

LAFCO

Santa Barbara Local Agency Formation Commission
105 East Anapamu Street ♦ Santa Barbara CA 93101
805/568-3391 ♦ FAX 805/568-2249
www.sblafco.org ♦ lafco@sblafco.org

April 6 2023 (Agenda)

Local Agency Formation Commission 105
East Anapamu Street
Santa Barbara CA 93101

LAFCO File 22-07 Bailey Avenue Properties – SOI Request

Dear Members of the Commission:

RECOMMENDATION:

(Continued from the February 2, 2023 Meeting with direction to staff to return with Resolution for denial) - It is recommended that the Commission review and adopt the attachment Resolution for denial of Bailey Avenue Properties into the City of Lompoc's Sphere of Influence.

DISCUSSION:

At the February 2, 2023 Commission meeting, after consideration of all testimony and materials that were submitted the Commission took a conceptual motion to deny the proposal and have staff return with the item at the April 6, 2023 meeting.

Attachments:

Attachment A: Resolution for denial of File 22-07 Bailey Avenue SOI Amendment

Please contact the LAFCO office if you have any questions.

Sincerely,



Mike Prater
Executive Officer

Commissioners: Cynthia Allen ♦ Jay Freeman, Vice-Chair ♦ Craig Geyer ♦ Joan Hartmann, Chair ♦ James Kyriaco ♦ Bob Nelson
♦ Jenelle Osborne ♦ Alice Patino ♦ Jim Richardson ♦ Shane Stark ♦ Das Williams **Executive Officer:** Mike Prater

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION XX - 2023

COMMISSION'S DECISION DENYING LAFCO APPLICATION NO. 22-07 THAT
PROPOSED INCLUSION OF THE "BAILEY PROPERTY" AND THE "BODGER
PROPERTY" WITHIN THE CITY OF LOMPOC'S SPHERE OF INFLUENCE

WHEREAS on September 1, 2022, City of Lompoc ("City") filed LAFCO Application No, 22-07 with the Executive Officer of the Commission. The Application proposed an amendment of City's "sphere of influence" to include the above referenced Bailey property (APNs 093-070-084, -065 consisting of 40.6-acres) and Bodger property (APNs 093-111-007, -008, -009, -010, -011, & -012 consisting of 107.7-acres) (hereafter "Bailey Avenue Properties") within City's sphere of influence. The total area of the Bailey Avenue Properties is 148.3 acres.

WHEREAS Application 22-07 amended City's earlier LAFCO Application No. 18-05, dated July 26, 2018, submitted pursuant to City Resolution 6523(22), that requested both a sphere of influence amendment and annexation of the Bailey Avenue Properties. Application 22-07 withdrew and deferred potential consideration of the annexation proposal and proceeded only with the proposed sphere of influence amendment.

WHEREAS Application 18-05 relied on and included prior City Resolution No. 5668, dated October 19, 2010, wherein City adopted its 2030 General Plan Update and certified Final Environmental Impact Report No. 09-01 ("FEIR"), prepared pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"). The 2030 General Plan Update proposed, among other measures, City's annexation and plan for development of the Bailey Avenue "corridor," an area larger than the Bailey Avenue Properties consisting of 270 acres.

WHEREAS, for compliance with CEQA, City approved Addendum No. 3 to the FEIR as part of submittal of Application No. 18-05. And City approved Addendum No. 7 to the FEIR as part of submittal of Application No. 22-07.

WHEREAS on October 26, 2022, City filed a letter with the Executive Officer to “clarify and amend” Application No. 22-07. The amendment addressed City’s commitment to require agricultural conservation easements at a ratio of 1:1 to provide mitigation of impacts due to the loss of prime agricultural land should the Bailey Avenue Properties be developed.

WHEREAS the proposal for agricultural conservation easements was analyzed in the FEIR, which concluded that development of the Bailey Avenue corridor (including the Bailey Avenue Properties) would result is a “Class I” significant adverse environmental impact due to the loss of prime agricultural land. City’s CEQA findings in support of the adoption of the FEIR concluded buildout of the Bailey Avenue Properties would “result in Class I, significant and unavoidable impacts related to agricultural conversion.” Further, City found “there are no feasible mitigation measures which might avoid or reduce the significant environmental effects of the project . . .” Nevertheless, City determined that “these unavoidable significant effects are considered acceptable when balanced against the benefits of the Project, as set forth in the Statement of Overriding Considerations.”

WHEREAS the Bailey Avenue Properties are designated in County’s General Plan as agriculture. Further, County stated in a letter to City dated November 26, 2019, that the “conversion of a significant amount of prime agricultural land would be inconsistent with agricultural resources protection policies adopted by the County in [its] Comprehensive Plan.”

WHEREAS the Cortese Knox Hertzberg Act, Government Code section 56377, requires the Commission consider the following policies and priorities when considering proposals that would result in the loss of prime agricultural lands.

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

WHEREAS on December 2, 2022, the Executive Officer filed with the Commission and released to the public a comprehensive staff report regarding the proposed sphere of influence amendment. The Staff Report included a detailed analysis of the application, including criteria for sphere of influence determinations listed in Government Code section 56425(e).

WHEREAS at the times and in the manner required by law, the Executive Officer gave notice of and the Commission's held a hearing for consideration of Application No. 22-07 on December 8, 2022, at which time the Commission granted a request for continuance to February 2, 2023.

WHEREAS on February 2, 2023, the Commission heard, discussed, and considered all oral and written testimony and evidence related to the proposal including, but not limited to, the Executive Officer's report, City's application, City's supplemental

materials submitted after the application, the environmental documents, City's sphere of influence, applicable general and specific plans; and public comment and testimony.

NOW, THEREFORE, THE COMMISSION HEREBY RESOLVES, DETERMINES, AND ORDERS as follows:

1. It has not been shown that urban development of the Bailey Avenue Properties prime agricultural lands would promote the planned, orderly, and efficient development of an area. As such, approval would be inconsistent with Government Code section 56377(a). Further, City has not demonstrated that development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction does not meet City's housing needs, including its regional housing needs assessment.

2. The Commission's written determinations pursuant to Government Code section 56425(e)(1-5) are set forth in Attachment A to this Resolution and are adopted.

3. Loss of such prime agricultural land cannot be mitigated. The City's EIR identified the loss of prime agricultural land to urban development as a Class I significant adverse environmental impact that cannot be mitigated to insignificance. While City proposed to require agricultural conservation easements at a ratio of 1:1 as mitigation, City's EIR and CEQA findings acknowledge the adverse impact would remain significant.

4. Notwithstanding City's statements that expansion of urban development into the Bailey Avenue Properties can help resolve ongoing urban/agricultural land use conflicts, the sphere of influence amendment appears to be a limited approach to a complicated problem that proposes more residential development adjacent to existing agricultural to the west. Further, development of the Bailey Avenue Properties would create pressure to develop the prime agricultural land to the west, almost all of which is now preserved pursuant to Williamson Act agreements.

5. City stated the sphere of influence amendment will help City deal with an imbalance between jobs and housing. While the Commission appreciates City's concerns, the proposal does not clearly state how this issue would be improved or resolved through the sphere of influence amendment and offers no long-term attainable strategy to fix this problem. In particular, County stated in a letter dated September 28, 2018, the proposal appears to be inconsistent with the County's Climate Action Plan and Circulation Element as the "proposed project would add 469 households to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase [vehicle miles traveled] and not improve the existing jobs-housing imbalance."

6. City stated the potential growth of the Vandenberg Space Force Base could affect the need for additional housing in the Lompoc Valley. While the Commission appreciates this concern, proposals for the Base at this point appear to still be in the very early stages. City's 2030 General Plan, the FEIR and addenda did not identify nor analyze potential growth at the Base. Additionally, if and when additional housing is needed for such growth, a comprehensive strategy would be needed to address where and how such growth should occur. Such planning efforts would include not only LAFCO and City but also County and cities and special districts in north county.

7. The Commission has considered City's FEIR, findings and statements of overriding consideration in support of the sphere of influence proposal. The Commission finds it has grounds to deny the application pursuant to CEQA Guidelines section 15042 that provides "a Responsible Agency may refuse to approve a project in order to avoid direct or indirect environmental effects of that part of the project which the Responsible Agency would be called on to carry out or approve." The Commission finds that the EIR's identification of the Class I significant adverse environmental impact of losing a significant amount

of prime agricultural land is sufficient grounds for denial of the project. Further, the Commission has not identified sufficient grounds to support the Commission's adoption of a statement of overriding consideration, as required by CEQA Guidelines section 15093.

8. The Commission determines that its decision to deny the proposal is exempt from CEQA pursuant to CEQA Guidelines Section 15270 "Projects Which are Disapproved," and see also Section 15061(b)(4).

THEREFORE, IT IS HEREBY ORDERED THAT Application No. 22-07 is denied on the 6th day of April, 2023, and is effective when signed by the Chair.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency
Formation Commission

By: _____

Joan Hartmann, Chair
Date: April __, 2023

ATTEST:

By: _____
Natasha Carbajal, Clerk/Analyst
Local Agency Formation Commission

ATTACHMENT A

Determinations Pursuant to Government Code section 56425(e)

- 1) Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are inconsistent with the County's General Plan which designates the area as agriculture. The proposal also presents potential conflicts with County's Climate Action Plan and Circulation Element as the proposed project would add housing to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase vehicle miles traveled and not improve the existing jobs-housing imbalance."

- 2) Present and probable need for public facilities and services in the area:

The denial of the application essentially defers or moots analysis of this issue. If any development is proposed upon the Bailey Avenue Properties in the future, infrastructure and public facilities needs will be assessed and satisfied in connection with subsequent CEQA environmental review, compliance with the CKH Act, and public hearings on any annexation proposal for the Bailey Avenue Properties. Previous MSR's indicate the City has or will have adequate capacity to provide needed facilities and services, including by way of conditioning any new development to provide necessary infrastructure improvements and services. LAFCO is currently processing an update to the MSR for the City related to water, wastewater, and stormwater services. The draft analysis is water and wastewater services are adequate to serve City needs. The Bailey Avenue project site will not be evaluated under the draft service review but could be considered in the future. The timing of needed services has not been fully established at this time.

- 3) Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The City's current water supply consists almost entirely of groundwater pumped from 11 City-owned wells serving 9,917 service connections. The City operate and maintain two (2) water treatment plants and one (1) regional wastewater reclamation facility. The City serves existing residences in the Miguelito Canyon area with water from Frick Springs (located on San Miguelito Road, approximately 4.5 miles south of Willow Avenue) and the city water system.

