

# 2005 General Plan Annual Report

SP-2006-005



City of Santa Maria

Prepared by the  
Community Development Department

Authorized for filing by City Council on April 4, 2006

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## 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 2006. 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.

## 2005-06 Community Development Department Goals / Objectives

1. Adopt and implement the Downtown Specific Plan, to clearly define the downtown area, to stimulate development and to enhance a greater sense of civic pride and economic vitality. **Status:** *Public Hearing Draft received from the consultant team and was distributed; environmental review was started in January 2006. Adoption expected in 2006.*
2. Assist in the formulation and implementation of an on-going management organization to facilitate design, organization, promotions, and economic restructuring for the downtown, based on the California Main Street program. **Status:** *Ongoing; part of the Downtown Specific Plan action steps.*
3. Update and refine the Economic Development Element of the General Plan. **Status:** *Economic Development Element Update was approved by City Council in February 2006.*
4. Continue progress toward the eventual implementation of a Geographic Information System (GIS) with other City departments. **Status:** *The City Council adopted the City Zoning Map in December 2005, which served as a demonstration project; a GIS Committee has been formed and an implementation plan will follow in 2006.*
5. Commence advance planning for future amendments to Spheres of Influence and Municipal Service Reviews as a precursor to future annexations, in order to provide for future growth options. **Status:** *Programs recommended for inclusion in the 2006-08 Budget.*
6. Study current industrial zoning districts and propose amendments to the City Council in order to address current and future needs of the marketplace which will also foster job growth. **Status:** *Zoning text amendments will be considered in 2006.*
7. Reassess the department's customer service feedback system to evaluate the effectiveness of the department's customer service. **Status:** *Use of feedback forms and verbal feedback, ongoing.*

8. Amend the General Plan to proactively create an industrially zoned "secure" area to foster job creation. **Status:** *General Plan amendments to the Land Use and Economic Development Elements will be considered in 2006.*
  
9. Seek certification of the Housing Element by the State of California Department of Housing and Community Development (HCD). **Status:** *Staff transmitted proposed revisions to the State HCD for 60-day comment on December 30, 2005. Following HCD authorization, a General Plan amendment to bring the Housing Element into compliance should be considered in 2006.*
  
10. Review current Specific Plans to assess which plans are appropriate candidates for updating and initiate the process to start the update(s). **Status:** *A component of the proposed FY 2006-08 Budget.*

## 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 sections on Recreation and Parks, Public Facilities and Services, Private and Community Services, and Growth Management. 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 rapid growth accentuates change, 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 implement 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 as shown on the following Organizational Chart (2006). 2005 proved to be a transitional year for the Department.

The Building Division lost two inspectors and one inspector moved into a vacated plans examiner position. Presently, three of eleven full-time Building Division positions remain vacant. One contract inspector has filled in during the periods of short staffing levels. The Division increased the number of Permit Technicians and reorganized to create a Building Permit Supervisor. After a mid-year salary adjustment for the Building Inspector and Plan Check classifications, the Plan Check Engineer position remains unfilled.

With the mid-year budget adjustments, the City Council authorized the creation of an additional Planner III position, which resulted in a promotion opportunity and a vacant Planner II position. Soon after receiving Council authorization to hire additional staff, the Planning Division Manager and a Planner II incumbent terminated their employment—creating three full-time staff vacancies out of the seven authorized Planning staff positions. Peggy Woods filled the Planning Division Manager position in January 2006.

