

2006 General Plan Annual Report

SP-2007-007



City of Santa Maria

Prepared by the
Community Development Department

Authorized for filing by City Council on June 5, 2007

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Purpose of the Annual Report

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. 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.

2006-07 Community Development Department Goals / Objectives

Following is a brief status on the achievement of various goals and objectives for the City of Santa Maria Community Development Department.

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 was distributed and posted on the Internet; an EIR is currently in preparation. Adoption expected in 2007.*
2. Look into the feasibility of formulating 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. Continue progress toward the eventual implementation of a Geographic Information System (GIS) with other City departments. **Status:** *The City GIS implementation plan commenced in 2006 and implementation is an ongoing effort. The Community Development Department will continue to populate individual layers as time and resources permit.*
4. 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.*
5. 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:** *One zoning text amendment was approved in 2006; the amendment grants the Planning Commission greater flexibility in approving industrial subdivisions with smaller parcels through the PD Permit.*
6. 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.*
7. Amend the General Plan to proactively create an industrially zoned "secure" area to foster job creation. **Status:** *The Economic Development Element of the General Plan, originally adopted in 2004, was amended on February 21, 2006.*

8. Successfully secure certification of the Housing Element by the State of California Department of Housing and Community Development. **Status:** *Housing Element certified by HCD in December, 2006.*
9. Review current Specific Plans to assess which plans are appropriate candidates for updating and initiate the process to start the update(s). **Status:** *This is a programmed component of the 2006-08 FY Budget.*
10. Engage in discussions with California Polytechnic State University, San Luis Obispo, to create an internship program for students to participate in. **Status:** *This is a programmed component of the 2006-08 FY Budget. Special projects may be tasked to Cal Poly in 2007.*

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. The City Council adopted the Economic Development Element on February 17, 2004 and substantially amended in February, 2006.

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. The 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.

Community Development Department Staffing Levels

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 (2007).

Presently, 12 percent of the full-time (FT) positions remain vacant; the vacancies consist of one Planner and two Building Inspectors. In the 2004 Annual Report, nine percent staff vacancy was reported; in the 2005 Annual Report, staff vacancy increased to 21 percent.

The number of FT positions reported increased to **25** in 2006 from **21** in 2003, which was the last General Plan Annual Report that showed all FT positions filled. This represents a 19 percent increase from 2003. By 2006, three additional part-time positions were funded beyond the 2003 staffing levels. In 2006, two Planning Internship positions were added.