City of Lompoc has a permitted water treatment plant capacity of 10.0 MGD. The Vandenberg Village Community Services District owns a 0.89 mgd capacity right in the LRWRP. The LRWRP permitted capacity is 5.5 MGD. Although the upgrades to the LRWRP will increase its treatment capacity, the City is prevented from discharging treated wastewater in an amount that would exceed its currently permitted flow of 5.0 mgd.

The Lompoc Regional Wastewater Reclamation Plant (LRWRP) could provide water and wastewater collection and treatment for the Bailey Avenue Properties. The LRWRP is located near the intersection of Bailey Avenue and West Central, within a half-mile of the properties. The capacity of the existing plant, based on current average daily flows, is sufficient to provide adequate hydraulic capacity for any potential future development on the Bailey Avenue Properties (note that capital improvement upgrades were made to increase the LRWRP's dry weather design capacity to 5.5 million gallons per day (MGD) and peak wet weather design capacity to 15 MGD and current

utilization of the LRWRP is 3 MGD which is 55% of total flow utilization).

City of Lompoc service area's average annual water demand is 4,235 afy, or 1.38 mgd. Annual wastewater collection demand generated approximately ~2.98 MGD. It also translates to an estimated 65.5 gpcd of water or estimated 117 gallons per day for each resident.

City of Lompoc service area's average annual water demand generated for subsequent treatment and distribution has been approximately 4,235 afy. Of this amount, it is estimated by LAFCO this represents 37% of permitted supplies. Average annual wastewater collection demand generated for subsequent treatment and disposal at the Treatment Plant Facility has been approximately 2.98 million gallons a day. Of this amount, it is estimated by LAFCO this represents 78% of permitted capacity. The City generally has adequate capacity for anticipated future needs.

The City certified FEIR did consider buildout potential that concluded there are adequate water and wastewater capacities for buildout under the 2030 General Plan, including the Bailey Avenue area (FEIR page 4.14-15 & 14.14-22.)

The City's Solid Waste and Sanitation Division could provide trash, recycling, and organics (green waste and food waste) collection services to service any future development on the Bailey Avenue Properties. The City's Police Department provides law enforcement services to the City and operates a police station at 107 Civic Center Plaza, which would provide police protection to the Bailey Avenue Properties. According to the 2021 Public Safety MSR the City of Lompoc has experienced the highest crime rate per 1,000 persons at 35.7. The clearance rates are also the lowest of all agencies reported with 12%. The Police Department has identified several needs and critical issues to enhance public safety and responsiveness to community needs. The needs include; recruitment and retention of personnel, replacement of dated equipment and radios, the replacement of the Computer Aided Dispatch System to include Records Management, the purchase of Body Worn Cameras, and the support personnel needed to fulfill and manage public records act requests. The City's General Plan Land Use Policy 4.2 calls for adequate police and fire services to be available at the time of development. The City has conditioning authority to require adequate services are maintained or achieved through the development review process. The FEIR identified Impact PS-3 which would further exacerbate existing service ratio deficiencies and therefore require new or expanded police facilities. However, payment of impact mitigation fees could reduce impacts to Class III (FEIR page 4.11-17.)

The City's Fire Department provides medical response, rescue services, and fire control to Lompoc residents and businesses. The nearest fire station (Station 1) to the properties is located at the intersection of Ocean Avenue and South "G" St., which would provide services to the Bailey Avenue Properties. The City Fire Department maintains an ISO Public Protection Classification of 3 within 5 road miles of a fire station where there is a credible source of water. The Departments respond to over 4,500 primary response calls per year within the boundaries of the City.

According to the 2021 Public Safety MSR, the safety net for the City's fund balance was on the low end of the range at 2%. The City of Lompoc coordinates fire and policing services with the Vandenberg Space Force Base for services. The operations on their Fire and Police Departments are constantly challenged by increased demands, funding limitations and evolving technology. The backlog of maintenance projects continues to grow as funding sources are not able to keep up with the demand. There are also new capital needs by the community to keep up adequate service levels within the City. Impact Fees will need to be studied and adjusted according to those needs.

Both the Police and Fire Departments have identified the on-going need for modernized and

suitably sized facilities. Estimated at approximately \$50 million, these new facilities are identified as future needs and are currently unfunded. Any future annexation proposal would need to outline and demonstrate if these services can be met through the review process. The FEIR concluded adequate services could be achieved under buildout of the Bailey Avenue area. (FEIR pages 4.11-17 & 4.11-11.)

- 4) Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for the City of Lompoc are linked to the City's social and economic communities of interest. Residential development would likely be proposed in the Sphere amendment and the City provides places for shopping and services for the people living in the City. The immediate surrounding area does not have as many opportunities for services. Areas to recreate, schools, places of worship and cultural events would also be available within the broader City limits. Closer to the Sphere of Influence area that might include residential development these services are not known at this time. The City will gain property tax advantages when and if this area is annexed. Although the fiscal impact on residential development generally does not cover the full cost of municipal services from property and local sales taxes that are generated.

- 5) Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The City of Lompoc has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income. In 2022, the statewide MHI was \$80,440, 80 percent of that is \$64,352. As it was proposed, the sphere amendment would not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services. However, the Median Household Income for Lompoc was \$57,071 in 2022, which qualifies the City as a disadvantaged community, but the City is incorporated and, therefore, by definition, not qualify a disadvantaged unincorporated community.



March 24, 2023

Via Email

Honorable Chair and Members of the
Santa Barbara County Local Agency Formation Commission
105 E. Anapamu Street
Santa Barbara CA 93101
Email: lafco@sblafco.org

**Re: Bailey Avenue Sphere of Influence Expansion, City of Lompoc, CA
Formal Request for Formation of Ad Hoc Subcommittee**

Honorable Chair and Commissioners:

We write today regarding the City of Lompoc's (City) application for a Sphere of Influence (SOI) adjustment (Application) for the parcels on Bailey Avenue (Proposed Bailey Avenue Expansion Sites), previously heard at the February 2, 2023, Santa Barbara County Local Agency Formation Commission (LAFCO or Commission) meeting.

The City formally requests that the Commission's tentative denial of the Application on February 2nd be tabled and, instead, that the Commission appoint an Ad Hoc Subcommittee to enable the Commission to obtain further information to address certain key issues raised by the Commissioners at the February 2nd hearing, before a final decision is made on the City's Application.

The issues that should be addressed by the Ad Hoc Subcommittee include, but are not necessarily limited to:

- (1) The ability of the City to meet its state housing production requirements through future infill development;
- (2) The feasibility of an alternative SOI adjustment that would not include prime agricultural land;
- (3) The current urban/agriculture interface along Bailey Avenue at the western edge of the City; and
- (4) Appropriate mitigation to address the potential loss of designated prime farmland if the Application is approved and a future annexation proposal is submitted that transitions the Proposed Bailey Avenue Expansion Sites to a primarily residential use.

As reflected in the record for the February 2nd hearing, several Commissioners indicated insufficient information had been presented to the Commission on the key topics, listed above. In light of the noted absence of sufficient information on these points in the record, and the fact that these Commissioner concerns were heard directly from Commissioners by the City for the first time at the February 2nd hearing, we believe fairness and good government process warrants providing the City the opportunity to work with LAFCO to further develop the record on these key topics.

Accordingly, rather than deny the Application based on a record the Commission has recognized as being insufficient with no opportunity for the City to address the Commissioners' concerns, the City requests the formation of an Ad Hoc Subcommittee to work with the City and, if it is willing to participate, the County, to prepare a report on these and potentially other topics before a final decision on the Application is made.

We believe such a report could be developed within six months and presented to the Commission immediately thereafter.

I. The Commission's Determination Would Be Aided By Additional Relevant Facts and Information Regarding Infill Housing Efforts and Opportunities in the City.

We believe that further development of the factual record on the City's efforts to promote infill housing and the effect those efforts have had on infill housing production in the City are warranted to fully inform the Commission's decision on the Application.

As indicated in the December 8, 2022, staff report, Government Code Section 56377, subsection (b) states that, for any LAFCO change or organization proposal, the development of existing vacant or nonprime agricultural lands "should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses." Thus, the extent to which the City has encouraged the development of infill housing in the past and likely future effectiveness of those efforts is relevant to the Commission's decision on the Application.

At the February 2nd hearing, certain Commissioners asserted that the City should be able to meet its future housing needs and state housing production requirements with infill development, only. However, additional information on this key point should be considered by the Commission before a final decision on the Application is made.

a. The City Has Failed to Meet State Housing Productions Targets Using an Infill-Only Approach.

As an initial matter, as indicated to the Commission prior to the February 2nd hearing, the actual production of infill housing in the City during the last recently completed 8-year housing element cycle fell far short of its 527-unit goal, producing 181 new housing units, which is approximately 35 percent of the goal.¹ This includes only 24 deed restricted affordable units and 42 non-deed restricted moderate units.

As also indicated to the Commission, during the next 8-year Housing Element Cycle, the City's Regional Housing Needs Allocation (RHNA) is more than four times greater than its prior target, which is set at 2,396 new units between 2023 and 2031, including 526 new low-income units and 373 new moderate units.² Thus, the City's state housing targets will be significantly greater over the next eight years.

One Commissioner noted at the February 2nd hearing that the City is not affirmatively obligated by the Housing Element Law to actually produce its required housing. First, the City believes the Housing Element Law and the variety of state laws to address the state's acute housing crisis are intended to actually produce new housing, not merely to have cities plan for housing. Second, there are legal consequences to cities that fail to actually meet their housing production targets. As of now, this primarily includes a loss of local permitting authority under state law SB 35, which is a significant issue for local land use authorities. Moreover, we believe it is probable that the Legislature will continue to increase the consequences for localities that fail to meet housing production targets as the state continues to fail to meet its housing production goals.

b. The City is Suffering From a Severe Housing Shortage.

Beyond its state-mandated housing production targets, stagnant housing growth, low supplies, and unmet demand indicate new housing at all affordability levels is sorely needed in the City. In the ten-year period between 2011 and 2021, the City produced a less than 2 percent increase in total housing across all housing

¹ See, Senator Robert Hertzberg, Discussion Memorandum, January 30, 2023 (Hertzberg Memorandum), Attachment C, at p. 20 (2021 City General Plan Annual Report).

