

2003
GENERAL PLAN ANNUAL REPORT

SP-2004-011

CITY OF SANTA MARIA

PREPARED BY:
COMMUNITY DEVELOPMENT DEPARTMENT

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TABLE OF CONTENTS

	PAGE
PURPOSE OF ANNUAL REPORT	1
2003-04 GOALS.....	1
PURPOSE OF THE GENERAL PLAN	2
GENERAL PLAN IMPLEMENTATION	2
COMMUNITY DEVELOPMENT DEPARTMENT ORGANIZATIONAL CHART	3
BUILDING AND SAFETY DIVISION.....	4
PLANNING DIVISION	5
STATUS OF THE GENERAL PLAN	6
LAND USE ELEMENT	6
CIRCULATION ELEMENT	7
HOUSING ELEMENT.....	7
SAFETY ELEMENT.....	8
NOISE ELEMENT	8
RESOURCES MANAGEMENT ELEMENT (RME)	8
PUBLIC FACILITIES ELEMENT.....	8
ECONOMIC DEVELOPMENT ELEMENT	8
STATUS OF GENERAL PLAN IMPLEMENTATION PROGRAMS IN 2003.....	9
ZONING TEXT AMENDMENTS.....	9
MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE, AND ANNEXATIONS	9
GENERAL PLAN TEXT AMENDMENTS AND ELEMENT UPDATES.....	10
GENERAL PLAN AND ZONING MAP AMENDMENTS.....	10
LAND DIVISIONS	11
SPECIFIC PLANS.....	11
SPECIAL DISTRICTS	11
ASSESSMENT DISTRICTS.....	11
DEVELOPER FEES (GROWTH MITIGATION FEES)	11
BIKEWAY GRANT APPLICATIONS AND FUNDING.....	12
STATUS OF RHNA.....	13
SANTA MARIA RHNA TARGET (TABLE A)	13
SANTA BARBARA COUNTY ELIGIBILITY INCOME LIMITS FOR 2004 (TABLE B) ..	14
SANTA BARBARA COUNTY PROGRAM INCOME LIMITS FOR 2004 (TABLE C) ..	14
CITY OF SANTA MARIA FINAL BUILDING INSPECTIONS (TABLE D).....	15
INTERNET ATTACHMENTS.....	15
MAJOR RESIDENTIAL PROJECT LIST	15
NON-RESIDENTIAL PROJECT LIST.....	15

PURPOSE OF THE ANNUAL REPORT

Compliance with State law (Section 65400 of the California Government Code) requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives, by the first day of October 2004. The annual report will be provided to the Planning Commission, City Council, the State Office of Planning and Research, and the State Department of Housing and Community Development. The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation.

2003-04 GOALS / OBJECTIVES

1. Prepare for Planning Commission and City Council consideration a new element to the General Plan called an Economic Development Element. Status: *Adopted February 17, 2004*
2. Present for Planning Commission and City Council consideration an update to the Housing Element of the General Plan. Status: *Adopted November 18, 2003*
3. Develop a Downtown Specific Plan for Planning Commission and City Council consideration that will define the downtown area in order to enhance a greater sense of civic pride and economic vitality in the downtown corridor. Status: *Draft plan to be delivered for public review in 2004*
4. Evaluate the effectiveness of the sign ordinance, and present for Council's consideration amendments to the sign ordinance that reflect the interests and values of the community. Status: *Draft plan to be delivered for public review in 2004*
5. Create an Economic Development "SWAT" Team to assist in rapidly and effectively meeting with and responding to new commercial and industrial prospects that want to come to the City and establish a business. Status: *Initiated in 2004 and team refinement is continuously ongoing*
6. Complete the data gathering for the Municipal Service Review to be used as a basis for amending spheres of influence and future annexations. Status: *MSR information delivered to LAFCO in February 2004*

PURPOSE OF THE GENERAL PLAN

The General Plan serves two primary functions. The Plan provides information and it states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Santa Maria Public Library and at the City Clerk's Office. Each member of the City Council and the Planning Commission has a copy of the General Plan as well as each City department.

State law requires that the General Plan include seven elements. These elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Santa Maria combines the Conservation and Open Space elements into a Resource Management Element (RME), which also includes a section on Recreation. State law also allows the City to adopt any additional general plan elements that the City deems necessary, and the City Council adopted the Economic Development Element on February 17, 2004.

