

2004 GENERAL PLAN ANNUAL REPORT

SP-2005-001

CITY OF SANTA MARIA

PREPARED BY:
COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 31, 2005



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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 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.

2004-05 GOALS / OBJECTIVES

1. Complete for City Council consideration, the Downtown Specific Plan that will clearly define the downtown area in order to enhance a greater sense of civic pride and economic vitality. **Status: Administrative Draft received from the consultant team on December 30, 2004.**
2. Develop a new sign ordinance that is both user-friendly, and reflects the interests and values of the community. **Status: Targeted for adoption in Summer 2005.**
3. Update sections of the City zoning ordinance that address fences, gates, setbacks, and other provisions. **Status: Draft ordinance changes scheduled for review and public hearings in Spring 2005.**
4. Finalize the single-family residential design standards for lots of 5,000 square feet or less, to meet the needs of the community. **Status: Draft standards to be reviewed in Summer 2005.**
5. 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.**
6. Create working drafts of the Bradley East (Ranch) Specific Plan and Environmental Impacts Report. **Status: Ongoing; however, the applicant temporarily suspended processing of the annexation in November 2004.**
7. Adopt and implement a mixed-use ordinance, to cultivate live-work opportunities, foster affordable housing and encourage incubator types of businesses. **Status: Ordinance Adopted November 16, 2004.**
8. Partner with other City departments to write a project plan toward the eventual implementation of a Geographic Information System. **Status: Demonstration of GIS has been applied to the City Zoning Map, which will be brought to the City Council in Spring 2005; the implementation plan will follow City Council review of the Zoning Map demonstration.**
9. Create a plan check status hotline process to improve the level of service while reducing the number of interruptions to daily tasks. **Status: Ongoing.**
10. Provide a basic guideline for wood fences that would allow for a simple plan check, facilitating on-site approval by planning with no permit needed (similar to that of exempt accessory structures). **Status: Ongoing.**

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 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.

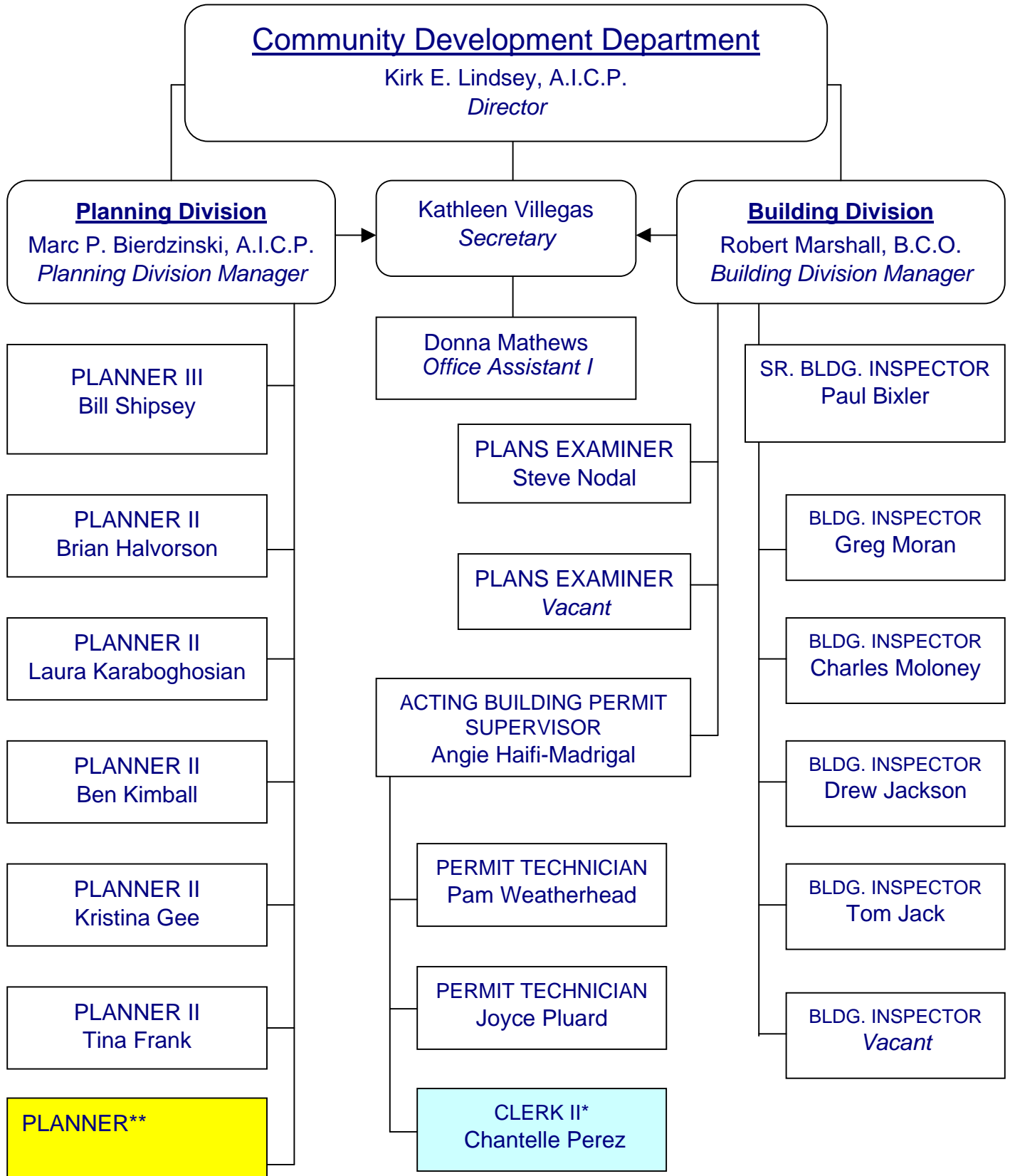
As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City. The City focuses implementation programs contained in the General Plan through day-to-day 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 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 and shown on the following Organizational Chart (2005). The Community Development Department has 23 authorized full-time employees and one limited-service employee. As necessary, contract employees may be hired for short periods of time or specific project processing.