² Hertzberg Memo, Attachment D, 2022 City Housing Element Update Presentation, at p. 11.

unit types.³ The City also has 1,438 overcrowded units and 393 severely overcrowded units, accounting for approximately 14 percent of total households in Lompoc.⁴ This is a significantly greater rate of overcrowding than in unincorporated Santa Barbara County, where 4.2 percent of total households are overcrowded and 1.2 percent of total households are severely overcrowded.⁵ The City also has a 85 percent higher percentage of substandard housing than the County as a whole.⁶

Beyond that, the five-year vacancy rate in the City between 2014 and 2019 – a common metric to assess demand – was only 4 percent, 45 percent less than the countywide average vacancy rate of 7.2 percent.⁷ More disconcertingly, the vacancy rate over this period regarding for-sale housing units was *zero percent* – indicating virtually no availability of for-sale housing units in the City.⁸

Low production, high rates of overcrowding, high rates of substandard units, and unavailability of housing—including the total exhaustion of for-sale units – are powerful indicators of an unhealthy housing market and a city in dire need of new housing units. This information was not presented to the Commission for its consideration at the February 2nd hearing. The City believes it is important for the Commission to make a fully informed decision on the Application. Further assessment and the opportunity to address these issues more fully with the Commission is warranted before the Commission makes a final decision on the Application.

c. The City has Engaged in Extensive Efforts to Promote Infill Housing.

Additional relevant information not presented to the Commission includes the City's extensive efforts to promote, facilitate and incentivize new infill housing development. Far from being a municipality that has resisted new housing density, the City has actively facilitated new housing production through multiple efforts including, among others:

- Entitlement Projects. The City has not denied any lawfully proposed residential developments for many years, but has instead sought to work with developers to try to help ensure their proposed residential developments are built. The single largest of these is the Burton Ranch Development, which was proposed on the last large residential property in Lompoc. Burton Ranch is an approximate 476-unit proposed residential development first approved in 2006. The City went as far as to file a lawsuit against Mission Hills Community Services District in 2019 to overcome the last remaining obstacle to development of the Burton Ranch project – the resolution of legal uncertainty over which agency will provide water and wastewater services. The lawsuit is still pending in court. The City has worked with the developer to approve entitlement extensions in the hope that the units can one day be built (some of the units have not yet been fully entitled pending development review of certain proposed phases of the development). The City is also continuing to work with the developer of the 257-unit River Terrace project, which is in plan check but is currently stalled as a result of, as we understand it, unfavorable economic conditions for development that led to a change of ownership. The City currently has 697 units that are fully entitled that have not yet been built. Even if all these units are built, the total is less than 30 percent of the City's RHNA goal over the next 8 years.
- H Street Corridor Infill Area and H Street Overlay Zone. During the just-completed Fifth Housing Element Cycle (2014-2022), the City created a large area along Highway 1 (beginning at Chestnut Avenue to the south and up to the Airport on the north) that traditionally allowed only commercial uses but now allows residential and mixed uses which encourages urban infill projects.

³ See **Attachment 1**, 2023 Housing Element Needs Assessment, at p. 2-54.

⁴ See **Attachment 1**, 2023 Housing Element Needs Assessment, at p. 2-49.

⁵ See County of Santa Barbara, Housing Element Update, January 2023, at pp. 2-31 and 2-32, found at <https://content.civicplus.com/api/assets/9e2327c2-52eb-491a-9273-d367e2c43e87>.

⁶ See **Attachment 1**, 2023 Housing Element Needs Assessment, at p. A-74 (Table A-8).

⁷ See **Attachment 1**, 2023 Housing Element Needs Assessment, at p. 2-55.

⁸ See **Attachment 1**, 2023 Housing Element Needs Assessment, at p. 2-55.

- Rezoning. Following the adoption of the Fifth Cycle Housing Element in 2014, the City adopted zoning amendments to ensure the zoning code allows housing growth that *exceeds* the City's housing production targets. In 2019, the City adopted a comprehensive update to its Zoning Ordinance, which includes various measures to promote diverse housing needs. These include broadening the definition of "residential care homes," expanding where transitional/supportive housing is allowed by right, removing conditional use permits for select housing types, broadening the definition of "family," and establishing zoning regulations for single-room occupancy units. The City is currently working on additional Zoning Code updates to align City code with recent state laws adopted to promote housing production and to further increase allowable residential density within the City to align with its new, higher state housing production targets.
- Inclusionary Housing. For more than 20 years, the City has had an Inclusionary Housing Ordinance (Chapter 17.324 of the City's Municipal Code) requiring a minimum of 10 percent affordable housing units in new residential developments, which is increased to 15 percent in the Old Town Redevelopment Plan area two. The ordinance also includes in-lieu payments and other affordable housing options for developers to facilitate the production of housing at all affordability levels. The ordinance does so by requiring new market rate housing developments to either provide affordable units or pay into the City's affordable housing fund, which would be deployed to create affordable units within the City.
- Affordable Housing Incentive Programs. In addition to implementing the State Density Bonus Law through its Zoning Ordinance, the City's Zoning code also provides additional parking reductions and alternative incentives for multi-family residential projects to facilitate new housing development by reducing the significant costs presented by minimum parking requirements.
- Streamlining and Promoting Accessory Dwelling Units (ADU) and Small Residential Projects. In 2019 & 2023, the City amended its Zoning Code to allow ADUs/JADUs by right in single family zones, multifamily zones and Mixed-Use zones. In addition, in 2022, the City applied for a \$450,000 grant through the Department of Housing and Community Development (HCD) to streamline and accelerate the construction of new ADUs through a Permit Ready ADU program. This streamlined process would allow homeowners to use pre-approved ADU plans to help Lompoc streamline and reduce costs associated with the construction of much-needed housing in the City. The City has also taken notable steps to facilitate new infill housing developments within the City across product and affordability types. In 2021 and 2023, amendments to the City's Zoning Code were enacted to enable small residential projects that contain 6 or fewer units to not require costly and timely discretionary review by the Planning Commission. Instead, such projects can be submitted directly to the Building and Safety Department for ministerial building permits.

While these efforts have not led to new housing production within the City sufficient to meet state targets and real world demand, the scope of these efforts should be taken into account in assessing the feasibility of the City meeting its housing needs through infill development only.

d. There are Substantial Economic Barriers to Building New Infill Housing in the City.

Because the production of housing is driven by market forces, we feel strongly the primary reasons for the lack of housing production in the City are primarily related to the economics of developing infill housing in the City. As will be further reflected by the report prepared by Kosmont Companies that will be provided to the Commission ahead of the next Commission hearing. Though there are many underutilized sites in the City, there are a limited number of sites where significant new density can be developed in a manner that is economically viable in light of the risks and projected return on investment under prevailing market conditions.

While some jurisdictions with different economic conditions may be able to meet their housing goals and needs with only infill development, doing so in Lompoc has proven to be especially challenging given

prevailing economic conditions. The economic realities of developing new infill housing units within the City in the past and moving forward can and should be further assessed by the proposed Ad Hoc SubCommittee and taken into consideration by the Commission in assessing the Application.

e. Facts Regarding Available Infill Development Sites Within the City.

In comments addressed prior to and at the February 2nd hearing, it was pointed out to the Commission that the City's pending 2023 Housing Element indicates that the City has infill *capacity* to meet the housing targets set for the City (although one large in-fill site will need to be rezoned). That is certainly the case.

However, it is important to note that the Housing Element Law does not require the City to identify sites that are *actually available* to be purchased by developers for the production of *economically viable* new housing. Rather, state law requires the identification of sites that fall into the following general categories: (1) sites that are vacant and zoned for residential use; (2) vacant sites zoned for non-residential use that allow residential development; (3) residentially zoned sites that are capable of being redeveloped at higher densities; (4) sites owned or leased by a local agency; and (5) sites zoned for non-residential uses that can be rezoned for residential uses.⁹

Notably, this calculation includes some fully developed sites. It does not include any assessment of sites that are or may be actually made available for purchase for development or redevelopment. As indicated, neither the General Plan Law, nor other State Laws or other HCD regulations require the City to assess the economic viability of actually developing housing at sites identified in the City's inventory of developable sites.

In terms of the development potential for significant new housing among the sites on the inventory, of the 83 sites identified in the current 2023 inventory, only 32 are vacant sites.¹⁰ Of the 32 vacant sites, only 6 are greater than one acre, and 19 are less than 0.5 acres.¹¹ The City also does not currently own any infill properties designated as surplus land that could be used for significant new housing.

Thus, while the City's existing zoning ordinance has been tailored to allow for the housing needed to meet its required targets and thus, theoretical development potential exists for such development, the actual availability of infill development sites that could be made available for new housing is far more limited. The actual availability and developability of infill sites within the City have not yet been presented to, and considered by, the Commission. We believe such information is critical to a full consideration of the Application, particularly as one of main bases of the Commission's tentative denial was based on the conclusion that the City's housing needs and targets can be met with infill development, only.

II. Alternative SOI Adjustment Sites.

In light of Government Code Section 56377, subsection (b)'s requirements, the City also believes the proposed SubCommittee should further address whether alternative SOI adjustment sites exist elsewhere outside the City that would not entail the potential future conversion of prime agricultural lands. As previously indicated to the Commission, the City is constrained by both legal and geographic conditions on three sides. This includes mountains to the south, federally owned land to the north, and Special Flood Hazard areas and the Santa Ynez River to the east and northeast. Thus, the City's own current analysis indicates the agricultural land west of the City along Bailey Avenue – which already includes urban infrastructure – presents the only viable option for the expansion of the City in a manner that is sufficient to

⁹ Government Code, § 65583.2(a); See also, California Department of Housing and Community Development, Division of Housing Policy Development, *Memorandum: Housing Element Site Inventory Guidebook*, June 10, 2020, found at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

¹⁰ See **Attachment 1**, 2023 Housing Element Needs Assessment, at pp. 2-111 - 2-118.

¹¹ See **Attachment 1**, 2023 Housing Element Needs Assessment, at pp. 2-111 – 2-118.

support economically viable residential development. But the City believes further exploration of the issue would be fruitful and is highly relevant to the Commission's consideration of the Application.