Building and Safety Division

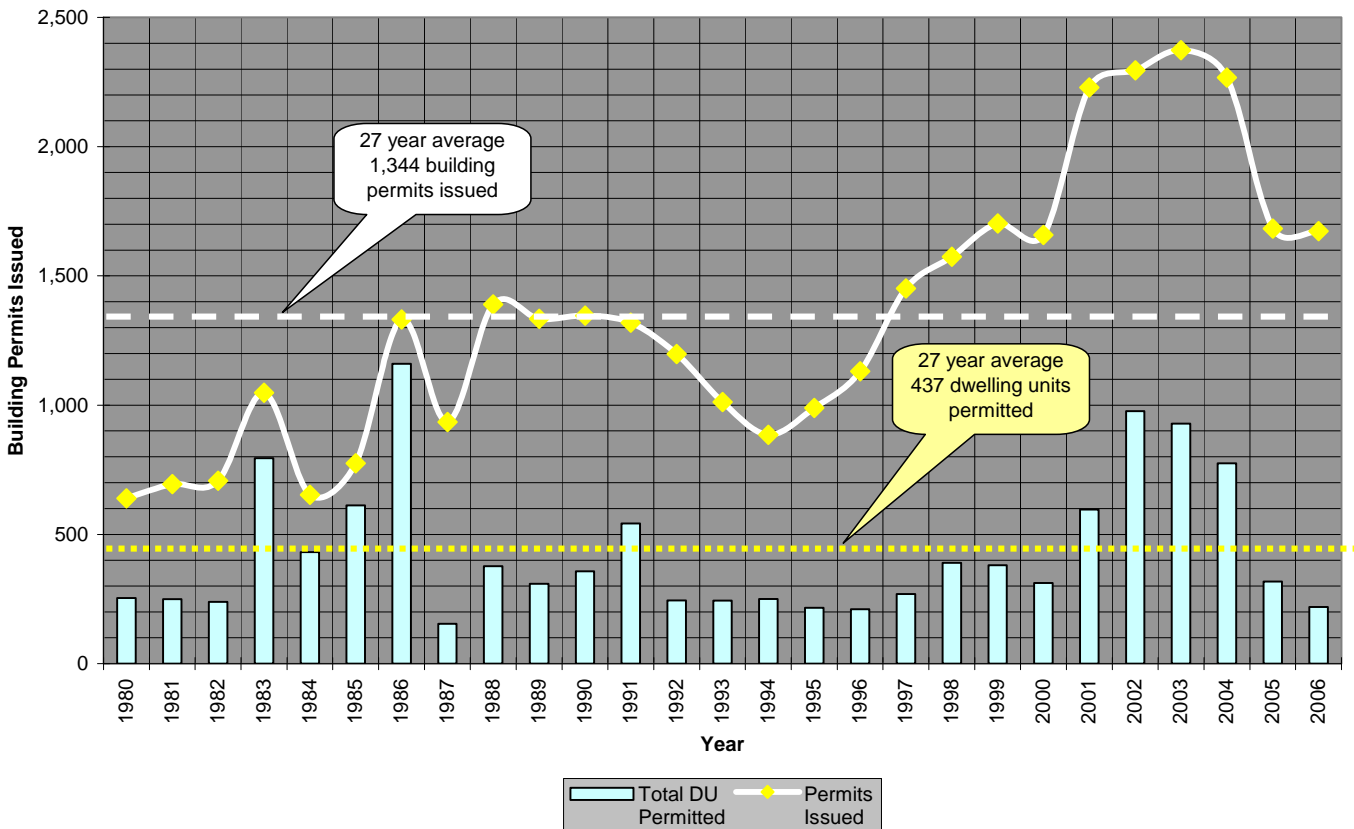
The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately owned structures, appurtenances and land. These regulations include the building, housing, 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 did not meet in 2006.

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 2006, building inspectors made **12,860 construction and safety related inspections—down 38.5 percent** from 2005, and this division issued **1,673 permits—almost even with 2004** and still above the 27-year average—from 1980 through 2006. The [Monthly Building Permit Reports from 2003-2006](#) continue to be maintained for public inspection the City Internet pages. Each monthly Permit Activity Report is also posted on the Building Division pages in 2006. Go to the [Building Permit Information Page](#) for the Current Year to Date monthly reports.

The following chart illustrates the last 27-years of building permit data in Santa Maria—from 1980 to 2006. The data lines show the annual (solid line) and average (dashed line) number (1,332) of building permits issued by year; the bar shows the number of residential units permitted each year and the average number (437 units) of the period.

Building Permits and Units Issued 1980-2006



The Building Division prepares a monthly permit activity report identifying the number of building permits issued and the dollar valuation. The total valuation of **\$133,304,697 in 2006 rose 20 percent** from 2005, which had been an average year for construction valuation. The Building Permit Valuation Chart, above, illustrates the cyclical nature of construction activities over the past 27 years. Construction activity has been at, or above, the historic average valuation since 1999 and has increased to \$112,880,000—measured in constant dollar amounts. The Building Division reviewed **406** business license applications with zoning reviews.