2004 ORGANIZATIONAL CHART



22 Full-time Employees

1 Part-time* and 1 Limited-service** Employees

Building and Safety Division

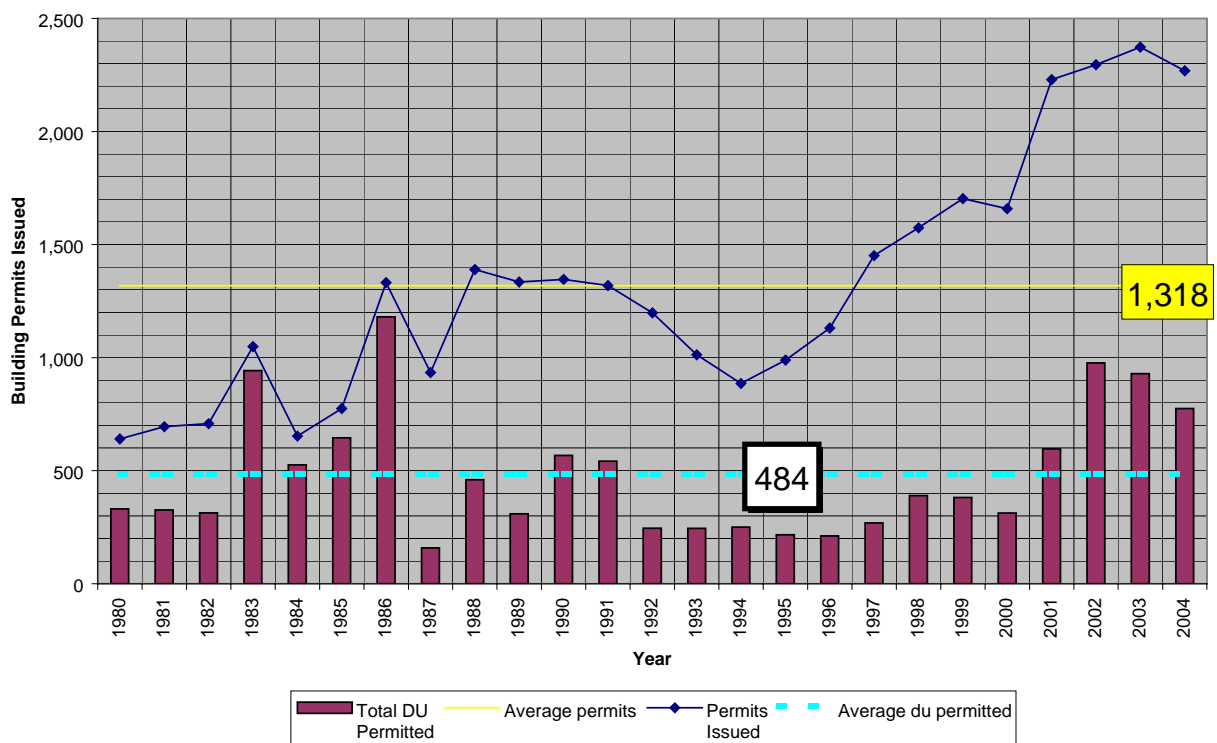
The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately-owned structures, appurtenances and land. These regulations include the building, housing, 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 2004, 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 2003, building inspectors made **22,855 construction and safety related inspections—up 2.25 percent** from 2002, and this division issued **2,268 permits—down 4.5 percent** from 2003, but still well above the 24-year average.