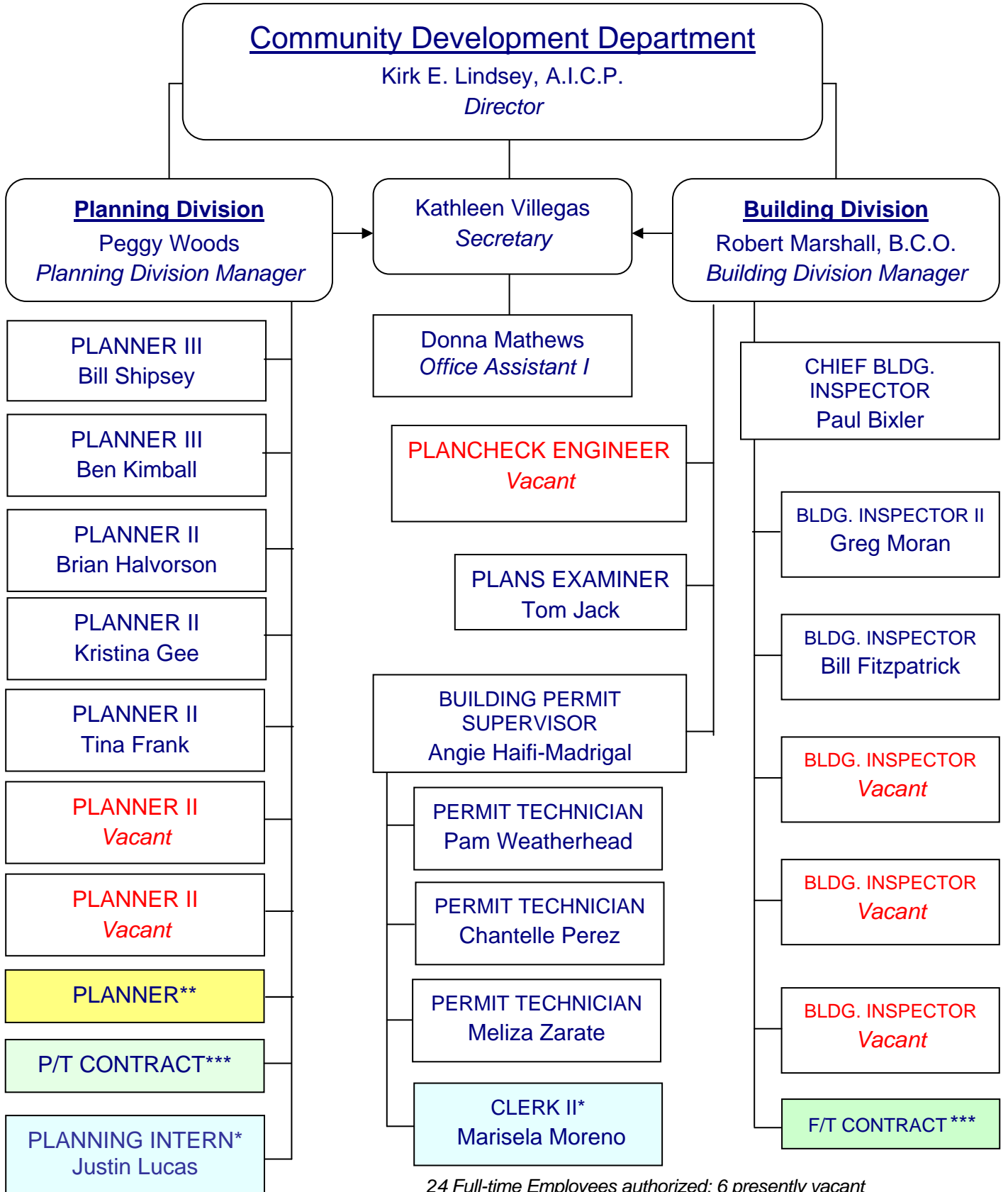
### **Building and Safety Division**

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. In 2005, the Board of Appeals did not meet.

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 2005, building inspectors made **16,497 construction and safety related inspections—down 38.5 percent** from 2004, and this division issued **1,683 permits—down 35 percent** from 2004, but above the 25-year average. For the first time, staff placed the 12-monthly Building Permit reports for 2003, 2004, and 2005 on the City homepage at: <http://www.ci.santa-maria.ca.us/54327.html>. As time permits, each monthly Permit Activity Report will be added to the Building Division pages in 2006.

