportunities.
- 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.

Elements:

- Circulation Element
- Safety Element
- Environmental Justice Element (new)



Housing Element Basics

Housing Element Basics

- One of 10 Elements in the City's General Plan
- Housing Element updates required by State law in eight-year "cycles"
- Currently preparing the 6th cycle Housing Element update
- Updates are done on a schedule prescribed by the State

Housing Element Basics

Housing Element:

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

Relevant Legislation

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

Relevant Legislation

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

Housing Element identifies strategies and programs that focus on:

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

Housing Element Basics

Key Sections of the Housing Element

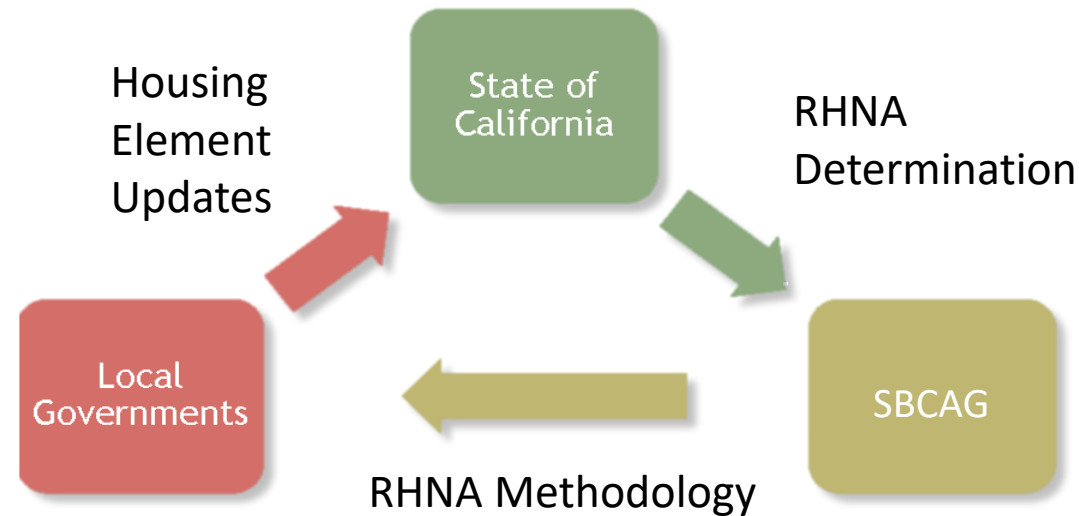
- Needs Assessment
- Housing Sites Inventory
 - Identifies sites proposed to meet City's housing needs
 - Must address:
 - Housing for all income levels
 - Housing to meet the special housing needs
- Affirmatively Furthering Fair Housing
- Policy Document



Regional Housing Needs Allocation (RHNA)

What is RHNA?

- The representation of the future housing needs for all income levels in the city for the next eight years
- Prepared by Santa Barbara County Association of Governments (SBCAG)
- 6th cycle: February 15, 2023 – February 15, 2031



Lompoc

19 percent of RHNA is for sites that can accommodate lower-income housing

Jurisdiction	RHNA Allocation	Allocation by Income Level				
		Very Low	Low	Moderate	Above Moderate	
Carpinteria	901	286	132	135	348	
Santa Barbara	8,001	2,147	1,381	1,441	3,032	
Goleta	1,837	682	324	370	461	
Uninc. (South Coast)	4,142	809	957	1,051	1,325	
Lompoc	2,248	166	262	311	1,509	
Uninc. (Lompoc Valley)	521	209	72	54	186	
Santa Maria	5,418	1,032	536	731	3,119	
		Lower		Moderate	Above Moderate	Total RHNA
		Very Low	Low			
		166	262	311	1,509	2,248
County Total	24,856	5,799	3,935	4,397	10,725	
Total Unincorporated	5,664	1,373	1,200	1,280	1,811	

RHNA Change Since Last Update

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5 th	126	84	95	220	525
6 th	166	262	311	1,509	2,248
Change	+40	+178	+216	+1,289	+1,723

Cycle	Lower		Moderate	Above Moderate
	Very Low	Low		
5 th	24%	16%	18%	42%
6 th	7%	12%	14%	67%

How Do We Meet RHNA

A range of approaches could include:

- Reduce constraints to housing production
- Provide additional support to housing programs
- Update City regulations to meet State requirements
- Identify additional housing sites
- Rezone sites for higher density residential uses
- Increase maximum permitted residential densities



Next Steps

Next Steps

- Data collection and housing needs assessment
- Review status of existing goals, policies, and programs
- Prepare draft housing sites inventory
- **Workshop #2: Available Sites Inventory (September 2022)**
 - Date and details to come.

Contact Us!



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Thank You!