As an information document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

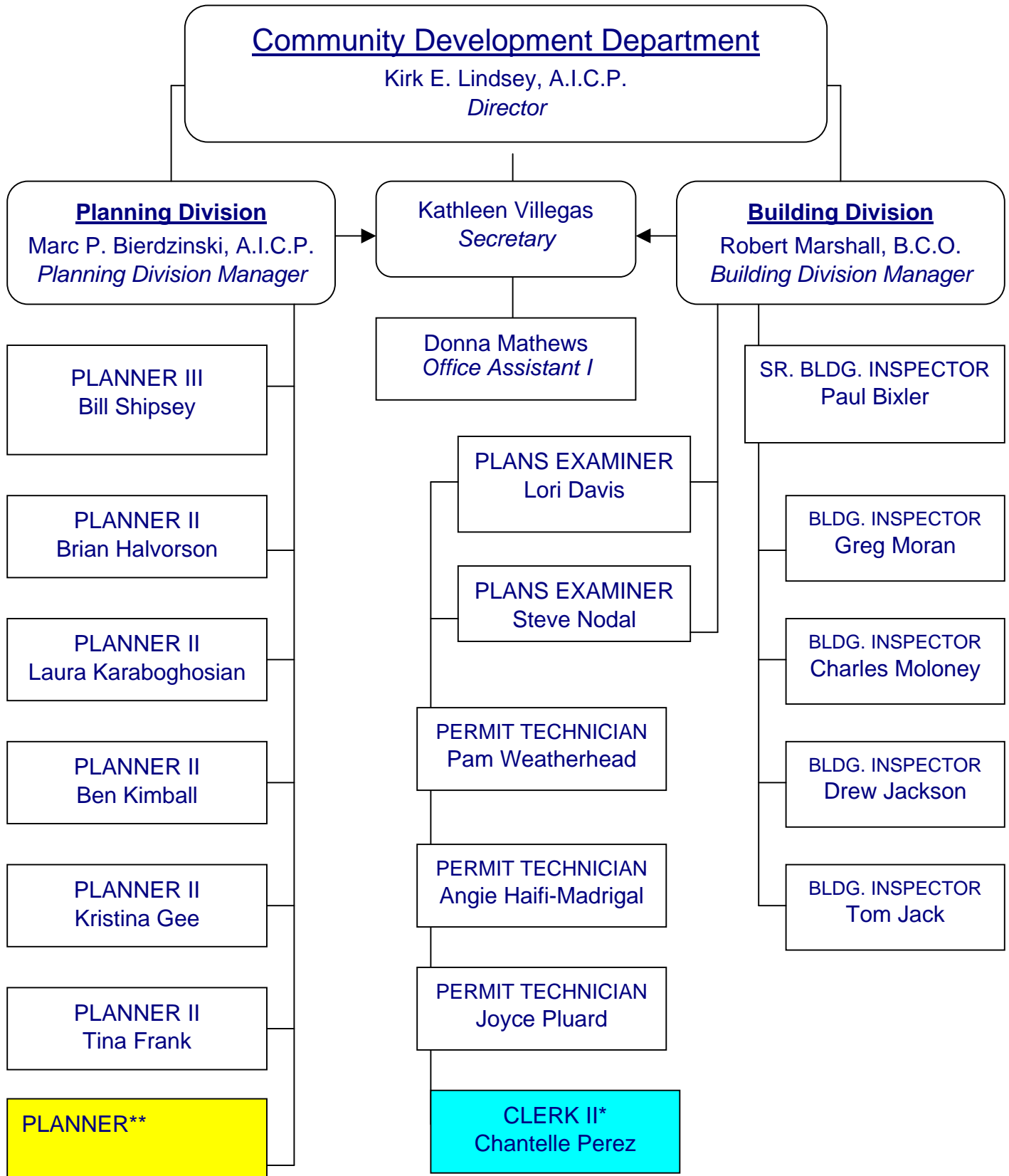
As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City. The City focuses implementation programs contained in the General Plan through day-to-day operations of the City.

GENERAL PLAN IMPLEMENTATION

The General Plan carries a great deal of weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. State Law requires and the California courts have ruled that the General Plan and zoning must be consistent with each other. Additionally, the State Subdivision Map Act requires decision-makers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements Program, Annexation Program, Specific Plans, Special Districts, Assessment Districts, Developer Fees, Density Bonuses, and the Housing Incentives Program also carry out the General Plan.

Primary responsibility for the General Plan falls to the Community Development Department. The Community Development Department is comprised of two divisions: Building and Safety, and Planning and shown on the following Organizational Chart (2004). The Community Development Department has 21 full-time employees, one part-time employee, and one limited-service employee. As necessary, contract employees may be hired for short periods of time or specific project processing.