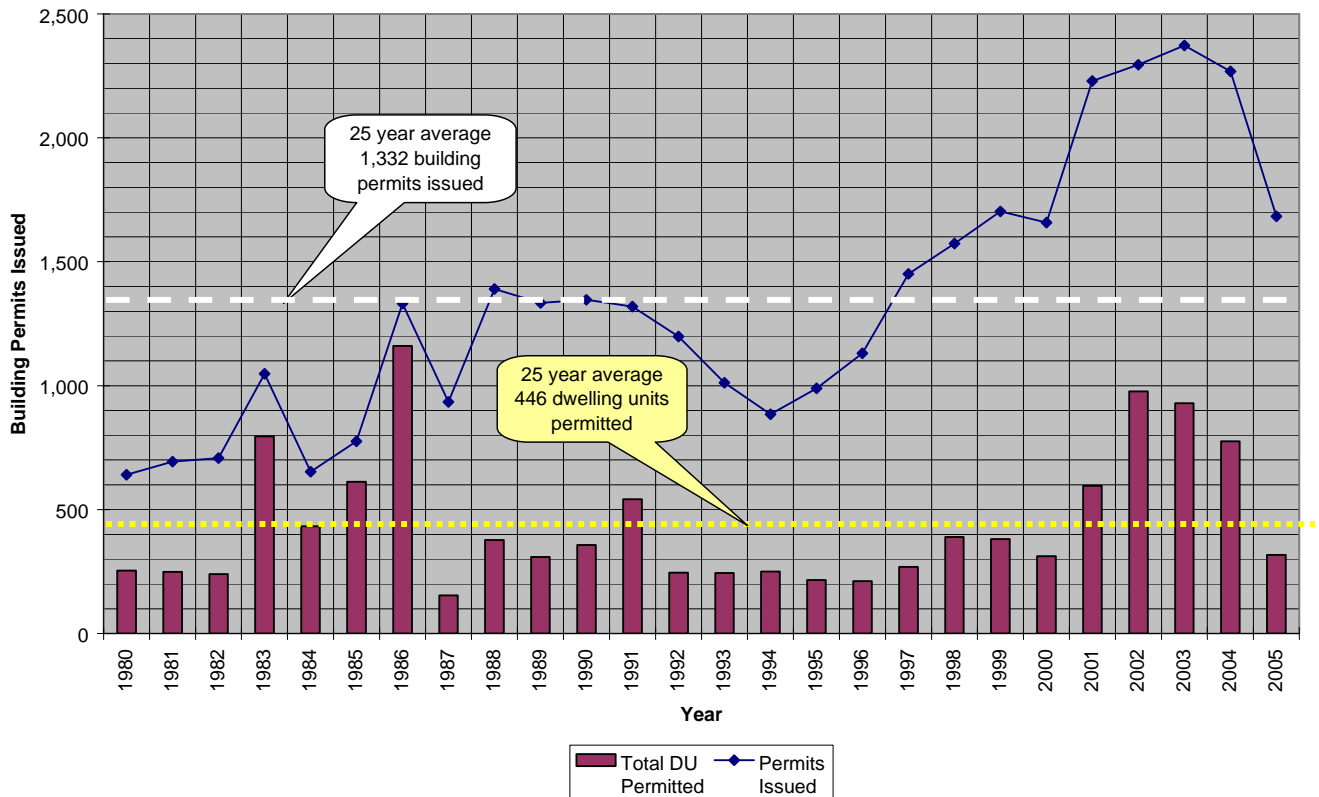
## 2006 ORGANIZATIONAL CHART



24 Full-time Employees authorized; 6 presently vacant  
 2 Part-time\*    1 Limited-service\*\*    1 F/T & 3 P/T Contract\*\*\*

On the following chart, the data lines illustrate the annual and average number (1,332) of building permit activities in Santa Maria from 1980 to 2005; the bar shows the residential units permitted each year and the average number (446 units) of residential building permits issued.