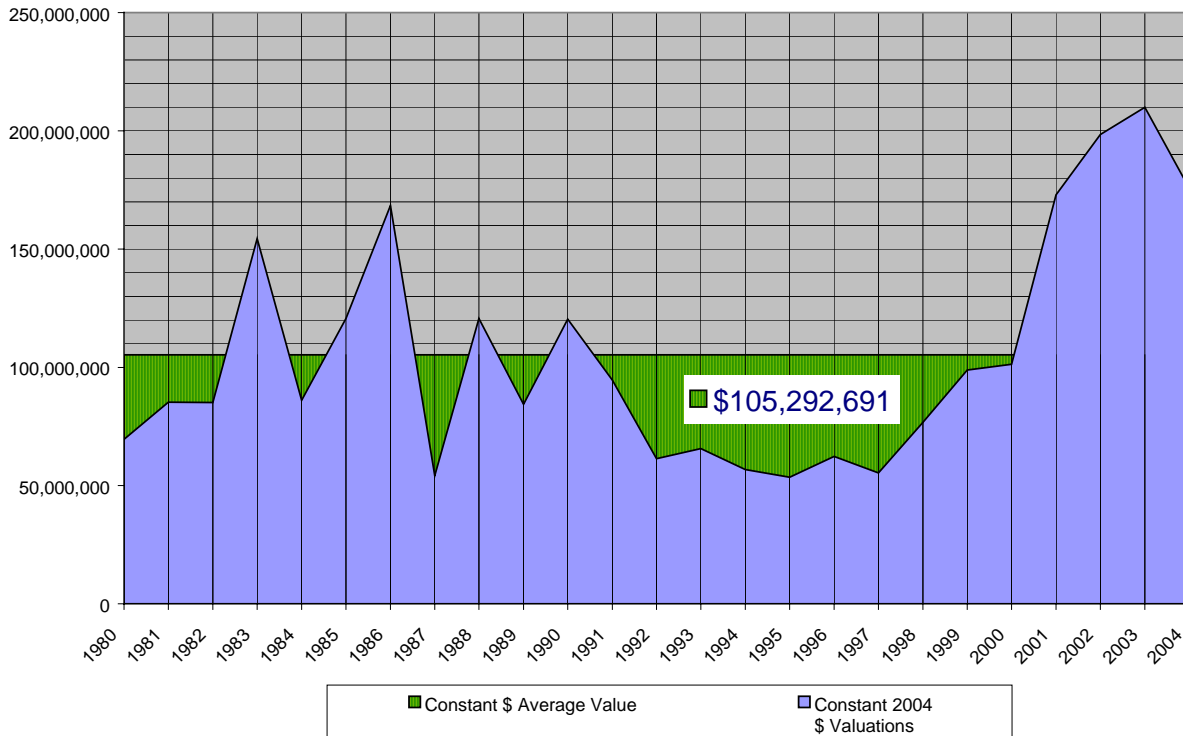
On the following chart, the data lines illustrate the annual and average number (1,318) of building permit activities in Santa Maria from 1980 to 2004; the bar shows the residential units permitted each year and the average number (484 units) of residential building permits issued.