2004 ORGANIZATIONAL CHART



21 Full-time Employees 1 Part-time Employee* 1 Limited Service Employee**

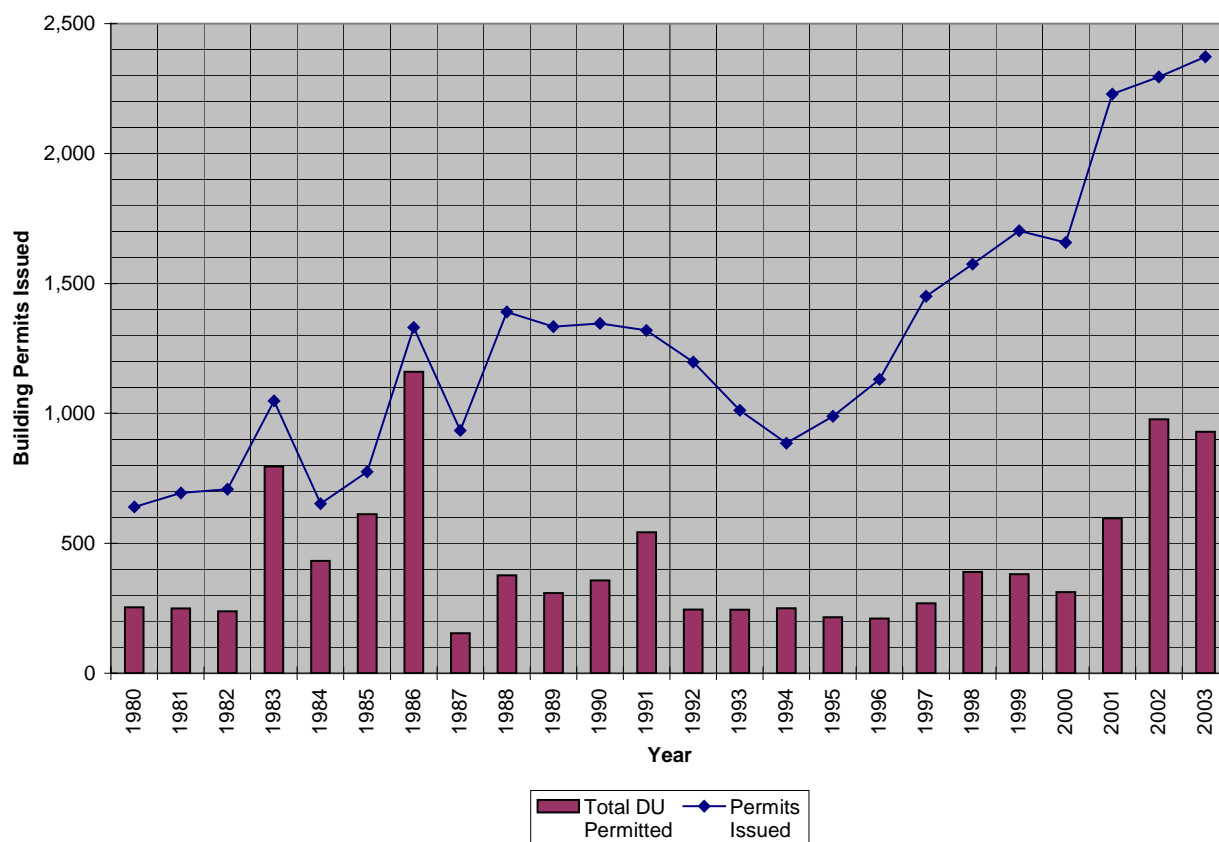
Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately-owned structures, appurtenances and land. These regulations include the building, housing, dangerous building, mechanical, electrical, plumbing, swimming pool, and sign codes, as well as the California State Mobile Home Park regulations and City zoning ordinances.

The Building and Safety Division also provides staff support to the Board of Appeals, which hears appeals of Uniform Building Code interpretations. The Board of Appeals met once in 2003 to visit the Hayward Truss “green” building; no action items were discussed.