2007 ORGANIZATIONAL CHART

Community Development Department

Kirk E. Lindsey, A.I.C.P.
Director

Planning Division

Peggy Woods
Planning Division Manager

ADVANCE PLANNER
Brian R. Smith, AICP

PLANNER III
Wm. Shipsey

PLANNER III
Ben Kimball

PLANNER II
Brian Halvorson

PLANNER II
Bill Scott

PLANNER I
Greg Stones

PLANNER I
Becky Washburn

PLANNER II
Vacant

PLANNER**

P/T CONTRACT***

PLANNING INTERNS*
Ian R. Peterson
--OPEN POSITION--

SECRETARY

Kathleen Villegas

OFFICE ASSISTANT II
Donna Mathews

OFFICE AIDE***
Sandra Cachola

PLANCHECK ENGINEER
Mark Green

PLANS EXAMINER
Tom Jack

BUILDING PERMIT
SUPERVISOR
Angie Haifi-Madrigal

PERMIT TECHNICIAN
Pam Weatherhead

PERMIT TECHNICIAN
Meliza Zarate

PERMIT TECHNICIAN
Marisela Moreno

CLERK II*
Noemi Hernandez

Building Division

Robert Marshall, B.C.O.
Building Division Manager

CHIEF BLDG.
INSPECTOR
Paul Bixler

BLDG. INSPECTOR II
Greg Moran

BLDG. INSPECTOR
Dave Kuzawa

BLDG. INSPECTOR
Seth McMillan

BLDG. INSPECTOR
Vacant

BLDG. INSPECTOR
Vacant

25 Full-time Employees authorized; 3 presently vacant
2 Part-time* 1 Limited-service** 2P/T Contract***

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 Internet pages. The Planning Commission held **23** public meetings and **24** study sessions in 2006.

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 2006, the Planning Division received **99** environmental clearance applications, **30** new land division applications, **11** merger applications, **10** lot line adjustment applications, **1** Certificate of Compliance, **28** Planned Development Permits, **61** Use Permits, **12** general plan text amendments, and **3** zoning text amendments. In 2006, **7** Parcel Map and **7** Tract Map subdivisions were recorded. The Community Development Department received **1,612** building permit applications, **111** sign permit applications, and issued **1,673** building permits in 2006. There were **215** zoning reviews for Home Occupations.

The Planning Division prepares and distributes the Residential and Non-Residential [Development Activity Lists](#) 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 from 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.