III. The Urban/Agricultural Interface at Bailey Avenue Should be Addressed.

Regarding the topic of the existing urban/agriculture interface along Bailey Avenue, we believe the general consensus among all interested parties is that the current interface is wholly inadequate. As of now farmland that includes intensive pesticide use exists in close proximity to two elementary schools and numerous residences in the City in a manner that lacks remotely sufficient buffering. As noted prior to the February 2nd hearing, this condition raises significant human health and environmental justice concerns for City students and residents.¹²

Current City policy established by its 2030 General Plan would require the establishment of a minimum 200-foot barrier (buffer) between existing agricultural uses and sensitive uses within the City for any new development planned within the Proposed Bailey Avenue Expansion Sites. Those could also include additional natural or constructed buffering elements such as trees or other built features to reduce or eliminate the primary danger to human health and the environment at issue, agricultural drift of airborne pesticides from farming operations to neighboring residents and students. Here, the City's residents and elementary school students are all downwind of the existing agricultural operations along Bailey Avenue and beyond to the west.

As the Commission was informed, these efforts would be explored in the environmental analysis prepared for the separate future annexation proposal for the Proposed Bailey Avenue Expansion Sites that would follow the approval of the City's SOI Application. Thus, the City would be able to fully develop and implement plans to resolve this issue and create a much needed, more appropriate urban/agricultural boundary at the Proposed Bailey Avenue Expansion Sites, if allowed to proceed.

While this issue was discussed at the February 2nd hearing, in tentatively denying the Application, no alternatives for how this critical issue would be addressed in the future were proposed or otherwise considered by LAFCO. The City is compelled to try to protect its residents and elementary school students and requests the ability to further address this issue working with the proposed Ad Hoc SubCommittee. Leaving the issue unresolved by denying the Application wholesale and providing no alternative means of addressing it should not be considered a viable option given what is at stake for the City and its residents, including, in particular, its elementary school students.

IV. Proposed Mitigation for the Loss of Prime Agricultural Land.

The important topic of appropriate mitigation for the potential future loss of designated prime agricultural land was also discussed prior to and at the February 2nd hearing. As the Commission was made aware, the City's CEQA analysis for the Application included proposed mitigation that would require the purchase of agricultural easements at a 1:1 ratio for any prime agricultural land converted to another use. The City separately committed to LAFCO that such mitigation would, at minimum, be required for future annexation of the Proposed Bailey Avenue Expansion Sites. There was some discussion of the adequacy of this mitigation at the February 2nd hearing, but no resolution or consensus regarding the best feasible approach was reached.

Though any final mitigation measures would be analyzed and adopted in the Environmental Impact Report that would accompany the future annexation proposal for the Proposed Bailey Avenue Expansion Sites, the City believes it may be beneficial to the Commission for the proposed Ad Hoc SubCommittee to address this important question as part of the Application. This would provide the Commission and the public with assurance that all feasible steps to address the potential loss of prime agricultural land are being fully vetted and explored prior to any decisions being made.

¹² Hertzberg Memorandum, at pp. 4-5; Attachments F-N.

Honorable Chair and Members
March 24, 2023
Page 7 of 7

V. Conclusion.

We thank you for the opportunity to further address the Commission on these important topics. Based on the discussion during the February 2nd LAFCO Commission meeting, we think a final decision on the Application should not be made at this time when the Commission has recognized that there are outstanding questions regarding the City's Application.

We believe the most productive means of addressing these outstanding issues would be through the formation of a LAFCO SubCommittee, which would create a framework for the City to work collaboratively with LAFCO and potentially also the County to ensure all outstanding questions and concerns are fully addressed and vetted publicly prior to a final decision on the City's Application. We believe this work can be completed within six months, at which time a report could be made to the full Commission. Thank you.

Sincerely,


Dean Albro, City Manager

Attachment 1: City of Lompoc 2023-2031 Housing Element Update, Part 2 Housing Needs Assessment



Part 2

Housing Needs Assessment

Public Review Draft, March 2023



This page is intentionally left blank.

Table of Contents

Introduction.....	2-1
Changes to State Law	2-1
Public Participation	2-10
Review of the Existing Housing Element.....	2-34
Housing Production Progress During the 5th Cycle.....	2-34
Progress in Implementation.....	2-35
Effectiveness of the Previous Element	2-37
Demographic and Employment Trends.....	2-38
Population Trends	2-38
Employment Trends.....	2-43
Housing Conditions	2-47
Household Characteristics	2-47
Overpayment.....	2-50
Extremely Low-Income Households.....	2-51
Housing Stock Conditions.....	2-53
Affordable Housing at Risk of Conversion to Market Rate.....	2-58
Special Housing Needs	2-60
Seniors	2-60
Persons with Disabilities	2-61
Large Households.....	2-64
Farmworkers.....	2-65
Female-Headed Households	2-66
Persons Experiencing Homelessness.....	2-67
Housing Constraints.....	2-69
Governmental Constraints.....	2-69
Non-Governmental Constraints.....	2-85
Zoning for a Variety of Housing Types.....	2-89
Density Bonuses	2-89
Multifamily Rental Housing.....	2-89

Housing for Agricultural Employees 2-90

Emergency Shelters..... 2-90

Low Barrier Navigation Centers2-92

Transitional and Supportive Housing.....2-92

Single-Room Occupancy Units (SROs)2-92

Manufactured Homes and Mobile Home Parks2-93

Accessory Dwelling Units (ADUs).....2-93

Opportunities for Energy Conservation2-95

 Title 24 and California Green Building Code2-95

 General Plan Goals and Policies.....2-96

 City Programs.....2-96

 Southern California Gas Programs.....2-96

 Pacific Gas & Electric Programs.....2-96

Housing Resources 2-98

 Regional Housing Needs Assessment Requirement2-98

 Meeting RHNA Requirement.....2-100

 Residential Sites Inventory 2-105

 Community Resources 2-130

Appendix A: Affirmatively Furthering Fair Housing 2-1

 Introduction and Overview2-3

 Fair Housing Resources.....2-8

 Segregation and Integration Patterns and Trends 2-11

 Contributing Factors.....2-84

 Local Area of Knowledge.....2-87

 Sites Inventory Analysis.....2-92

 Contributing Factors and Meaningful Actions.....2-97

Appendix B: Evaluation of 5th Cycle Implementation Measures..... 2-1

Introduction

The Needs Assessment, identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues and contributing factors. In short, the Needs Assessment provides the context for the City's housing action plan.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are State mandates that HCD expects to be addressed in the current Housing Element Update.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City has not adopted a procedure for SB 35 streamlining. Program H-A.21 commits the City to codifying a streamlined review process in accordance with SB 35.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

The site inventory analysis in this Housing Element analyzes local infrastructure capacity in compliance with AB 879 and AB 1397. Several sites (vacant and non-vacant) in the sites inventory are identified as recycled sites that were used in one or two previously adopted Lompoc housing elements. To comply with AB 879 and AB 1397, Program H-A.20 commits the City to ministerial approval of the development of recycled sites where 20 percent or more of the units planned on site are lower income units.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing.

The City has included an AFFH analysis in Appendix A and meaningful actions that proactively work to further fair housing in the Policy Document.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

The City has identified residential capacity to meet the 2023-2031 RHNA allocation. Program H-A.20 is included to commit the City to monitoring development such that if any lower income sites inventory sites are developed for higher income groups, substitute capacity will be identified.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. The City is concurrently updating its Safety Element, which includes SB 1035 provisions, alongside this Housing Element update, in compliance with SB 1035.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the cities and counties to provide a "by right" process and expedited review for supportive housing. Additionally, the law prohibits jurisdictions from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. This applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. The City currently complies with the requirements of AB 2162 as it ministerially permits supportive housing for seven or less persons in all residential districts and in the Old Town Commercial (OTC) zone, subject to the same restrictions as residential uses in the same zone.

Additionally, AB 101 requires that a low barrier navigation center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program H-A.8 commits the City to allowing low barrier navigation centers, by right, in mixed-use zones and nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 345 (2021), Assembly Bill 2221 (2022), Senate Bill 897 (2022), Assembly Bill 345 (2022),

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and come into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain

conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

In December 2019, the Lompoc City Council approved a comprehensive update to the Zoning Code, including the City's ADU ordinance (Section 17.404.020) that brought the City into compliance with State laws passed prior to 2019. As of December 14, 2022, the Lompoc Planning Commission recommended the adoption of an update to the City's ADU ordinance (Ordinance No. 1702(23)) that would bring the City into compliance with all the State laws described above regarding ADUs and JADUs. The ordinance went to City Council for a first reading on February 7, 2023 with a second reading scheduled for March 7, 2023. The ordinance once approved would take effect April 7, 2023. Program H-A.8 commits the City to updating the ADU ordinance for compliance with recent State laws. Program H-A.14 commits the City to include a plan that incentivizes and promotes the creation of ADUs that are affordable to very low-, low-, and moderate-income households. Lastly, the City applied for grant funding for a Permit Ready ADU Program through SBCAG's REAP 2.0 Program that, if approved, will provide property owners with pre-approved ADU plans that will help streamline approval and construction of ADUs and provide financial incentives to encourage the production of ADUs in Lompoc.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within a half mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on the percentage of units in the development are affordable. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least five percent for very low-income

households, or at least 10 percent for persons and families of moderate-income in a common interest development.

- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where 100 percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within a half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City is currently out of compliance with AB 1763. Program H-A.8 commits the City to allow increased density bonuses, as described in AB 1763, for 100 percent affordable housing developments.

The City is also currently out of compliance with AB 2345. Program H-A.8 commits the City to amending its Zoning Code to permit the maximum density bonus and number of incentives for eligible developments as described above.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330.

The City has implemented a Pre-Application Submittal Checklist for Housing Development Projects in compliance with SB 330; however, the City's Zoning Code does not include any statutory requirements that ensure compliance with SB 330 provisions. Program H-A.8 commits the City to updating its municipal code for compliance with SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

As of February 2023, there are seven underutilized City-owned surplus lands suitable for residential development in Lompoc. Six of these sites are public parking lots and one is preschool/daycare facility. Program H-A.23 commits the City to regularly maintain an inventory of publicly owned surplus parcels on the City website and report findings to HCD in the Housing Element Annual Progress Report.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The City provides this information on its website and is committed to updating the material as necessary throughout the planning period (Program H-A.22). Additionally, several programs include actions to ensure transparency on housing-related matters through publishing materials on the City website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the Housing Element goals,

policies, and related actions to meeting the jurisdiction's special housing needs (see the Review of the Existing Housing Element Section and Appendix B).