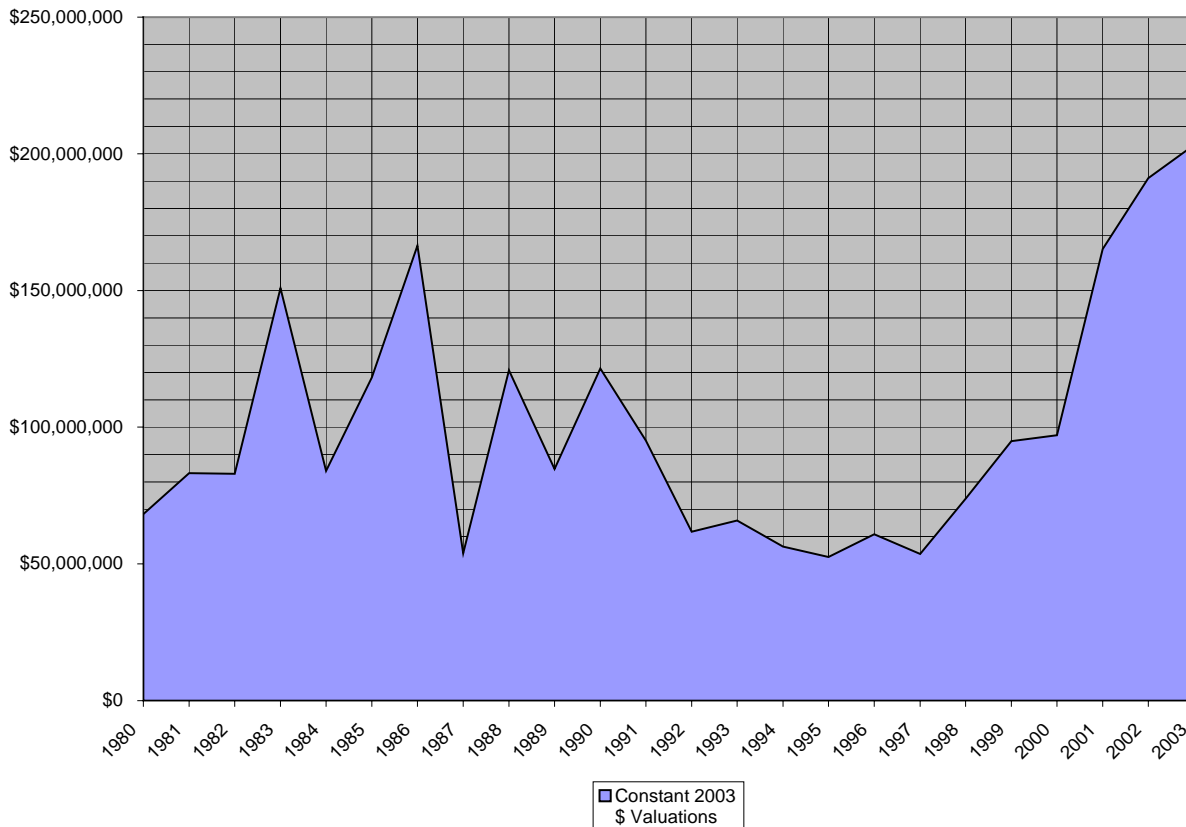
The Building and Safety Division provides a plan check service, issues building permits, conducts building inspections and provides advice to the public, contractors, and architects on building matters. In 2003, building inspectors made **22,352 construction and safety related inspections—up over 18.5 percent** from 2002, and this division issued **2,373 permits—up 3.4 percent** from 2002. The line on the following chart illustrates annual building permit activities in Santa Maria from 1980 to 2003 and the bar shows the residential units permitted each year.

Building Permits and Units Issued 1980-2003



The Building Division prepares a monthly permit activity report identifying the number of building permits issued and the dollar valuation. The total valuation of **\$203,246,070** increased **8.6 percent** from 2002 to 2003. The Building Permit Valuation Chart illustrates the cyclical nature of construction activities over the past 23 years. Beginning in 1997, the growth in activity has been constant.

Building Permit Valuation 1980-2003 in Constant 2003 Dollars



Planning Division

Planning activities include administration of the City's General Plan, development and subdivision review, preparation of zoning ordinances, processing annexations, bikeway implementation, providing demographic and census information, preparation of specific plans, conducting environmental review, and informing the public of the City's land use policies and development ordinances. The Planning Division reviews federal, state, and county legislation, projects of concern to the City, and responds to surveys from the State.

The Planning Division provides staff support to the Planning Commission; routine tasks include the scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. In 2003, the Planning Commission held **24** public meetings and **24** study sessions. Planning staff provides land use analysis, environmental review as required under the California Environmental Quality Act (CEQA), and staff reports for the Planning Commission and City Council.

During 2003, the Planning Division processed **60** environmental clearance applications, **32** land division applications, **22** Planned Development Permits, **56** Use Permits, **3** general plan text amendments, and **3** zoning text amendments. The Community Development Department received **2,623** building permit applications, **120** sign permit applications, and issued **2,373** building permits in 2003. Staff conducted **934** zoning reviews.

The Planning Division prepares and distributes the Residential and Non-Residential **Development Activity Lists** <http://www.ci.santa-maria.ca.us/54327.html> that summarize the status of projects in the City by general types of land uses. Additionally, the Planning Division provides a Non-Residential History, which identifies the projects built from 1986 to present, in three formats: 1) sorted by year completed; 2) sorted by the type of land use; and 3) sorted by the street address of the project. This history listing is available at <http://www.ci.santa-maria.ca.us/54327-CommercialIndustrialHistory.pdf> on the Santa Maria homepage.