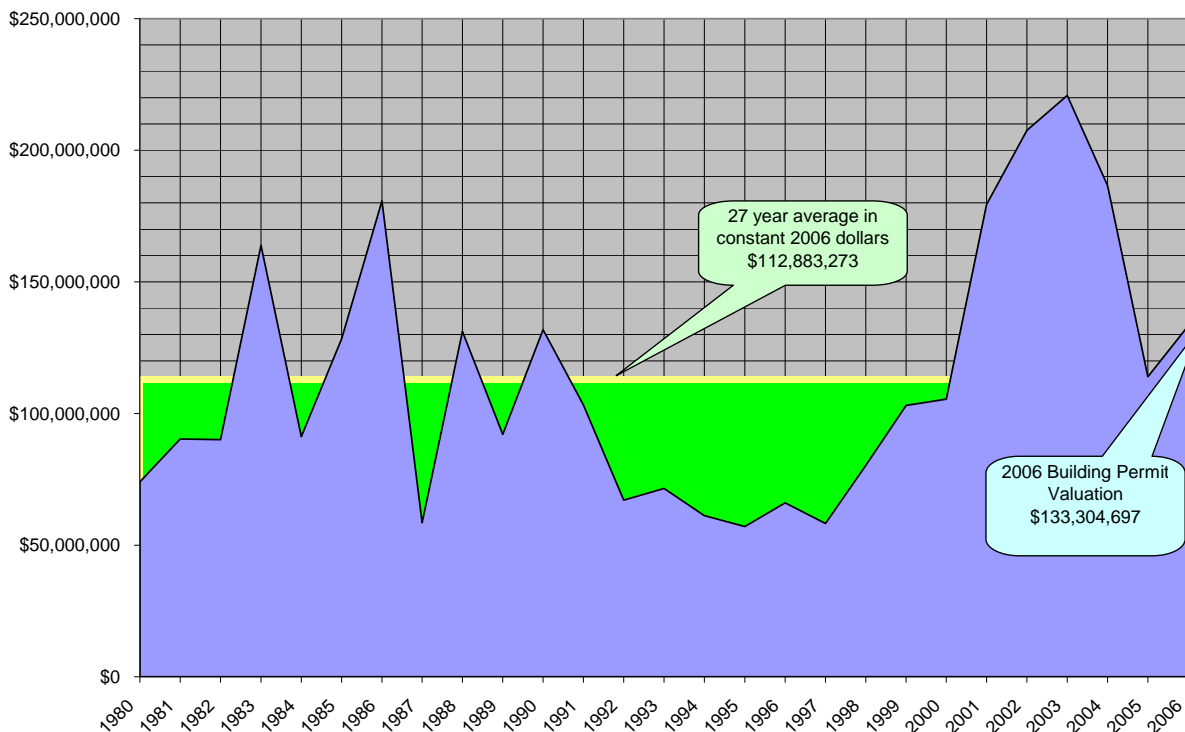
Development Climate in 2006

Low interest rates followed by creative financing fueled house sales through 2005. This home buying frenzy started to cool with climbing home prices and higher interest rates in 2005. Risky financing practices—short-term, adjustable rate mortgages and no money down purchases—resulted in negative equity accumulation in 2004 and 2005. With no money invested and no equity captured, many housing speculators are defaulting on purchases. This pattern has not been a local phenomena; it has occurred across the nation and continues to slow residential demand into 2007 will the tightening of loan qualifications by lending institutions.

As a way to compete in a growing buyer's market, residential builders are seeking to amend PD Permits that were approved with “promises” of top quality architecture and amenities. Because the single-family attached (i.e., condominium and townhouse) products consist of about half the approved residential units, many developers are seeking ways to lower association fees, which would attract qualified buyers.

Conversely, the retail-commercial, office, industrial, warehouse, and distribution development activity picked up the pace of construction as residential activity slowed—producing a stronger than average 2006. As residential markets slowed, real estate investors found non-residential land to be a better real estate investment in 2006. The 2005 mixed-use ordinance augmented the development of non-residentially zoned land because it allows greater flexibility in the uncertain times of market transitions.

Building Permit Valuation 1980-2006 in Constant 2006 Dollars



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.

The 2007 work program includes making all General Plan elements available for the public to review on the City web page.

General Plan Text Amendments and Element Updates

In 2006, the City Council adopted resolutions updating the Economic Development Element and the Housing Element. No other element text amendments occurred in 2006.

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.

2007 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 law.
- 2) **Implementation of GIS:** The Community Development Department will continue implementing Geographic Information Systems (GIS) to facilitate land use and zoning inventory reports.
- 3) **Internet Availability:** The Land Use Element will be converted or scanned into .pdf files and formatted for posting on the City Internet page in 2007.
- 4) **Downtown Specific Plan:** The adoption of the specific plan was delayed by the decision to prepare an environmental impact report for the project. The EIR and Downtown Specific Plan public hearings are expected to be reviewed by the Planning Commission and City Council in 2007.

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.

2007 Work Program:

- 1) **Internet Availability:** The Circulation Element will be converted or scanned into .pdf files and formatted for posting on the City Internet page in 2007.

- 2) **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.
- 3) **Measure D:** City staff will continue to facilitate traffic improvements funded through the ½ cent Measure D sales tax program. The reauthorization of Measure D plus \$.25 failed to receive the required two-thirds voter approval in 2006; without reauthorization at the County level, the Measure D sales tax ends in 2010.
- 4) **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. Growth Mitigation Fees will be updated in 2007; the proposed residential fee structure will be converted from a per unit basis to a per square foot basis to correspond with the non-residential fee schedule.
- 5) **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. Community Development Department staff will be attempting to better adhere to the expected publication release schedule.

Housing Element

The City Council adopted the Housing Element on November 18, 2003 and amended the Housing Element on November 16, 2004. On December 19, 2006, the City Council adopted (Resolution 2006-212) Housing Element Update amendments such that the Housing Element complies with State housing element law. The Housing Element must be updated again by July 1, 2009, and every five years thereafter.

2007 Work Program:

- 1) **Housing Element Implementation:** Staff will monitor and report on vacant capacity in mixed-use and multi-family zoning districts to evaluate development capacity and ensure that the City's Regional Housing Needs Allocation targets can continue to be met.
- 2) **Internet Availability:** The [Housing Element](http://www.ci.santa-maria.ca.us/54322.html) document is available online at: <http://www.ci.santa-maria.ca.us/54322.html>.