**Building Permits and Units Issued 1980-2005**



Development Climate in 2005

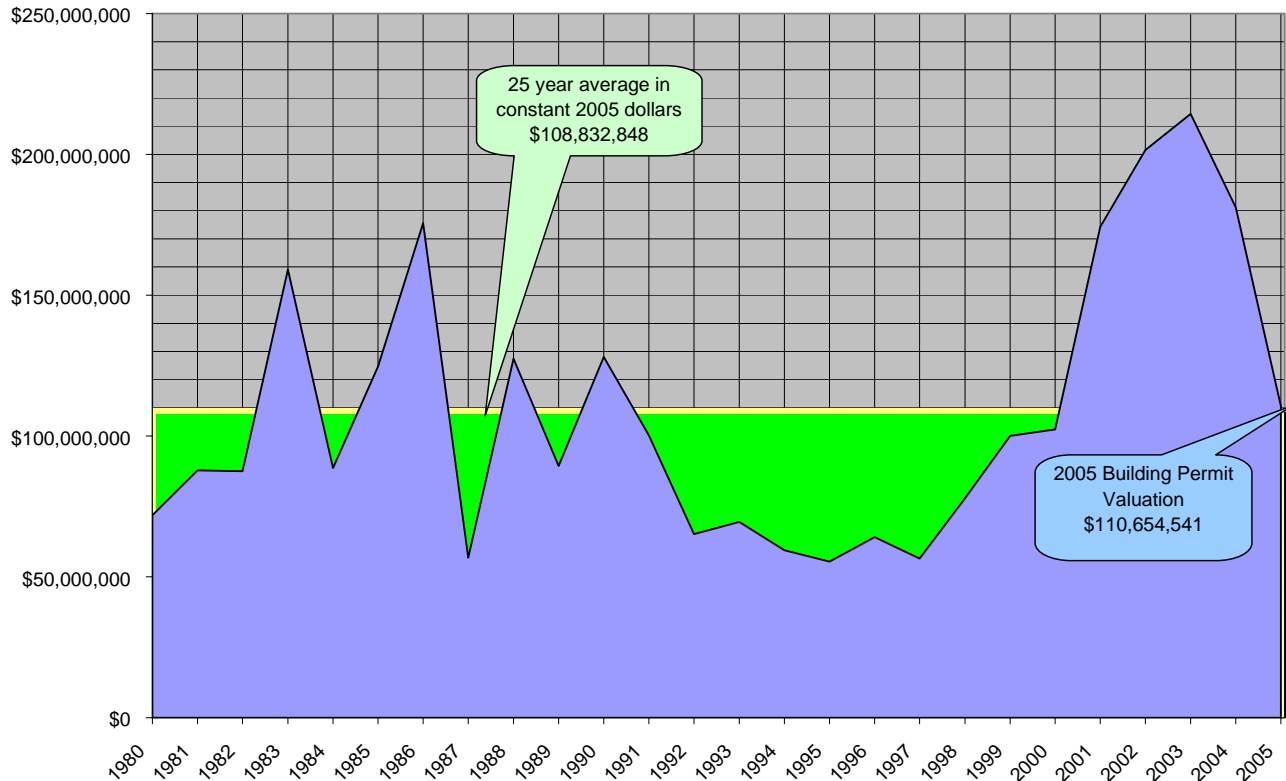
The development cycle often trends with the cost of land, materials, labor and financing. Commencing in 1997, the trend for land has increased most rapidly. Over the past five years, worldwide demand for construction materials—especially wood, concrete, and steel—rose incessantly and drove local prices higher than ever before. Skilled and semi-skilled tradespersons have been in high demand for the past five years and hourly wages in the construction industry have increased over the same period. Low interest rates fueled a home buying frenzy that started to cool in 2005.

Uncertain demand for high priced single-family (detached) housing resulted in growing interest in other types of construction. Additionally, the mixed-use ordinance allows multi-family apartments to integrate with commercial uses. Increasing flexibility and housing diversity helps spread the potential investment risks and the public acceptance of mixed uses, townhouses, and condominiums as alternatives to single-family detached and apartment complex living provides developers and consumers additional protection from market transitions.



The Building Division prepares a monthly permit activity report identifying the number of building permits issued and the dollar valuation. The total valuation of **\$110,654,541 in 2005 declined 59 percent** from 2004. The Building Permit Valuation Chart, below, illustrates the cyclical nature of construction activities over the past 25 years. Beginning in 1997, however, the growth in activity has been constantly increasing. Over the past five years, construction activity has been at, or above, the valuation average of \$108,800,000—measured in constant dollar amounts.