The Community Development Department publishes updated lists twice each year. Staff distributes the current development activity lists to the City Council, Planning Commission, City departments, other agencies, and are available to the public. The development activity lists are also available to the public on the Internet. The project lists provide a valuable service to the community; they save substantial staff time by providing updated information to the public in a simple, uniform format; and the development lists comply with the building permit reporting requirements of the Congestion Management Plan for Santa Barbara County.

STATUS OF THE GENERAL PLAN

The City uses the General Plan Guidelines, developed and adopted by the Governor's Office of Planning and Research, to prepare each element of the General Plan.

In accordance with California Government Code 50110, the City Clerk transmits copies of the General Plan (and other publications) to the State Library at Sacramento, the Institute of Government Studies at UC Berkeley, and the Public Affairs Service of UCLA.

Land Use Element

The City Council adopted the Land Use Element text on August 20, 1991; the Land Use Element exhibits (maps) were adopted with a text amendment in December 1993. City Council adopted other text amendments in May 1994, August 1994, October 1997, and January 2001.

2004 Work Program:

- 1) **Mixed Use Ordinance:** Staff will bring a mixed-use ordinance to the Planning Commission and City Council in 2004.
- 2) **General Plan Amendments and Zone Change Requests:** Respond to applications to amend the land use and zoning maps; staff will process such requests through the Planning Commission and City Council as required by State law.

- 3) **Implementation of GIS:** The Community Development Department will continue implementing Geographic Information Systems (GIS) to facilitate land use and zoning inventory reports.
- 4) **Downtown Specific Plan:** The Planning Commission and City Council will be participating in the process of defining the downtown area and adopting a plan that builds greater civic pride and stronger economic vitality in the downtown corridor.

Circulation Element

The City Council adopted the Circulation Element on January 4, 1994. Map amendments were adopted on October 20, 1998, November 17, 1998, and January 5, 1999.

2004 Work Program:

- 1) **Bikeway Grant Implementation:** Staff continues to concentrate on construction of the Santa Maria Valley Railroad Multi-Purpose Trail, the Santa Maria/ Guadalupe Dunes Levee Trail, and the Bradley Flood Control Channel Bikeway from Jones to Blosser Road.
- 2) **Measure D:** City staff will continue to facilitate traffic improvements funded through Measure D.
- 3) **Traffic Impact Fees:** Under the AB 1600 fee ordinance effective September 1, 1993 and last amended on June 17, (effective September 16 2003), traffic impact fees are collected and used to fund circulation system improvements, which the adopted program identifies as regional traffic and circulation projects.
- 4) **Congestion Management Plan (CMP):** Staff strives to keep the City in compliance with the CMP Update, adopted by the Santa Barbara County Association of Governments on November 20, 2003.

Housing Element

The City Council adopted the Housing Element on November 18, 2003. The State Department of Housing and Community Development sent a letter dated February 4, 2004, that identifies several corrections necessary for the State to find the Housing Element in compliance. The Housing Element must be updated every five years.

2004 Work Program:

- 1) **Housing Element Update:** Staff will respond to the State HCD comments and process an amendment to the Housing Element through the Planning Commission to the City Council. After Council adoption, staff will work to obtain certification from the State Department of Housing and Community Development.

Safety Element

The Planning staff rewrote the Safety Element, incorporating the previously mandated Seismic Safety Element, and added the Background Information Report. It was adopted by the City Council on November 21, 1995. No changes have occurred to warrant amendments to this Element.

Noise Element

The Noise Element was adopted by the City Council on December 16, 1997. With the Noise Element update, the City Council also approved revisions to the General Plan Introduction. No changes have occurred to warrant amendments to this Element.

Resources Management Element (RME)

The Planning Staff wrote the RME that comprises the state mandated *Conservation and Open Space* Elements, and Sections that address *Recreation and Parks, Public Facilities and Services, Private Community Services, and Growth Management*. The City Council adopted the Resources Management Element on May 7, 1996 and adopted a text amendment in January 2001.

Public Facilities Element

The Public Facilities and Services Element was last updated and adopted by the City Council on April 15, 1968. It comprises three plans: Water, Sewer, and Drainage. The *Public Works Department* is responsible for preparing revisions to the Public Facilities Element. **The City Council adopted the Utility Master Plan Update for water and sewer utilities and the wastewater treatment plant on March 4, 2003.**

Economic Development Element

The City Council adopted the Economic Development Element on February 17, 2004.

2004 Work Program:

- 1) Create an Economic Development "SWAT" Team to assist in rapidly and effectively meeting with and responding to new commercial and industrial prospects that want to come to the City and establish a business.