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.

2007 Work Program:

- 1) **Internet Availability:** The Safety Element will be converted or scanned into .pdf files and formatted for posting on the City Internet page in 2007.

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.

2007 Work Program:

- 1) **Internet Availability:** The Noise Element will be converted or scanned into .pdf files and formatted for posting on the City Internet page in 2007.

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.

2007 Work Program:

- 1) **Internet Availability:** The Resources Management Element will be converted or scanned into .pdf files and formatted for posting on the City Internet page in 2007.

Economic Development Element

The City Council adopted the Economic Development Element (EDE) on February 17, 2004. The City Council adopted (Resolution 2006-27) the 2006 EDE amendments on February 21, 2006.

2007 Work Program:

- 1) **Economic Development Annual Report:** Generate an Annual Report on the status of the Economic Development Element implementation.
- 2) **Internet Availability:** The [Economic Development Element](http://www.ci.santa-maria.ca.us/54327.html) document is available inline at: <http://www.ci.santa-maria.ca.us/54327.html>.

Status of General Plan Implementation Programs in 2006

Zoning Text Amendments

The City Council adopted three zoning code amendments in 2006 that:

- Granted the Planning Commission to approve smaller industrial lots through the PD permit;
- Adopted amendments related to Senior Housing; and
- Adopted amendments to the Density Bonus provisions (12-48) to bring the section in line with changes in State Law.

Land Divisions

In 2006, **1** Certificate of Compliance, **7** Final Parcel Maps, and **7** Final Tract Maps subdivisions were recorded. During the year, **30** new land division applications, **11** merger applications, **10** lot line adjustment applications were made to the City of Santa Maria.

Specific Plans

The City Council approved two specific plan amendments (Blosser Southeast and Entrada Este) in 2006. 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)

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 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 2006 (refer to aerial photo below)

Annexation 104 (Hagerman Sports Complex). The annexation was effective on July 14, 2006. The resulting expansion of the City Limits adds 20.6 acres; with the recorded annexation, the City now encompasses **22.47 square miles**.

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

Aerial Photo showing the City of Santa Maria City Limits as of January 1, 2007



1. Annexation #106 (Wastewater Treatment Plant Spreading Ponds). The City Council adopted a resolution of application that included the Foote and Diani Homesite petitions. LAFCO applications, including an amendment to the City sphere of influence, will be made in 2007.
2. Annexation #105 (Quail Run). The City Council adopted a resolution of application in November 2006. A LAFCO application will be made in 2007.
3. Annexation #100 (Enos-Buss). The 113-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. The proposed project EIR should be completed in 2007.
4. Annexation #101 (Bradley Ranch). The City Council referred the annexation to the Planning Commission for a report; the EIR process should start in 2007.

Rezoning in 2006

General Plan Land Use Designations	Net Acres "to"
Public Facilities (PF)	240.68
Residential Agriculture (RA)	10.45
Residential Mobile Home (RMH)	31.80
High Density Residential (R-3)	5.60
Freeway Service (FS)	1.41
Community Commercial	22.20
Commercial Manufacturing (CM)	2.13
General Manufacturing (M-2)	7.00
TOTAL:	321.56

General Plan and Zoning Map Amendments

City Council acted on four General Plan amendment and zone change (GPZ) applications in 2006. The following table identifies the "net change" of land use classifications for 26.79 acres of land.

Land Use Amendments in 2006

General Plan Land Use Designations	Net Acres "to"	Net Acres "from"
Primary Agricultural Open Space		38.27
Lower Density Residential	35.27	
High Density Residential	11.89	
Commercial Professional Office		6.36
Community Commercial		2.43
TOTAL:	47.16	47.16

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 introduced the updated ordinance on May 1, 2007. The new fee structure will apply growth mitigation fees to residential space on a square foot basis; residential additions will be required to pay growth impact mitigation fees when the new fees become effective.

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. Phase 2, extending from Stowell Road to Main Street is still 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 across Skyway Drive.