Building Permits and Units Issued 1980-2004



The Building Division prepares a monthly permit activity report identifying the number of building permits issued and the dollar valuation. The total valuation of **\$175,827,120 in 2004 declined 13.5 percent** from 2003, which was the all-time highest valuation year for the City of Santa Maria. The Building Permit Valuation Chart, below, illustrates the cyclical nature of construction activities over the past 24 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 \$105,300,000—measured in constant dollar amounts.

Building Permit Valuation 1980-2004 in Constant 2004 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. Planning Commission meeting agendas and minutes are posted on the City homepage at <http://www.ci.santa-maria.ca.us/40127.html>. In 2004, the Planning Commission held **23** 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 2004, the Planning Division received **83** environmental clearance applications, **36** land division applications, **26** Planned Development Permits, **57** Use Permits, **9** general plan text amendments, and **3** zoning text amendments. The Community Development Department received **2,114** building permit applications, **103** sign permit applications, and issued **2,173** building permits in 2004. Staff conducted **954** 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.

2005 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 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.
- 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.

2005 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 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.

2005 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). Staff continues working with State Department of Housing and Community Development (HCD) staff finalize the State certification.

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 Master Plans

The Public Facilities and Services Element was last updated and adopted by the City Council on April 15, 1968. Portions of this plan were incorporated into the 1987 General Plan update and reformat, which has been made part of 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 newly formed City *Utilities Department* is responsible for preparing revisions to the Public Facilities Master Plan as needed.

Economic Development Element

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

2004 Work Program:

- 1) **Economic Development "SWAT" Team:** Coordinate public and private resources 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.
- 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 2004

Zoning Text Amendments

The City Council adopted two zoning code amendments that:

- Allows any sub-standard sized R-2 zoned lot to construct a second dwelling unit as long as the property meets the other R-2 development standards.
- Added S.M.M.C. 12-49 Mixed Use Project provisions that allows the Planning Commission to approve other uses in all zoning districts—except in a single-family (i.e., R-1, RSL-1) districts—subject to issuance of a Planned Development Permit/Conditional Use Permit.

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. The City did not receive LAFCO requests for additional information or a draft MSR for review and comment in 2004.

Annexations Recorded in 2004 (refer to aerial photo on page 10)

Three annexations were recorded in 2004. The resulting expansion of the City Limits added over 1,470 acres; the City encompasses 21.4 square miles.