**Building Permit Valuation 1980-2005 in Constant 2005 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. The City posts Planning Commission meeting agendas and minutes on the City homepage at <http://www.ci.santa-maria.ca.us/40127.html>. The Planning Commission held **24** public meetings, which included a special joint meeting with the City Council, and **23** study sessions in 2005. 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 2005, the Planning Division received **82** environmental clearance applications, **16** land division applications, **31** Planned Development Permits, **51** Use Permits, **12** general plan text amendments, and **4** zoning text amendments. The Community Development Department received **2,051** building permit applications, **103** sign permit applications, and issued **1,751** building permits in 2005. Staff conducted **1,006** 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 web site.

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.

2006 Work Program:

- 1) **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. Where applicable, the City will initiate the removal of the Senior Housing overlay zoning districts.
- 2) **Implementation of GIS:** The Community Development Department will continue implementing Geographic Information Systems (GIS) to facilitate land use and zoning inventory reports.

- 3) **Downtown Specific Plan:** The Planning Commission and City Council will hold public hearings to review the Downtown Specific Plan in 2006.
- 4) **Implementation of Housing Legislation:** The City will initiate amendments to the Land Use Element establishing minimum densities in residential designations – AB2348 (Mullin). Zoning code amendments to S.M.M.C. 12-46, amending the Density Bonus provisions, will be initiated to comply with recently enacted State Law – SB1818 (Hollingsworth).

### **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.

2006 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 May 17, (effective August 8) 2005, 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 and amended the Housing Element on November 16, 2004. The State Department of Housing and Community Development letter dated February 4, 2004, identified several corrections necessary for the State to find the Housing Element in compliance; the Housing Element amendments include a commitment to comply with State Law and achieve State certification. The Housing Element must be updated every five years.

2006 Work Program:

- 1) **Housing Element Implementation:** Staff will initiate the zoning text and land use amendments that were authorized by the City Council on November 16, 2004. Specifically, these include amendments to the Land Use Element and zoning ordinance (S.M.M.C. Title 12).
- 2) Staff continues working with State Department of Housing and Community Development (HCD) staff finalize the State certification before April 1, 2006.

## **Safety Element**

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

## **Noise Element**

On December 16, 1997, the City Council adopted the Noise Element and 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 Master Plans**

The Public Facilities and Services Element remains the oldest element of the General Plan, which the City Council adopted by the on April 15, 1968. The 1987 General Plan update and reformat incorporated portions of this plan into the Resources Management Element. The Master Plan includes three parts: Water, Sewer, and Drainage. The City Council adopted the Utility Master Plan Update for water and sewer utilities and the wastewater treatment plant on March 4, 2003. The City Utilities Department prepares revisions to the Public Facilities Master Plan as needed.

## **Economic Development Element**

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

2006 Work Program:

1. **Economic Development Update:** The City Council is scheduled to update the Economic Development Element in February 2006. The update reflects changes in organization between economic development agencies.
2. **Economic Development Annual Report:** Generate an Annual Report on the status of the Economic Development Element implementation.

## Status of General Plan Implementation Programs in 2005

### Zoning Text Amendments

The City Council adopted three zoning code amendments in 2005 that:

- authorized the distribution and sale of the color Zoning Map;
- adopted amendments to the Sign Ordinance (Title 12-32); and
- amended various sections of Title 12.

### 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 duplicate 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.

The LAFCO received the Santa Maria MSR report on February 2, 2006. The staff recommended action was:

*In consideration of information gathered and evaluated during the Municipal Service Review it is recommended the Commission **affirm the current Sphere of Influence and that consideration of expansion or revision be considered when an application from the City is received.** (Emphasis added.)*