STATUS OF GENERAL PLAN IMPLEMENTATION PROGRAMS IN 2003

Zoning Text Amendments

The City Council adopted two zoning code amendments that:

- Eliminated compact parking spaces to meet parking requirements
- Defined Boardinghouse

Municipal Service Review, Sphere of Influence, and Annexations

Municipal Service Reviews (MSRs). Under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 the MSR is required prior to amending the sphere of influence of local governments in the County Local Agency Formation Commission (LAFCO). The LAFCO must then review agency spheres of influence every five years. The purpose of the MSR is to identify where overlapping jurisdictions duplicates government services and where consolidations could occur to make the government processes less confusing and more efficient. The Santa Barbara LAFCO approach to preparing Municipal Service Reviews and updating is to produce valuable, statute-consistent information documents.

Santa Maria provided LAFCO the requested MSR information on February 5, 2004.

Annexation #99 (Robinson). The 79-acre annexation recorded April 14, 2004. The property is zoned Open Space (OS).

Annexation #100 (Enos-Buss). The City Council adopted the Resolution of Application for the 46.9-acre portion of the territory located west of (and including) the College Drive extension. This portion was annexed to the City on November 19, 2003. The remainder portions of Annexation #100 have applications pending for rezoning that may require amendments to the Entrada Este Specific Plan and the General Plan.

Annexation #101 (Bradley Ranch). The City Council referred the annexation to the Planning Commission for a report. City staff will continue to work on the processing of this application that involves amending the City sphere of influence, which requires LAFCO to prepare a municipal service review.

Annexation #102 (Mahoney). The City Council adopted the Resolution of Application for the Refiled Annexation #88 (Mahoney Ranch) in February 2003. The Santa Barbara Local Agency Formation Commission amended the conditions of approval on the Santa Maria sphere of influence and approved the reorganization on March 4, 2004.

Annexation 103 (Black Road Reorganization). The City Council adopted pre-zoning and a resolution of application on September 16, 2003.

Annexation 104 (Hagerman Sports Complex). The City Council adopted pre-zoning and a resolution of application on April 20, 2004.

Annexation 105 (Wastewater Treatment Plant Spreading Basins). This project is currently pending review.

General Plan Text Amendments and Element Updates

One General Plan (Land Use) text amendment, which increased the maximum density in mobile home parks to 10 dwelling units per acre, occurred in 2003. The City Council adopted the Housing Element Update on November 19, 2003.

General Plan and Zoning Map Amendments

City Council acted on three General Plan amendment and zone change (GPZ) applications in 2003.

The following table identifies the “net change” of land use classifications for 67.75 acres of land. The residential impact of the changes made in 2003 resulted in a potential increase of 161 dwelling units when both gains and losses are calculated at maximum density.

LAND USE AMENDMENTS IN 2003

General Plan Land Use Designations	Net Acres “to”	Net Acres “from”
Conservation Open Space		5.00
Recreational Open Space	5.00	
Low Density Residential	44.72	
Low Medium Density Residential		40.00
Medium Density Residential		10.88
High Density Residential	18.03	
Light Industrial		5.26
Heavy Commercial Manufacturing		1.15
General Industrial		5.46
TOTAL:	67.75	67.75

Additionally in 2003, the City Council adopted rezoning to acreage that is pending annexation to the City. When the 884-acre Black Road Reorganization is completed, 480 acres of HCM, 152 acres of GI, and 252 acres of AOS-II land will be added to the City’s land use inventory.

The Mahoney Ranch received rezoning in 1994 and received LAFCO approval for annexation on March 4, 2004. The 447-acre annexation area in the Mahoney Ranch Specific Plan includes the following land use designations (acreage): Lower Density Residential (122), Low Density Residential (74), Low-Medium Density Residential (30), Medium Density Residential (52), Neighborhood Commercial (7), Heavy Commercial/Manufacturing (3), Secondary Agriculture/Open Space (119) and Open Space (40).

Land Divisions

In 2003, The Planning Commission approved 5 tentative maps and 2 parcel maps. The approved maps will result in 361 residential lots, 2 commercial lots, and 2 industrial lots.

Specific Plans

Three specific plan amendments (one Blosser Southeast and two Entrada Este amendments) were approved in 2002. Adopted Specific Plans include:

Hidden Pines Specific Plan (1994, amended 1999)

West Main Specific Plan (1994; amended 1997)

Blosser Southeast Specific Plan (1994; amended 2002 and 2003)

Blosser Southwest Specific Plan (1994; amended in 1998, 1999, and 2000)

Mahoney Ranch Specific Plan (1994)

West Stowell Specific Plan (1994)

Entrada Este Specific Plan (1994; amended in 1997, 2000, and 2002)

Rivergate-Roemer Specific Plan (1994; amended 1998)

Santa Maria Research Park Specific Plan (1995; amended 1998)

North Preisker Ranch Specific Plan (1999; amended 2000)

Special Districts

Special districts provide area wide services for a single function. The City assumes the role of the special district for the most part. The notable exceptions are schools, cemetery, flood control, and airport. In cases where special districts are involved, the City continues to work closely with each district to address its concerns during the development review process.