The Housing Element provides information on the homeless point-in-time count in the Special Housing Needs section. The City currently does not operate a shelter, however, the City allocates funding to the Good Samaritan Shelter to operate the Bridge House Shelter.¹

Although the City allows emergency shelters by right in the CC and CB zones, the City currently allows for only 104 total emergency shelter beds in Lompoc unless a Conditional Use Permit is approved for additional beds.² This cap was in effect through September 2022 (the end of the 5th Cycle Housing Element planning period), and should be revised to reflect the current point-in-time population count and need for emergency shelter beds. Program H-A.2 commits the City to revising the cap on emergency shelter beds to reflect the identified housing need for residents experienced homelessness. The Program also commits the City to meeting with these homeless service providers, periodically, to evaluate current and future needs for emergency or transitional housing and to coordinate on opportunities for public-private partnerships.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD using the standards, form, and definitions adopted by HCD. Lompoc is compliant with SB 6 as it sends HCD standardized annual progress reports to HCD and reports on housing element program process annually. Program H-A.20 commits the City to submitting the sites inventory to HCD with the Housing Element.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

SB 99 and AB 747 require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. Concurrently with the Housing Element Update, the City is drafting a new Safety Element, which includes identification of evacuation routes in compliance with State law.

Housing Development in Dense, Urban Areas: Senate Bill 10 (2021)

SB 10 authorizes local governments to adopt an ordinance to zone any parcel to a density of 10 units per acre if the parcel is located in a transit-rich area or an urban infill site, even if there

¹ City of Lompoc 2021 General Plan Annual Report

² Lompoc Zoning Code Section 17.404.090: Emergency Shelters

are existing local restrictions on adopting such a zoning ordinance. If there are existing local zoning restrictions on the parcels that are planned to be upzoned, a two-thirds vote by the legislative body would be able to supersede existing regulations to apply an allowance of a density of 10 units per acre. In effect, SB 10 allows local governments the option of upzoning parcels despite existing zoning or applicable ordinances.

The City of Lompoc contains one area identified as "transit-rich" as defined in Public Resources Code Section 21064.3. SB 10 does not require a Municipal Code amendment for compliance. SB 10's provisions remain as a possible tool for the City to increase residential capacity.

Prohibition of Parking Minimums Near Major Transit: Assembly Bill 2097 (2022)

SB 2097 prohibits jurisdictions from imposing any minimum parking requirements on any development, residential or otherwise, within a half mile of a major transit stop, as defined by Public Resources Code Sections 21155 and 21064.3. The law allows for an exemption if the development is (1) a housing development with 20 percent of the units dedicated to lower-income householders, moderate-income households, students, the elderly, or persons with disabilities, (2) has less than 20 housing units, or (3) already has parking restrictions enforced by other laws. Lompoc has one transit stop that matches the definition of a "major transit stop" according to State law³. Program H-A.8 commits the City to removing minimum parking requirements within a half mile of identified major transit stops in Lompoc.

Affordable Housing and Road Jobs Act: Assembly Bill 2011 (2022)

AB 2011 opens new opportunities for affordable housing development by allowing qualified residential development in commercially zoned areas. The bill creates a streamlined, ministerial approval process for two types of projects: 1) 100 percent affordable housing projects in commercial zones, and 2) mixed-income housing projects along commercial corridors where 15 percent of units are affordable to lower income households. In both cases, the proposed project site cannot be adjacent to industrial uses or environmentally sensitive areas.

Additionally, AB 2011 imposes labor standards for the projects listed above to promote high-paid, middle-class construction jobs. Developers are required to use contractors that pay workers a general prevailing wage, participate in a State-approved apprenticeship program, and offer health benefits for projects of 50 units or more. AB 2011 takes effect July 1, 2023, and sunsets on January 1, 2033.

³ SBCAG Connected 2050 Regional Transportation Plan (RTP), SBCAG, 2021. The 2050 RTP identifies the Lompoc Transit Hub as a major transit stop.

Program H-A.8 commits the City to amending the Municipal Code creating a ministerial process for constructing residential developments in commercially zoned areas in compliance with California Government Code Sections 65400 and 65585.

Middle Class Housing Act: Senate Bill 6 (2022)

Similar to AB 2011, SB 6 provides new opportunities for affordable housing development by allowing residential development in commercial zones; however, SB 6 does not create a ministerial approval process for these projects and does not have as strict of development standards as in AB 2011. SB 6 allows residential development in commercial zones, without the need of rezoning, for projects 20 acres or less. Projects must either be 100 percent residential or mixed use where a majority of the square footage (at least 50 percent) is dedicated residential space. SB 6 does not impose any minimum affordability requirements but does require developers to use a skilled and trained workforce (union labor) and pay a prevailing wage. SB 6 takes effect July 1, 2023 and sunsets on January 1, 2033.

Program H-A.8 commits the City to amending the Municipal Code to allow residential developments in commercially zoned areas without rezoning, provided that the projects meet the requirements provided in California Government Code Sections 65913.4 and 65852.24, in compliance with SB 6.

AB 2011 vs. SB 6

Although AB 2011 and SB 6 are similar in their scope, the State approved both, leaving the decision up to developers to decide which is more beneficial to their project. While both bills allow residential development in commercially zoned areas, AB 2011 has a greater emphasis on affordability requirements and ministerial approval, whereas SB 6 has a greater emphasis on labor standards and less restrictive development standards. Both laws are set to sunset in 2033 at which time there will be a review of each law with the possibility of one or both laws being extended, or a merging of the two.

Ministerial Approval of Urban Lot Splits: Senate Bill 9 (2021)

SB 9 aims to increase density in single-family zones by requiring ministerial approval of two primary dwelling units in a single-family zone and/or the subdivision of a parcel in a single-family zone into two parcels. The overall goal of SB 9 is to allow for up to four units of housing, two primary and two accessory units, on single-family parcels. Provisions of the law include the modification or elimination of development standards, such as setbacks, on a case-by-case basis, to remove constraints to the development of two primary and two second uses on a single lot.

The City is currently not in compliance with the requirements of SB 9. Program H-A.16 commits the City to amending the Municipal Code to allow for a process for ministerial approval of urban lot splits in compliance with SB 9.

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the City's housing goals and policies.

Housing issues affect the entire community including residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage community members and stakeholders in a dialogue where they define problems and create solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti-development initiatives, and NIMBYism⁴. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation.

In response to the need for public participation, City planning staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes branding, a project website, newsletters and eblasts, announcements on the City website and social media, multiple workshops, and Planning Commission and City Council meetings and hearings. This section summarizes the City's engagement program.

⁴ "NIMBY" stands for "Not in My Backyard" and is a commonly used phrase in the planning profession to describe people and/or organizations opposed to development near their place of residence or work.

Branding

A branding package was prepared for the Housing Element and Technical General Plan Update. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensures that this effort is distinct in the minds of the community. The logo to the right will be used on all materials developed for all elements being updated during the Envision Lompoc Housing Element and Technical General Plan Update process.



Website

During the development and review of the Housing Element, the City created and maintained a website dedicated to the 2023-2031 Housing Element and Technical General Plan Update. This website provided easy access to information on the Project, including general information about housing elements and details about workshops and other engagement opportunities. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A button on the website allowed residents to sign up for the email list.



<https://envisionlompoc.com/>



Home Housing Element General Plan Participate Resources Documents

Select Language



Join Mail List
Comments

Upcoming Community Workshop!

On Thursday, October 13, 2022 at 5:00pm, the City of Lompoc will hold an in-person Community Workshop at Dick DeWees Community Center to discuss the Housing Element and Technical General Plan Update and potential housing sites in Lompoc. The workshop will include an introduction to State requirements and a discussion of sites with residential capacity, as well as an opportunity for the public to provide comments.

Join us at Dick DeWees
Community Center!

Thursday, October 13, 2022
5:00 PM
1120 West Ocean Ave

City of Lompoc

Housing Element & Technical General Plan Update

Welcome!

The City of Lompoc is excited to announce that it is conducting a technical update to the City of Lompoc 2030 General Plan and preparing the 6th Cycle Update to the Housing Element. This technical update includes updating the existing Safety and Circulation Element, including the development of a new Environmental Justice Element (as required by State Law). The City initiated this update to refine the existing goals and policies of these Elements to address changes to State law and consider changing community needs and opportunities. This effort will enable the City to implement best practices to ensure the goals and policies in the 2030 General Plan meet the needs of the community now, and in the future.





<https://envisionlompoc.com/housing>



Home Housing Element General Plan Participate Resources Documents Select Language



Join eMail List

Comments

Housing Element Update

We are excited to announce that in 2022, the City of Lompoc kicked off the update to the City's Housing Element to plan for housing through 2031. The update is scheduled for completion in early 2023, and throughout the process, we invite the public to be part of the planning process and provide input on how Lompoc should provide housing over the planning period (2023-2031).

What is a Housing Element?

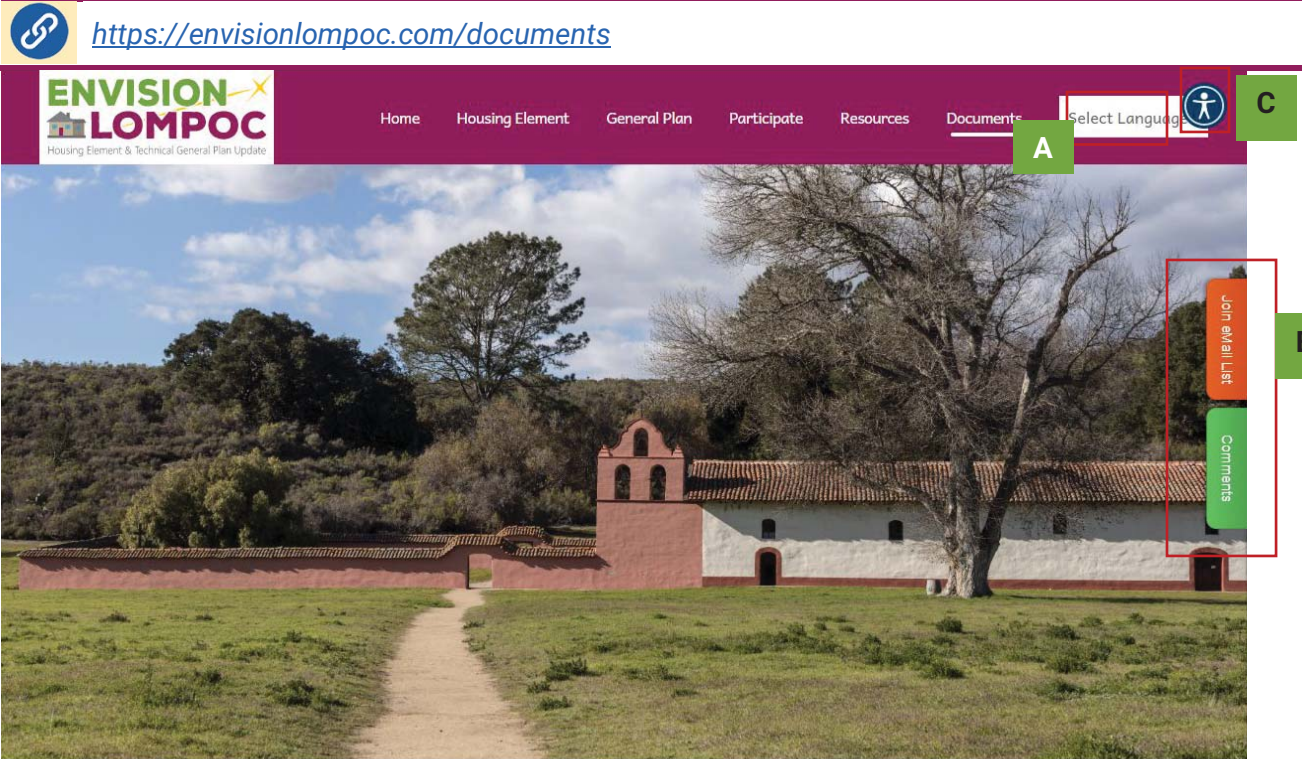
Since 1969, every city and county in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City's current 2015-2023 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 planning period is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State approved over a dozen of new housing laws, many of which aim to lower barriers to building affordable housing. The City will address these new laws and other community needs as a part of this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an analysis called the Affirmatively Furthering Fair Housing (AFFH) analysis. The AFFH analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. The Housing Element will then include policies and programs to help work towards more equitable housing practices.