### Annexations in 2005 (refer to aerial photo on page 10)

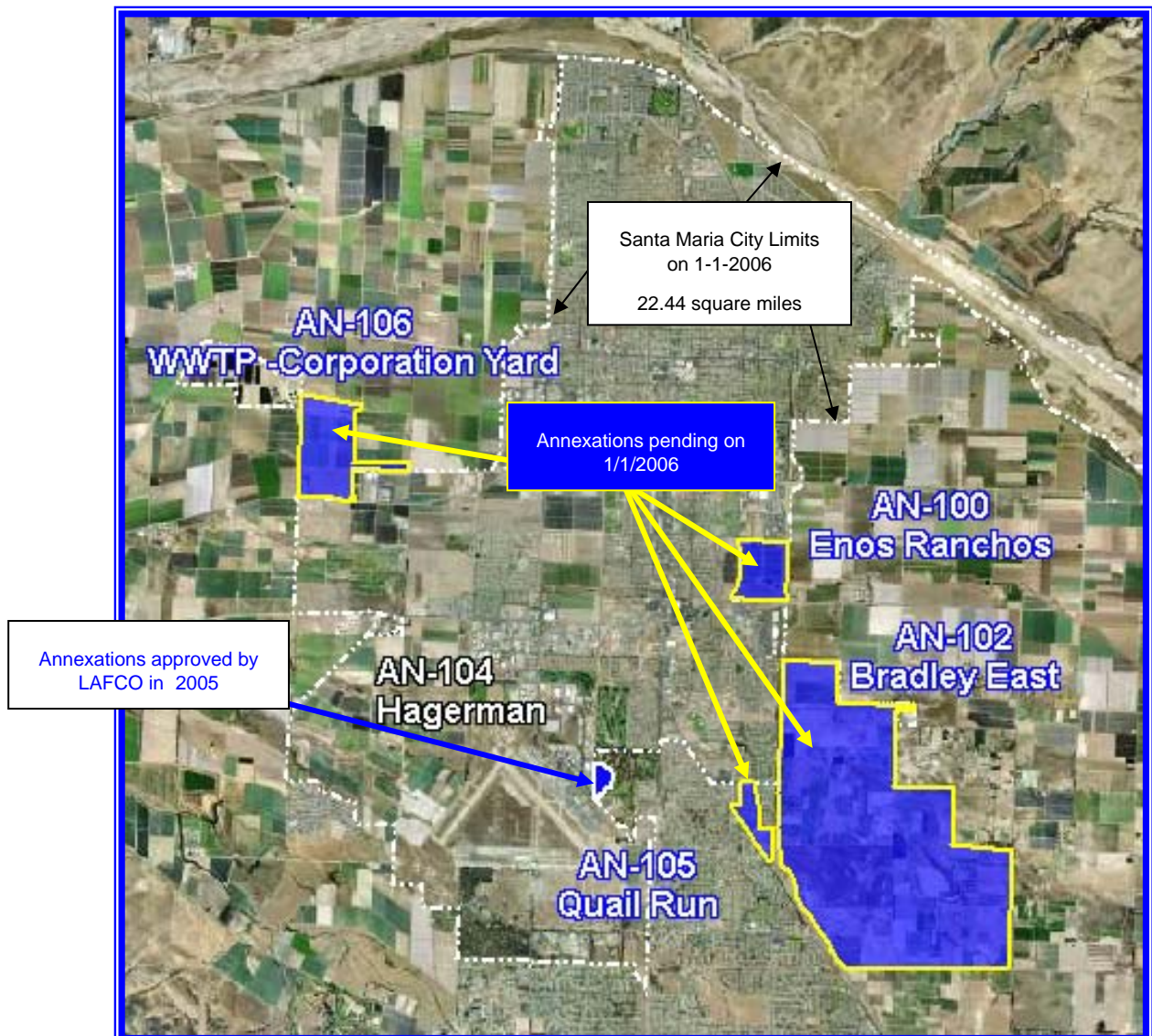
*Annexation 104 (Hagerman Sports Complex).* In 2005, the Santa Barbara Local Agency Formation Commission (LAFCO) approved one annexation that should record in spring 2006. The resulting expansion of the City Limits adds 20.6 acres; the City encompasses 22.47 square miles.

The aerial photo on page 10 also shows four annexations (with blue shading and yellow outline) where the staff and applicants continue processing in 2006. These include:

- ♦ *Annexation #100 (Enos-Buss).* The 122-acre 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 continues to work on the processing of this application that involves amending the City sphere of influence following the LAFCO Municipal Service Review in February 2006.
- ◆ Annexation #105 (Quail Run). The City Council referred the annexation to the Planning Commission for a report. City staff continues to work on the processing of this application.
- ◆ Annexation #106 (Wastewater Treatment Plant Spreading Ponds). An Environmental Impact Report (EIR) for the proposed project should be completed in spring 2006; the EIR allows the rezoning and annexation projects to be considered by the Planning Commission and City Council in the summer of 2006. This application that involves amending the City sphere of influence following the LAFCO Municipal Service Review in February 2006.