Blosser Road Trail. In 2006, the Blosser Road reconstruction project was completed. The design incorporated a Class II bike lane from Main Street to Donovan Road and a MPT-II from Donovan Road to the Santa Maria River Levee.

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)*

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
	100%	24%	17%	25%	34%

The Housing Element, including the current RHNA numbers, was adopted in December 2006 and has been certified by the State Housing and Community Development Department. The above income limits are administered differently by the State (Housing and Community Development Department–HCD) and Federal (U.S. Department of Housing and Urban Development–HUD). Although the terminology and income category percentages differ, the intent is to target housing programs toward those persons with the greatest housing needs. Table B illustrates the 2007 HUD Income limits for Santa Barbara County; Table C illustrates the Community Development Block Grant (CDBG) and HOME Investment Partnership Program income limits. The City of Santa Maria helps to implement the Federal and State housing policies through the County Regional Housing Needs Allocation (RHNA) and Housing Element. For housing projects in the City to be eligible for State funding, the City must have its Housing Element certified by HCD.

TABLE B
Santa Barbara County Income Limits for 2007

HUD Area Median Income: \$67,100

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income (up to 30% of Median)	\$14,100	\$16,100	\$18,150	\$20,150	\$21,750	\$23,350	\$25,000	\$26,600
Lower Income (up to 50% of Median)	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,900	\$41,600	\$44,300
Low Income (up to 80% of Median)	\$37,600	\$42,950	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900
HUD Median Family Income (Santa Barbara County):	\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,800	\$83,200	\$88,600
Moderate Income (up to 120% of Median)	\$56,400	\$64,400	\$72,500	\$80,500	\$86,900	\$93,400	\$99,800	\$106,300

TABLE C
Santa Barbara County 2007 CDBG and HOME Program Income Limits

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
"30%" Income Limit	\$14,100	\$16,100	\$18,150	\$20,150	\$21,750	\$23,350	\$25,000	\$26,600
"50%" Income Limit	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,900	\$41,600	\$44,300
"60%" Income Limit	\$28,200	\$32,220	\$36,240	\$40,260	\$43,500	\$46,680	\$49,920	\$53,160
"80%" Income Limit	\$37,600	\$42,950	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900

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 **181** new housing units were built. These units consisted of **152** single family detached dwelling units, **18** duplex units and **9** triplex units, and **two** caretaker apartment were constructed. Eight houses were demolished, converted to other uses, or moved outside the City.

TABLE D									
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 (<50%)</u>	1,161	0	36	60	61	0	0		
percentage of total:	24%								
remainder units:		1,161	1,125	1,065 ¹	1,004	1,004	1,004		
remainder percentage:		24%	23%	22%	21%	21%	21%		
<u>Other Lower</u>	822	1	5	154	35	12	0		
percentage of total:	17%								
remainder units:		821	816	662	627	615	615		
remainder percentage:		17%	17%	14%	13%	13%	13%		
<u>Moderate (80-120%)</u>	1,209	18	77	5	265	50	36		
percentage of total:	25%								
remainder units:		1,191	1,114	1,109	844	794	758		
remainder percentage:		25%	23%	23%	17%	16%	16%		
<u>Above Moderate</u>	1,645	377	576	802	743	550	145		
percentage of total:	34%								
remainder units:		1,268	691	-	-	-	-	-	-
remainder percentage:		26%	14%	-2%	-18%	-28%	-32%	0%	0%
<u>Total</u>	4,837	396	694	1,021	1,104	612 ²	181		
percentage of total:	100%								
remainder units**:		4,441	3,747	2,726	1,622	1,021	829		
remainder percentage:		92%	77%	56%	34%	21%	17%		

¹ Correction of the 2003 Annual Report

² Correction of the 2005 Annual Report

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

**Remainder Units are total units only—not units by income categories

Overall, the City has achieved 51% of its 2009 Regional Housing Needs Allocation by income group. The 3,816 units constructed constitute 83% of the total 4,837 unit RHNA allocation.

City Internet References

<http://www.ci.santa-maria.ca.us/54328.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
- 5)