Assessment Districts

Assessment districts, like special districts, provide an area wide service for a single function, such as: landscaping, street lighting, and park maintenance. If the area is located within a City, the City can administer the assessment district.

Staff uses the PAM (Project Assessment Model) to calculate a Maintenance Annuity Fund (MAF) for annexations—to offset adverse fiscal impacts of development on City levels of service. **MAF will continue to be recommended as a way to help residential development achieve fiscal balance.**

Developer Fees (Growth Mitigation Fees)

The City Council adopted the AB1600 fee ordinance in 1993. The ordinance was revised in 2001 and again in 2003 with the new fee structure effective on September 16, 2003. The ordinance allowed fees paid before September 16 under the previous fee structure to be used for building permits issued prior to January 16, 2004.

Bikeway Grant Applications and Funding

The City has been awarded funds through the Transportation Enhancement Activities (TEA) and Congestion Mitigation Air Quality (CMAQ) programs. Projects funded through these sources include the *Santa Maria Valley Railroad Multi-Purpose Trail*, the *UNOCAL/Battles Road Bikeway*, the *Santa Maria Public Airport Multi-Purpose Trail*, and the *Santa Maria/Guadalupe Dunes Bikeway*.

Santa Maria Valley Railroad MPT-I. Phase Ib construction (from the Santa Maria Country Club to 700-feet south of McCoy Lane) is expected to start construction in Fall 2004; Phase Ic should complete the trail to McCoy Lane in Spring 2005.

Santa Maria/Guadalupe Dunes Bikeway. The City Council approved a License Agreement with Santa Barbara County Flood Control allowing the construction and use of the Santa Maria River Levee for a multi-purpose recreation trail. The MPT-I from Suey Crossing Road to Preisker Lane was completed in 2002. **The second phase of this trail was extended to Blosser Road in 2003.**

Santa Maria Airport Trail. The Santa Maria Airport multi-purpose trail (MPT-I) was completed in 2001. **The connection with the Santa Maria Valley Railroad MPT-I began construction in 2003 and was completed in early 2004.**

Blosser Road Trail. A multi-purpose trail is being incorporated into the design of the Blosser Road street-widening project, which is programmed to start in 2006.

Bradley Channel Trail. **The MPT-I was designed to extend from Carlotti Drive and connect Taylor School to River Oaks Park in 2003.** Construction of the River Oaks Park and Multi-Purpose Trail consists of a 4+ acre park, extension of the Bradley Channel Multi-purpose Trail, and a foot bridge over the Bradley Channel and started construction in 2004.

STATUS OF REGIONAL HOUSING NEEDS ALLOCATION

The Santa Barbara County Association of Governments adopted the Regional Housing Needs Assessment (RHNA) on December 19, 2002. For the seven and one-half-year period of the plan (2001-08), the City of Santa Maria received an allocation of 4,837 households.

The Regional Housing Needs Assessment (RHNA) produces regional, sub-regional and local targets for the amount and type of housing needed over the seven and a half-year period, January 2001 to July 2008. It takes into account unmet housing needs and anticipated housing demand generated by employment growth and population increase.

The RHNA recognizes the need to address the impacts of job-driven population growth and demographic change on the regions housing supply. These impacts affect home prices, choices, availability, affordability and maintenance level of the housing stock. The needs assessment process sets numeric targets that take into account housing demand and social goals, while complying with state housing law. The State Department of Housing and Community Development (HCD) provides a minimum baseline need to SBCAG, which in cooperation with local governments and public input allocates the countywide housing need to local jurisdictions.

A major function of the RHNA is to assure a fair distribution of housing among cities, and unincorporated county sub regions, so the quantity and mix of newly built housing is affordable to low and moderate income households and is equitably shared and located in proximity to jobs. The housing targets are intended to assure that adequate sites and zoning exist to address anticipated housing demand during the planning period. The purpose of the targets also help to ensure that market forces are not inhibited in addressing the housing needs of all economic segments of a community. Breaking down development barriers such as the unavailability of land at higher densities is a major goal of State housing law.

The RHNA is part of a statewide mandate to address housing issues that are related to future growth in the State. The RHNA is designed to address population growth and change, employment patterns and commuting, and housing market changes. The RHNA quantifies existing housing problems such as overcrowding and affordability and assigns a fair share of the regions future housing need to each jurisdiction.