What does a Housing Element do?





Documents

The Documents page contains all published products and deliverables. To comment on any of the documents, please use the green "Comments" button on the right side of the page.

A: Google Translate Tool: This tool allows users to translate the entire website into Spanish.

B: Email and Contact Buttons: These buttons allow users to join the project email list or provide a comment to the project Team.

C: Accessibility Widget: This widget allows users to choose visibility options for greater accessibility

Newsletters

Newsletter #1: Housing Element Overview

Newsletter #1 provides an introduction to the Housing Element and Technical General Plan Updates, background information on housing elements and the Regional Housing Needs Allocation (RHNA), and a description of the phases of the project. The newsletter was distributed at public workshops and was made available from the project website. Images of the Newsletter are included on the following pages.

Newsletter #2: Public Review Draft Housing Element

Newsletter #2 provides a summary of the key take-aways in the Public Review Draft Housing Element, particularly key changes to policies and programs, any proposed changes to land use designations (locations or density ranges), and what these changes mean for their community. The newsletter provided an update on the Housing Element process and information on how to provide input on the draft Housing Element.

Public Workshops

Throughout the Housing Element Update, City staff worked with the consultant team to hold community workshops at critical points in the process.

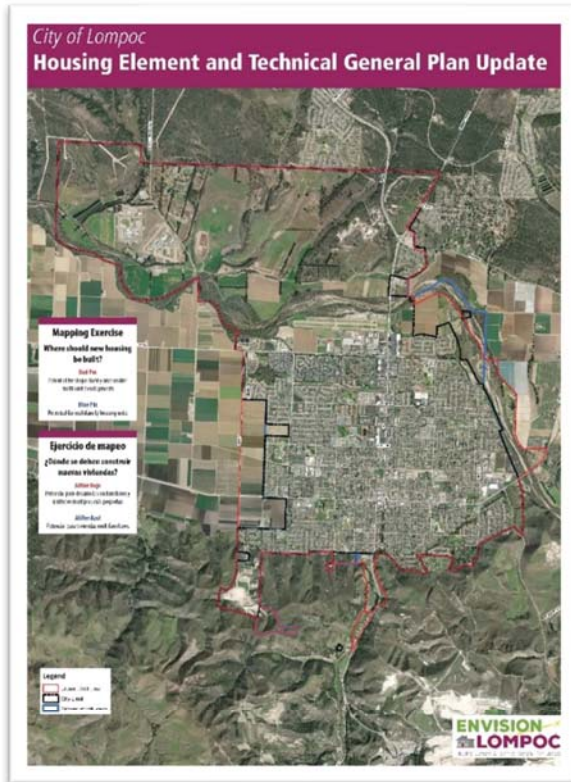
Workshop #1: Housing Element Overview

On Thursday, August 18, 2022, the City of Lompoc held an in-person Community Workshop to discuss the Housing Element and Technical General Plan Update. The workshop introduced the Housing Element and Technical General Plan Update, summarized key steps in the process, and sought public input on housing issues and distinct economic, social, and geographic housing needs. The workshop was held in an open house format with multiple stations including display posters and interactive activities designed to encourage community input.



Comments

1. Consider updates to existing homes.
2. Help financing ADU construction.
3. Cost of rent and lack of accessible units are the largest barriers to housing.



Response to Comments:

1. The City is committed to rehabilitation efforts and will prioritize rehabilitation efforts within the Housing Element. Program H-A.1 commits the City to seek funding for housing, including rehabilitation.
2. The City is committed to incentivizing ADU development, particularly lower- and moderate-income rental housing. H-A.14 works to incentivize ADU development through preapproved plans and other cost-saving measures.
3. This comment echoes public input received on the Housing Needs survey. Program H-A.1, H-A.9, and H-A.21 have been included to incentivize and encourage affordable housing development. Further, Program H-A.26 has been included to encourage the development of accessible units throughout the city.




Workshop #2: Housing Opportunity Sites

On Thursday, October 13, 2022, the City of Lompoc held an in-person Community Workshop at Dick DeWees Community Center to discuss the Housing Element, potential housing sites in Lompoc as well as Affirmatively Furthering Fair Housing. The workshop included an introduction to State requirements and facilitated discussions with participants on sites with residential capacity as well as on each of the identified fair housing issues.



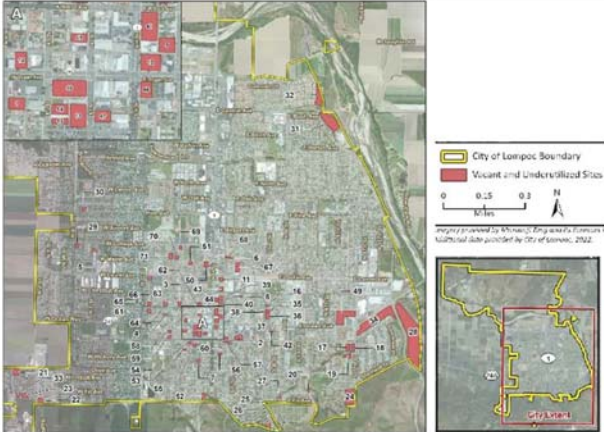
Draft Sites Inventory Summary



Housing Element & Technical General Plan Update

Site Considerations

- Including sites does not require their development or redevelopment of housing
- They demonstrate the City has adequate land and zoning to accommodate its housing need



16

Comments

During the workshop, the Project Team facilitated discussions with participants on the potential housing sites, as well as fair housing topics. Comments are summarized below.

Topic	Comment
<p>Potential Housing Sites</p>	<p>R2 zones may have potential to meet the RHNA shortfall. How do new State laws affect R1 zones? Is there potential in these zones?</p>
	<p>Vacant and underutilized parcels along Laurel Avenue (generally from E Street to North Seventh Street) have potential for market rate housing. Some parcels are currently for sale.</p>
	<p>It can be challenging to contact property owners to discuss selling their land. There is potential for City engagement with property owners and developers to facilitate sales</p>
	<p>SB 9 has potential and a lot of parcels in the city are appropriate for lot splits.</p>
	<p>There's interest in multifamily development, starting with 4 du/ac up to 72 du/ac. Not a lot of land is available to meet this need.</p>
	<p>Parking is needed, but many underutilized sites are existing parking lots.</p>
<p>Old Town</p>	<p>Historic structures are also an issue due to cost of rehabilitation and bringing the structure up to code.</p>
	<p>Commercial is needed. Mixed use has potential but commercial must be viable and sustainable.</p>
	<p>Engagement with developers is needed. Who wants to build in Downtown? What do they want to build?</p>
	<p>One school on H Street has approximately five acres of land, some of which is vacant. There may be potential here.</p>
	<p>A survey may be helpful to obtain more input</p>
<p>Fair Housing Enforcement and Outreach</p>	<p>Section 8 residents – There is some retaliation against those who complain or speak up regarding issues.</p>
	<p>Some residents stay ultra-local and are disconnected from the greater community by things like language barriers.</p>
	<p>Internet connectivity is good, but some have difficulty accessing it due to high costs.</p>

	<p>Mailers, flyers, or ads on TV may help. Keep it simple.</p> <p>Facebook – People use this platform to comment on issues, but no one from the City follows up on Facebook comments and this can leave questions unanswered.</p> <p>Diverse forms of communication are needed</p> <p>There are concentrations of lower income residents along the backside of H Street by the YMCA.</p>
Integration and Segregation Patterns and Trends	<p>There are a lot of Housing Authority projects in Lompoc. Why? Local context is important to the story.</p> <p>Some areas of the city are perceived as having safety/crime issues. It's important to maintain infrastructure in these areas to work against this perception. Despite public investment, public safety concerns may continue to discourage development and investment.</p> <p>There are pockets of wealth in the community. Housing types need to be blended to create a better mix.</p> <p>Segregation is fueled by economics. You can only live where you can afford. If housing types are not blended, the community will be segregated by income.</p> <p>Housing affordable to teachers is desperately needed.</p> <p>There are pollution and dust concerns near agricultural fields. Some schools are on the perimeter near agricultural uses.</p>
Disparities in Access to Opportunity	<p>Accessing a living wage job is difficult. Service and retail jobs are most prominent.</p> <p>Residents are commuting out of town for good jobs.</p> <p>It is especially hard to find housing during the summer months when many people are moving. This drives up prices, leading folks to find alternative living arrangements, often leading to overcrowding. Additionally, folks are being moved off base due to redevelopment of base housing. This brings additional housing demand.</p> <p>There are many homeless encampments in the riverbed area.</p>
Disproportionate Housing Needs	<p>Overcrowding is caused by high costs. Overcrowding is one of the few options to deal with the extreme cost of housing.</p>