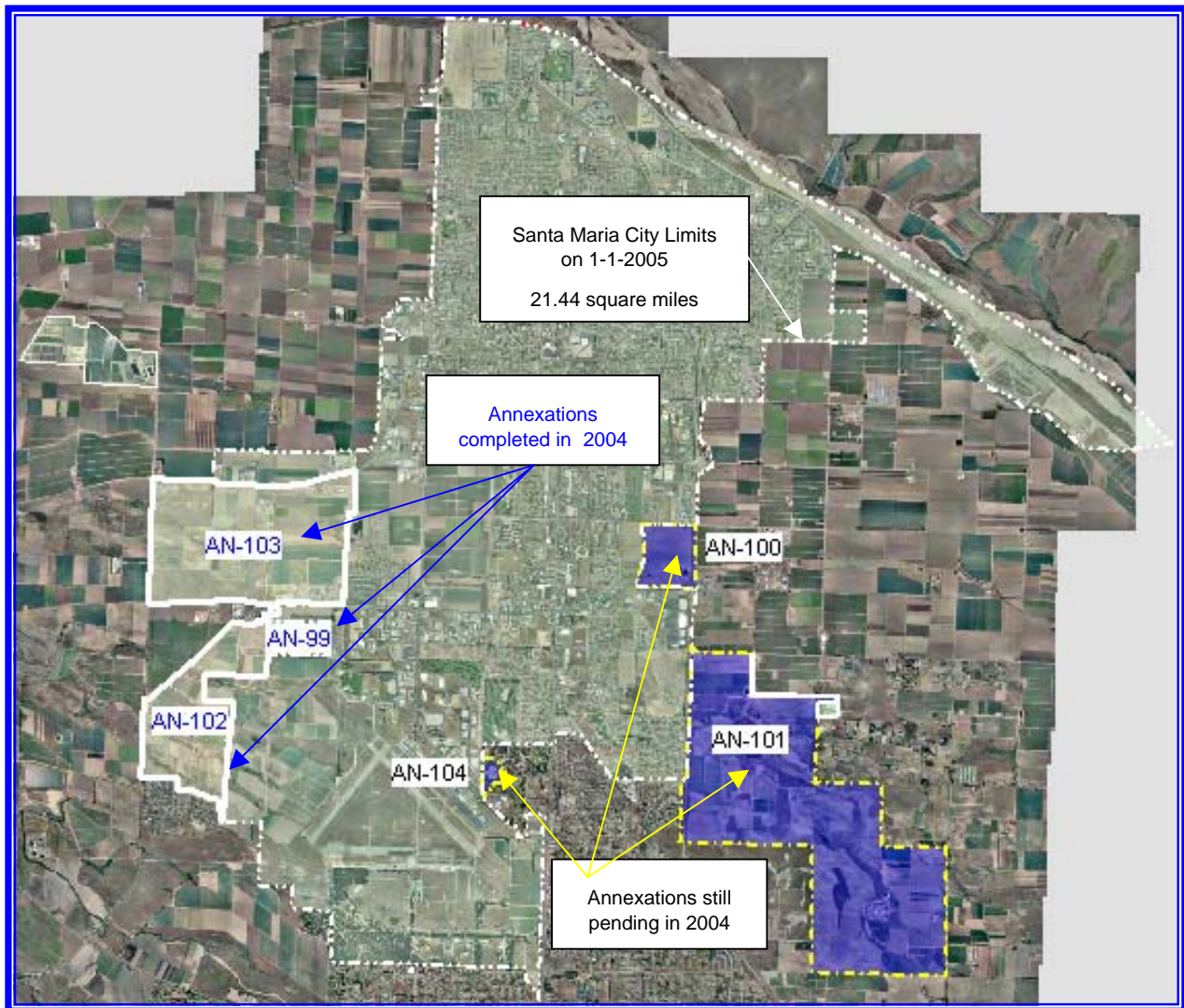
- ◆ Annexation #99 (Robinson). The 79-acre annexation was recorded on **April 14, 2004**. The property is zoned Open Space (OS).
- ◆ Annexation #102 (Mahoney). The 465-acre annexation recorded **November 9, 2004**. The property is part of the Mahoney Ranch Specific Plan, which could allow development of 1,722 dwelling units on the property.
- ◆ Annexation 103 (Black Road Reorganization). The 932-acre annexation recorded **November 23, 2004**. The property is zoned for agricultural and industrial uses.

The aerial photo on page 10 also shows three annexations (with blue shading and yellow outline) that were being processed in 2004. 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. It involves amending the City sphere of influence, which requires LAFCO to prepare a municipal service review.
- ◆ Annexation 104 (Hagerman Sports Complex). The City Council adopted pre-zoning and a resolution of application on April 20, 2004. The application to LAFCO is pending resolution of technical issues related to the annexation boundary.

Aerial Photo showing the City of Santa Maria City Limits as of January 1, 2005



General Plan Text Amendments and Element Updates

The City Council adopted the Economic Development Element of the General Plan on February 17, 2004. The City Council amended the adopted the Housing Element Update on November 16, 2004.

General Plan and Zoning Map Amendments

City Council acted on four General Plan amendment and zone change (GPZ) applications in 2004.