*Aerial Photo showing the City of Santa Maria City Limits as of January 1, 2006*





## **General Plan Text Amendments and Element Updates**

In 2005, no General Plan Updates occurred.

## **General Plan and Zoning Map Amendments**

City Council acted on four General Plan amendment and zone change (GPZ) applications in 2005.

The following table identifies the “net change” of land use classifications for 26.79 acres of land.

### **Land Use Amendments in 2005**

<b>General Plan Land Use Designations</b>	<b>Net Acres “to”</b>	<b>Net Acres “from”</b>
Conservation Open Space		20.00
Low Density Residential	12.40	
Medium Density Residential		0.75
High Density Residential	8.35	
Commercial Professional Office		5.85
General Commercial	6.04	
Heavy Commercial Manufacturing		0.19
<b>TOTAL:</b>	<b>26.79</b>	<b>26.79</b>

## **Land Divisions**

In 2005, this division processed seven tentative subdivision maps, four tentative parcel maps, one final map, three parcel maps, three lot line adjustments, and six mergers.

## **Specific Plans**

The City Council approved two specific plan amendments (Blosser Southeast and Entrada Este) in 2005. 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, 2003, and 2005)
- *Blosser Southwest Specific Plan* (1994; amended: 1998-99, 2000, 2004, and 2005)
- *Mahoney Ranch Specific Plan* (1994)
- *West Stowell Specific Plan* (1994)
- *Entrada Este Specific Plan* (1994; amended: 1997, 2000, 2002, and 2005)
- *Rivergate-Roemer Specific Plan* (1994; amended: 1998)
- *Santa Maria Research Park Specific Plan* (1995; amended: 1998)
- *North Preisker Ranch Specific Plan* (1999; amended: 2000)

## **Density Bonus, TEFRA Resolutions, and LIHTC Projects**

Qualified affordable housing projects that guarantee at least 10-years of housing unit affordability in accord with either State or Federal guidelines may be counted toward the Regional Housing Needs target groups earning less than 80 percent of the median income for Santa Barbara County.

## **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.

## **Developer Fees (Growth Mitigation Fees)**

The City Council adopted the AB1600 fee ordinance in 1993. The City Council adopted the updated ordinance with a new fee structure effective August 8, 2005.

## **Bikeway Grant Applications and Funding**

The City received 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.** The City completed Phases 1b and 1c, from the Santa Maria Country Club to McCoy Lane, in 2005. Phase 2, extending from Stowell Road to Main Street is undergoing environmental review by Caltrans.

**Santa Maria/Guadalupe Dunes Bikeway.** The MPT-I extends on top of the Santa Maria River Levee from Suey Crossing Road to Blosser Road.

**Santa Maria Airport Trail.** The Santa Maria Airport MPT-I connects with the Santa Maria Valley Railroad MPT-I.

**Blosser Road Trail.** The Blosser Road reconstruction project incorporates a multi-purpose trail design that should start construction 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 started in 2004 and the trail opened in 2005.**



## Status of Regional Housing Needs Allocation

The Santa Barbara County Association of Governments (SBCAG) 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.

**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. (Emphasis added)**

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

\* Subsequent legislation extended the Housing Element Update schedule to June 30, 2009.

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)\*

<b>Santa Maria RHNA</b>	<u>Total</u>	<u>&lt;50%</u>	<u>51-80</u>	<u>81-120</u>	<u>+120%</u>
	<b>4,837</b>	<b>1,161</b>	<b>822</b>	<b>1,209</b>	<b>1,645</b>
	100%	24%	17%	25%	34%

The Housing Element, including the current RHNA numbers, was adopted in November 2003.

