

## Community Workshop Summary

On Thursday, October 13, 2022, at 5:00pm, the City of Lompoc held 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 included an introduction to State requirements, a discussion of sites with residential capacity, and a conversation on fair housing issues.

### Summary of Public Input

During the workshop, the Project Team facilitated discussions with participants on the potential housing sites, as well as fair housing topics. Input received from participants is summarized below.

#### Potential Housing Sites

- R2 zones may have potential to meet the RHNA shortfall. How do new State laws affect R1 zones? Is there potential in these zones?
- Laurel from E street to 7<sup>th</sup> has potential for market rate housing, especially. Some parcels are currently for sale.
- 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.
- SB9 has potential and lots of parcels in the city are appropriate for lot splits.
- There's interest in multifamily development, starting with 4 du/ac up to 72 du/ac. Not a lot of land available to meet this need.

#### Old Town:

- Parking is needed, but many underutilized sites are existing parking lots.
- Historic structures are also an issue due to cost of rehabilitation and bringing the structure up to code.
- Commercial is needed. Mixed use has potential but commercial must be viable and sustainable.
- Engagement with developers is needed. Who wants to build in Downtown? What do they want to build?
- One school on H street has approximately 5 acres, some of which is vacant. There may be potential here.

#### Fair Housing Topics

##### *Fair Housing Enforcement and Outreach*

- A survey may be helpful to obtain more input.
- Section 8 residents – there is some retaliation against those who complain or speak up regarding issues.
- Some residents stay ultra-local and are disconnected from the greater community by things like language barriers.
- Internet connectivity is good but some have difficulty accessing due to costs.
- Mailers, flyers, ads on TV may help. Keep it simple.
- Facebook: people use this to comment on issues, but no one from the City follows up on Facebook comments and this can leave questions unanswered.

- Diverse forms of communication are needed.

#### ***Integration and Segregation Patterns and Trends***

- There are concentrations of lower income residents along the backside of H street by the YMCA.
- Lots 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 also 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 for teachers is desperately needed.

#### ***Disparities in Access to Opportunity***

- 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.
- Residents are commuting out of town for good jobs.
- It is especially hard to find housing during the summer months when lots are moving. This drives up prices, leading folks to find alternative living arrangements, including overcrowding. Additionally, folks are being moved off base due to redevelopment of base housing. This brings additional need.

#### ***Disproportionate Housing Needs:***

- 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.
- Prices are high everywhere, overcrowding is everywhere.
- Services are lacking for residents experiencing homelessness.

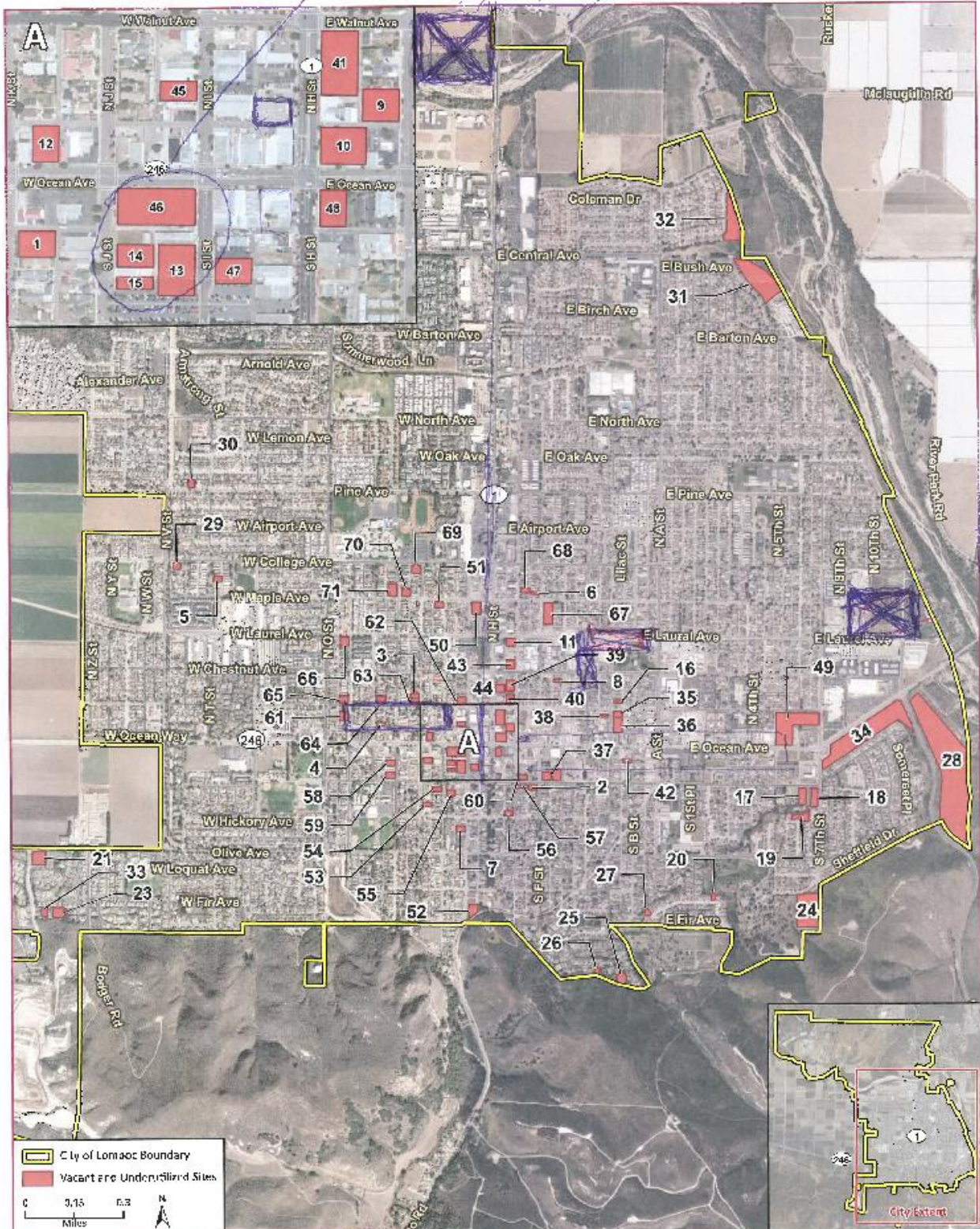
#### **Input on Potential Housing Sites**

One participant marked up a map of potential housing sites and suggested additional sites to consider. The participant's input is included on the following page.

# DRAFT IDENTIFIED SITES

Mark on the map other possible housing sites or sites the City should identify for more housing and add comments below

*What happens if can't meet*  
*Address in our ROW*  
*Not in flight paths*  
*ANNEX can we assume*



Images provided by Microsoft for a.m.d. by Google © 2022. All other data provided by City of Lompoc, 2022.

**BEYOND AREAS ARE ADDITIONS, PLEASE CONSIDER**