The following table identifies the “net change” of land use classifications for 68.89 acres of land. The residential impact of the changes made in 2004 resulted in a potential increase of 111 dwelling units when both gains and losses are calculated at maximum density allowed in the designations.

LAND USE AMENDMENTS IN 2004

General Plan Land Use Designations	Net Acres “to”	Net Acres “from”
Conservation Open Space	3.00	
Recreational Open Space	1.00	
Community Facilities		11.00
Low Medium Density Residential	6.00	
Medium Density Residential	30.00	
High Density Residential		12.00
Commercial Professional Office		2.00
Neighborhood Commercial	11.00	
Central District II	3.00	
General Commercial	5.18	
Light Industrial		44.89
Heavy Commercial Manufacturing	9.71	
TOTAL:	68.89	68.89

The 79-acre Robinson Reorganization added 79 acres of AOS-II land to the City’s land use inventory.

The Mahoney Ranch Reorganization added 447-acres in 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).

The 884-acre Black Road Reorganization added 480 acres of HCM, 152 acres of GI, and 252 acres of AOS-II land to the City’s land use inventory.

Land Divisions

In 2004, The Planning Commission approved 3 tentative maps and 5 parcel maps. The approved maps will result in 54 residential lots, 88 residential condominiums, 3 commercial lots, and 11 industrial condominiums.

Specific Plans

One specific plan amendment (Blosser Southwest) was approved in 2004. 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: 1998, 1999, 2000 and 2004)

Mahoney Ranch Specific Plan (1994)

West Stowell Specific Plan (1994)

Entrada Este Specific Plan (1994; amended: 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. Construction of Phases Ib and Ic, from the Santa Maria Country Club to McCoy Lane, started in 2004 and are expected be complete by Spring 2005. Phase II, extending from Stowell Road to Main Street is undergoing environmental review by Caltrans.

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 and 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 started in 2004. The project consists of a 4+ acre park, extension of the Bradley Channel Multi-purpose Trail, and a bicycle/foot bridge over the Bradley Channel.**

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

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	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

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	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 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 net total 1,104 housing units were built; three houses were demolished and five houses were annexed into the City. New construction produced 1,036 units (1,033 net units) that were released for residential occupancy. These units consisted of 686 single family detached dwelling units, 28 units in 9 buildings (each with 2-4 units), and 257 other apartments. Additionally, the City added 71 more apartment units with the conversion of the Town Center Hotel. **Overall, the City has achieved 66% of its 2008 Regional Housing Needs Allocation.**

TABLE D									
FINAL BUILDING INSPECTIONS									
UNITS BY INCOME GROUP BY YEAR (2001-08)									
Income Group	Regional Share	2001	2002	2003	2004	2005	2006	2007	2008
<u>Very Low (<50%)</u>	1,161	0	36	60	61				
percentage of total:	24%								
remainder units:		1,161	1,125	1,065 ¹	1,004				
remainder percentage:		24%	23%	22%	21%				
<u>Other Lower</u>	822	1	5	154	35				
percentage of total:	17%								
remainder units:		821	816	662	627				
remainder percentage:		17%	17%	14%	13%				
<u>Moderate (80-120%)</u>	1,209	18	77	5	265				
percentage of total:	25%								
remainder units:		1,191	1,114	1,109	844				
remainder percentage:		25%	23%	23%	17%				
<u>Above Moderate</u>	1,645	377	576	802	743				
percentage of total:	34%								
remainder units:		1,268	691	-	-	-	-	-	-
remainder percentage:		26%	14%	-2%	-18%	0%	0%	0%	0%
<u>Total</u>	4,837	396	694	1,021	1,104				
percentage of total:	100%								
remainder units:		4,441	3,747	2,726	1,622				
remainder percentage:		92%	77%	56%	34%				

¹ Correction of the 2003 Annual Report

CITY INTERNET REFERENCES

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

- 1) Major Residential Projects Lists from 1999 to Present
- 2) Non-Residential Projects List from 1999 to Present
- 3) Non-Residential Projects History from 1986 to Present