--Santa Barbara County Association of Governments, Regional Housing Needs for Santa Barbara County, page 1.

State law requires the annual report to include ". . . **the progress in meeting its share of regional housing needs** . . ." for monitoring the success of implementing the Housing Element. The Housing Element must be updated to include the current RHNA numbers (Table A) before December 31, 2003.

TABLE A

SANTA MARIA REGIONAL HOUSING NEED ALLOCATION (2001-08)

Santa Maria RHNA	<u>Total</u>	<u><50%</u>	<u>51-80</u>	<u>81-120</u>	<u>+120%</u>
	4,837	1,161	822	1,209	1,645
		24%	17%	25%	34%

TABLE B

SANTA BARBARA COUNTY INCOME LIMITS FOR 2004

HUD Area Median Income: \$64,700

<u>INCOME CATEGORY</u>	NUMBER OF PERSONS IN HOUSEHOLD							
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Extremely Low	13,600	15,550	17,450	19,400	20,950	22,500	24,050	25,600
Very Low Income	22,650	25,900	29,100	32,350	34,950	37,550	40,100	42,700
Lower Income	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,300
Median Income	45,300	51,750	58,250	64,700	69,900	75,050	80,250	85,400
Moderate Income	54,350	62,100	69,900	77,650	83,850	90,050	96,300	102,500

TABLE C

SANTA BARBARA COUNTY 2004 CDBG AND HOME PROGRAM INCOME LIMITS

<u>INCOME CATEGORY</u>	NUMBER OF PERSONS IN HOUSEHOLD							
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
"30%" Limit	13,600	15,550	17,450	19,400	20,950	22,500	24,050	25,600
"50%" Limit	22,650	25,900	29,100	32,350	34,950	37,550	40,100	42,700
"60%" Limit	27,180	31,080	34,920	38,820	41,940	45,060	48,120	51,240
"80%" Limit	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,300

Table D shows the annual assignment of the housing unit production in each income category and recalculates the remainder Regional Housing Needs Allocation. Note that the number of housing units assigned in each income category of Table D reflects a revised estimate based on the housing type, location, and available project marketing information. The information shows low income (i.e., household incomes that are less than 80% of the County median income for the size of the household) housing units built that are qualified with affordability restrictions for 10-years or more.

Problems with quantification occur where projects are not qualified as affordable housing. The distinction between moderate (80% to 120%) and above moderate (over 120%) cannot be quantified through the routine City processes or available information sources. Generally, the moderate-income category includes all houses on partially developed lots, apartment units, and senior housing not counted for low-income housing.

In 2003, 1,024 units were built in the City with 1,021 net units added to the housing stock. Three units were demolished; 648 single family detached dwelling units, 34 units in 14 buildings (each with 2-4 units), and 192 other apartments were built. **Overall, the City has achieved 44% of its 2008 Regional Housing Needs Allocation—mostly for above moderate income.** Of the moderate and below moderate income housing total of 3,192 units targeted, 256 (13%) have been built.

TABLE D									
FINAL BUILDING INSPECTIONS									
<u>REVISED</u> UNITS BY INCOME GROUP BY YEAR (2001-08)									
Income Group	Regional Share	2001	2002	2003	2004	2005	2006	2007	2008
Very Low (<50%)	1,161	0	36	60					
percentage of total:	24%								
remainder units:		1,161	1,125	965					
remainder percentage:		24%	23%	22%					
Other Lower	822	1	5	154					
percentage of total:	17%								
remainder units:		821	816	662					
remainder percentage:		17%	17%	14%					
Moderate (80-120%)	1,209	18	77	5					
percentage of total:	25%								
remainder units:		1,191	1,114	1,109					
remainder percentage:		25%	23%	23%					
Above Moderate	1,645	377	576	802					
percentage of total:	34%								
remainder units:		1,268	691	-	-	-	-	-	-
remainder percentage:		26%	14%	-2%	0%	0%	0%	0%	0%
Total	4,837	396	694	1,021					
percentage of total:	100%								
remainder units:		4,441	3,747	2,726					
remainder percentage:		92%	77%	56%					

City Internet References:

- 1) Major Residential Projects List Summary and Project Map (7/28/2004)
<http://www.ci.santa-maria.ca.us/54327-July2004ResList.pdf>
- 2) Non-Residential Projects List Summary and Project Map (7/28/2004)
<http://www.ci.santa-maria.ca.us/54327-July2004CommIndList.pdf>
- 3) Non-Residential Projects History 1986 to Present
<http://www.ci.santa-maria.ca.us/54327-CommercialIndustrialHistory.pdf>