In the November 3, 2005, report to the SBCAG Technical Planning Advisory Committee (TPAC) Item #6 states, "**A total of 10,712 residential units were built, under construction, or approved within Santa Barbara County from the period beginning in January 2000 through December 2004.**"

The report highlights that the City of Santa Maria accounted for almost half the County total during the five-year period. It states that about 73 percent of the housing was located in the North County. The full report is located on the SBCAG website at: <http://www.sbcag.org/adcm meetings2005.html>

TABLE B

**Santa Barbara County Income Limits for 2005**

HUD Area Median Income: \$64,700

Number of Persons in Household

<u>Income Category</u>	<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	<b>19,400</b>	20,950	22,500	24,050	25,600
Very Low Income	22,650	25,900	29,100	<b>32,350</b>	34,950	37,550	40,100	42,700
Lower Income	36,250	41,400	46,600	<b>51,750</b>	55,900	60,050	64,200	68,300
Median Income	45,300	51,750	58,250	<b>64,700</b>	69,900	75,050	80,250	85,400
Moderate Income	54,350	62,100	69,900	<b>77,650</b>	83,850	90,050	96,300	102,500

TABLE C

**Santa Barbara County 2005 CDBG  
and HOME Program Income Limits**

Number of Persons in Household

<u>Income Category</u>	<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	<b>19,400</b>	20,950	22,500	24,050	25,600
"50%" Limit	22,650	25,900	29,100	<b>32,350</b>	34,950	37,550	40,100	42,700
"60%" Limit	27,180	31,080	34,920	<b>38,820</b>	41,940	45,060	48,120	51,240
"80%" Limit	36,250	41,400	46,600	<b>51,750</b>	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 an income estimate based on the housing type, location, and available project marketing information. The information shows low income (i.e., qualified household incomes that are less than 80% of the County median income for the size of the household) housing units built that include price/rent 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, conversions of buildings to residential uses, and senior housing not counted for low-income housing.

As the result of new construction or conversion, a total of 601 new housing units were built and six houses were demolished. These units consisted of **449** single family detached dwelling units, **72** single family attached (condominium) units, **15** units were added to 11 existing single-family houses in multi-family districts, and **65** other apartments received final inspections in 2005; twelve of the apartments built in 2005 with a density bonus. **Overall, the City has achieved 50% of its 2008 Regional Housing Needs Allocation by income group. The 3,816 units constructed constitute 79% of the total 4,837 unit RHNA allocation.**

<b>TABLE D</b>									
Final Building Inspections									
Units by Income Group by Year (2001-08)									
<u>Income Group</u>	<u>Regional Share</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008*</u>
<u>Very Low (&lt;50%)</u>	<b>1,161</b>	0	36	60	61	<b>0</b>			
percentage of total:	<b>24%</b>								
remainder units:		1,161	1,125	1,065 <sup>1</sup>	1,004	<b>1,004</b>			
remainder percentage:		24%	23%	22%	21%	<b>21%</b>			
<u>Other Lower</u>	<b>822</b>	1	5	154	35	<b>12</b>			
percentage of total:	<b>17%</b>								
remainder units:		821	816	662	627	<b>615</b>			
remainder percentage:		17%	17%	14%	13%	<b>13%</b>			
<u>Moderate (80-120%)</u>	<b>1,209</b>	18	77	5	265	<b>50</b>			
percentage of total:	<b>25%</b>								
remainder units:		1,191	1,114	1,109	844	<b>794</b>			
remainder percentage:		25%	23%	23%	17%	<b>16%</b>			
<u>Above Moderate</u>	<b>1,645</b>	377	576	802	743	<b>550</b>			
percentage of total:	<b>34%</b>								
remainder units:		1,268	691	-	-	<b>-</b>	-	-	-
remainder percentage:		26%	14%	-2%	-18%	<b>-28%</b>	0%	0%	0%
<u>Total</u>	<b>4,837</b>	396	694	1,021	1,104	<b>601</b>			
percentage of total:	<b>100%</b>								
remainder units:		4,441	3,747	2,726	1,622	<b>1,021</b>			
remainder percentage:		92%	77%	56%	34%	<b>21%</b>			

<sup>1</sup> Correction of the 2003 Annual Report

\* State Law extended the next Housing Element Update schedule to June 30, 2009.

## City Internet References

<http://www.ci.santa-maria.ca.us/54327.html>

- 1) Monthly Building Permit Reports 2003-2005
- 2) Major Residential Projects Lists from 1999 to Present
- 3) Non-Residential Projects List from 1999 to Present
- 4) Non-Residential Projects History from 1986 to Present