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

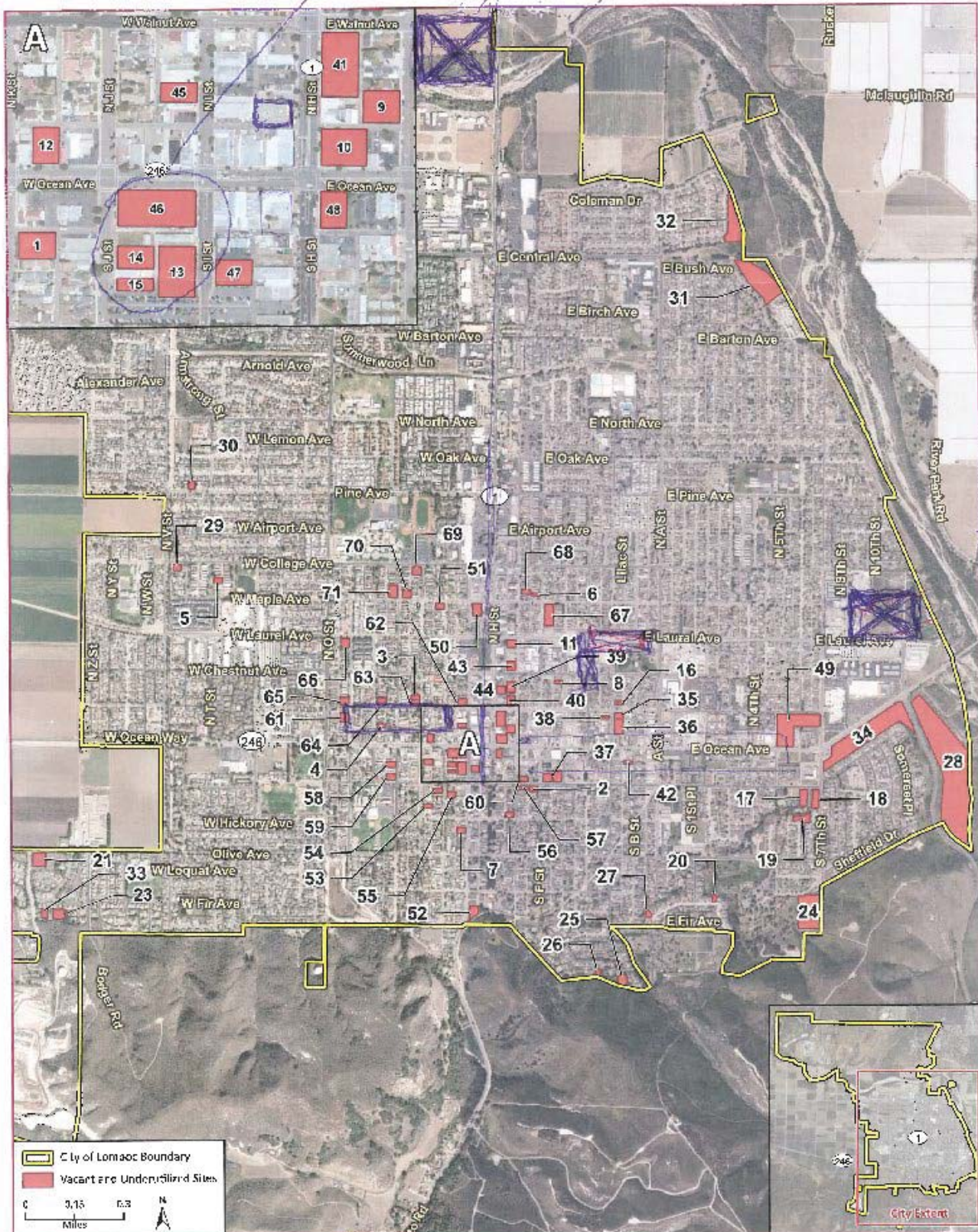
One participant provided comments in hardcopy by marking up the Draft Sites diagram. The participant discussed his comments with the project team during the workshop exercise. In addition to the comments above, we have included participants Draft Sites diagram below.

This page is intentionally left blank.

DRAFT IDENTIFIED SITES

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

Weak corners of east street *Area in east town* *Not in flight path* *ANNEX can we assume*



Imagery provided by Microsoft Bing and is copyright © 2022. All other data provided by City of Lompoc, 2022.

REXED AREAS ARE ADDITIONS. PLEASE CONSIDER



This page is intentionally left blank.

Response to Comments

The City considered public input from Workshop #2 in various aspects of the Update. In the development of the sites inventory, input from Workshop #2 led revisions to individual sites and the inclusion of new sites. Comments on housing needs and concerns informed the Housing Needs Assessment and assisted the City in prioritizing housing actions and programs. Finally, comments on AFFH topic provided context to the fair housing analysis and informed the city's meaningful actions related to fair housing concerns, such as concentrations of lower-income units in areas with perceived public safety concerns.

Housing Needs Survey

The City conducted a Housing Needs Survey that provided residents and stakeholders the opportunity to provide input on housing needs, issues, and constraints in the community. The Survey was presented in English and Spanish and available from August 16, 2022, to September 26, 2022. The survey was sent to the General Plan and Housing Element Update email list and through local stakeholders and made available on the Housing Element Website (envisionlompoc.com). The survey included a total eight questions and included multiple choice, ranking, and free response questions and took respondents, on average, 8.5 minutes to complete. The Survey received nine total responses; no Spanish responses were received. A summary of survey responses is provided below.

Response to Comments

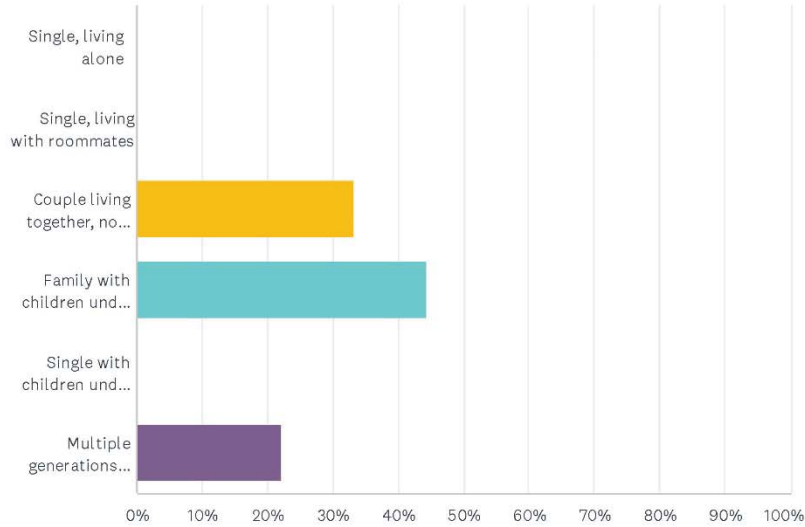
Responses to the Housing Needs Survey provided local context to support the Housing Needs Analysis and helped the Project Team and decisions-makers to create priorities and program actions that address the needs felt most-acutely by residents of the city. Priorities supported by responses to the Housing Needs Survey include:

- Program H-A.19 commits the City to encouraging missing middle housing, including small multifamily products (triplexes, four-plexes, cottage apartments) in low-density single-family zones.
- Program H-A.13 commits the City to expanding residential capacity by encouraging mixed-use development and incentivizing mixed-use projects that meet affordability thresholds.
- Program H-A.14 incentivizes the development of ADUs, including additional incentives for ADU development as affordable rental housing.
- Program H-A.15 commits the City to continue to promote development of the Bailey Avenue Corridor to provide needed housing and shall amend the General Plan to incorporate any necessary changes to the Bailey Avenue Corridor to facilitate new housing.

City of Lompoc Housing Needs Survey

Q1 Which best describes your household composition:

Answered: 9 Skipped: 0

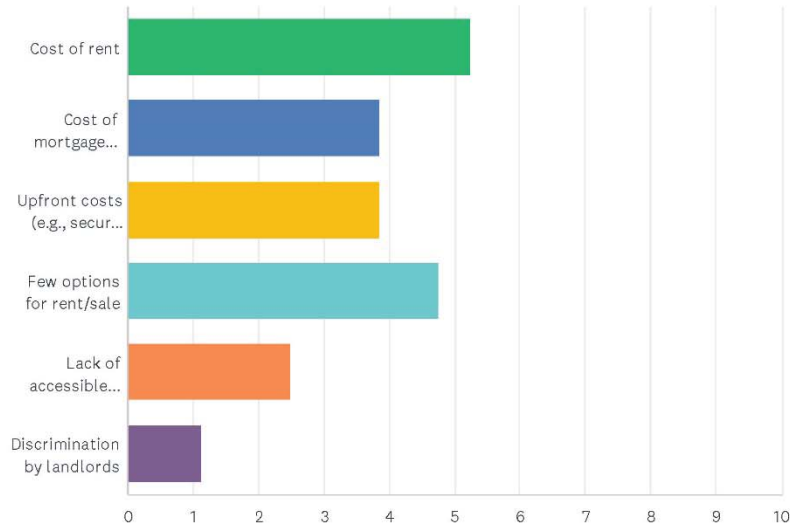


ANSWER CHOICES	RESPONSES	
Single, living alone	0.00%	0
Single, living with roommates	0.00%	0
Couple living together, no children	33.33%	3
Family with children under 18 living at home	44.44%	4
Single with children under 18 living at home	0.00%	0
Multiple generations living together (adult children, parents, grandparents, etc.)	22.22%	2
TOTAL		9

City of Lompoc Housing Needs Survey

Q2 What are the largest barriers to accessing housing in Lompoc? Please rank the following:

Answered: 8 Skipped: 1

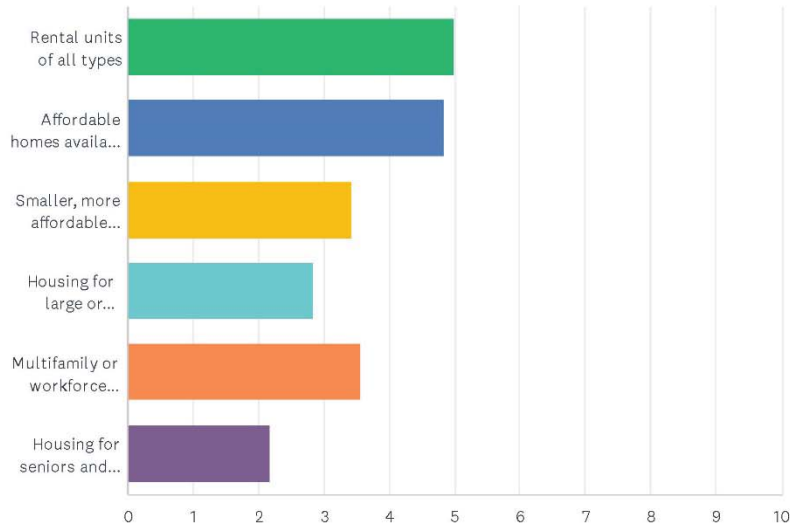


	1	2	3	4	5	6	TOTAL	SCORE
Cost of rent	50.00% 4	37.50% 3	0.00% 0	12.50% 1	0.00% 0	0.00% 0	8	5.25
Cost of mortgage payment	0.00% 0	14.29% 1	57.14% 4	28.57% 2	0.00% 0	0.00% 0	7	3.86
Upfront costs (e.g., security deposit, down payment)	28.57% 2	0.00% 0	14.29% 1	42.86% 3	14.29% 1	0.00% 0	7	3.86
Few options for rent/sale	25.00% 2	37.50% 3	25.00% 2	12.50% 1	0.00% 0	0.00% 0	8	4.75
Lack of accessible units	0.00% 0	12.50% 1	12.50% 1	0.00% 0	62.50% 5	12.50% 1	8	2.50
Discrimination by landlords	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 1	85.71% 6	7	1.14

City of Lompoc Housing Needs Survey

Q3 What types of housing does Lompoc need most? Please rank the following:

Answered: 8 Skipped: 1

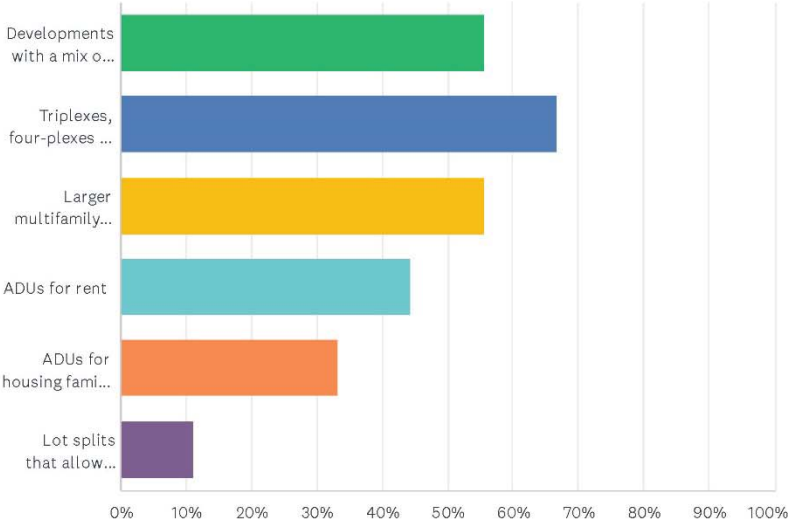


	1	2	3	4	5	6	TOTAL	SCORE
Rental units of all types	42.86% 3	28.57% 2	14.29% 1	14.29% 1	0.00% 0	0.00% 0	7	5.00
Affordable homes available for purchase	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	4.83
Smaller, more affordable housing types	28.57% 2	14.29% 1	0.00% 0	14.29% 1	14.29% 1	28.57% 2	7	3.43
Housing for large or multi-generational families	16.67% 1	0.00% 0	16.67% 1	16.67% 1	16.67% 1	33.33% 2	6	2.83
Multifamily or workforce housing	14.29% 1	0.00% 0	28.57% 2	42.86% 3	14.29% 1	0.00% 0	7	3.57
Housing for seniors and those with special housing needs	0.00% 0	16.67% 1	0.00% 0	0.00% 0	50.00% 3	33.33% 2	6	2.17

City of Lompoc Housing Needs Survey

Q4 What types of opportunities would you like to see pursued in Lompoc? Please select all that apply.

Answered: 9 Skipped: 0

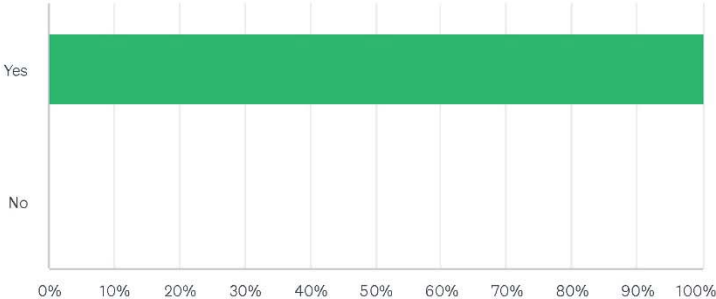


ANSWER CHOICES	RESPONSES
Developments with a mix of commercial and residential uses	55.56% 5
Triplexes, four-plexes and other smaller multifamily housing types in lower-density neighborhoods	66.67% 6
Larger multifamily developments that provide more units	55.56% 5
ADUs for rent	44.44% 4
ADUs for housing family members, friends, and extended family	33.33% 3
Lot splits that allow owners to build another home on their property	11.11% 1
Total Respondents: 9	

City of Lompoc Housing Needs Survey

Q5 Should the City expand the City limit to provide more housing?

Answered: 9 Skipped: 0

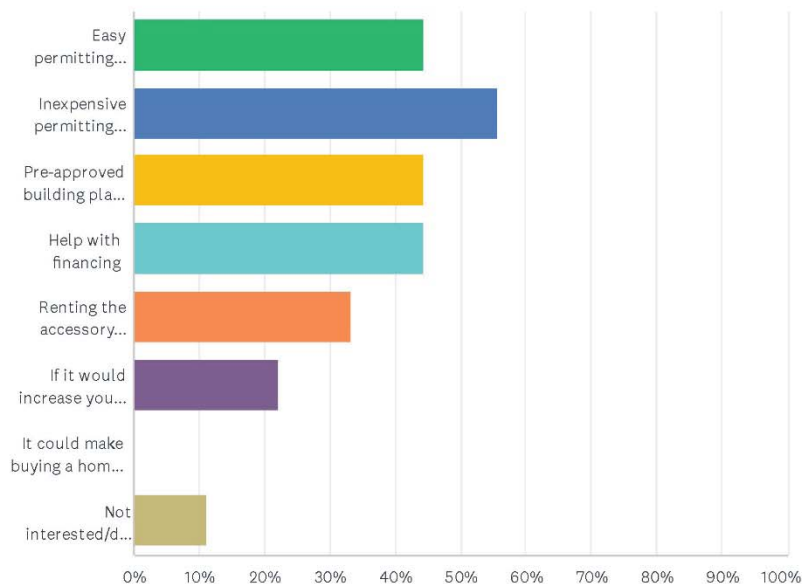


ANSWER CHOICES	RESPONSES	
Yes	100.00%	9
No	0.00%	0
TOTAL		9

City of Lompoc Housing Needs Survey

Q6 If you own your home, what would make you consider adding an accessory dwelling unit (granny flat) to your property? Please select all that apply.

Answered: 9 Skipped: 0

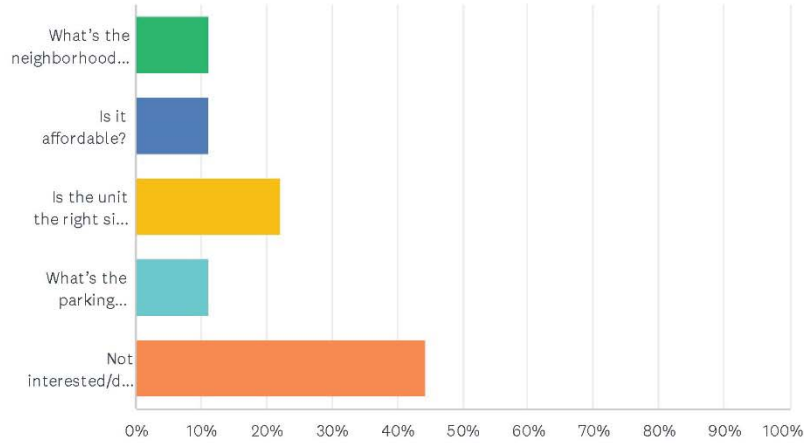


ANSWER CHOICES	RESPONSES
Easy permitting process	44.44% 4
Inexpensive permitting process	55.56% 5
Pre-approved building plans provided by the City	44.44% 4
Help with financing	44.44% 4
Renting the accessory dwelling unit would be a new source of income	33.33% 3
If it would increase your property value	22.22% 2
It could make buying a home in Lompoc attainable for me	0.00% 0
Not interested/doesn't apply to me	11.11% 1
Total Respondents: 9	

City of Lompoc Housing Needs Survey

Q7 If you are a renter, what would be your biggest concern when considering renting an ADU?

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
What's the neighborhood like?	11.11%	1
Is it affordable?	11.11%	1
Is the unit the right size for my household?	22.22%	2
What's the parking situation?	11.11%	1
Not interested/doesn't apply to me	44.44%	4
TOTAL		9

City of Lompoc Housing Needs Survey

Q8 What would you like us to consider when updating Lompoc's housing plan?

Answered: 4 Skipped: 5

#	RESPONSES	DATE
1	Increasing safety and security particularly if increasing city limits. Fast and easy permit process. Making small lots available for investors to build ADUs.	9/7/2022 8:48 PM
2	Filling in the empty spaces in Lompoc before adding new farm land on the outskirts. What would make empty land landlords want to build/be encouraged to build?	9/7/2022 8:46 PM
3	Updates to existing homes	8/22/2022 8:17 AM
4	My name is Reginald Bridges and I've been looking into ways to get financed to approach a sustainable housing project by creating affordable units from prefabricated homes such as shipping containers. Currently getting a business plan developed to present to one of our local banks. I feel that this would be a great option for graduate students entering the workforce, young adults in college and single parent families who have issues acquiring the proper finances monthly to afford growing rent cost. I plan to use funds from my clothing brand to also help support this cause. You can visit my website to understand more about my mission (www.eloapparel.com). If we can get more investors on board, this could be a quick low cost solution to some of our housing issues in the city. I would love to discuss more about this in the future if you're interested. I love what you're doing here and fully support this campaign. I wish the best for us all. Thank you for your time.	8/16/2022 6:20 PM

Review of the Existing Housing Element

This section examines the effectiveness of the 2015-2023 Housing Element, the progress made in achieving the goals, objectives, and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City. This evaluation will inform the policies and programs developed as part of the 2023-2031 Housing Element Update.

Housing Production Progress During the 5th Cycle

Lompoc's total RHNA for the 2015-2023 planning period was 527 units. Broken down by income level, the allocation included 127 units affordable to very low-income households, 85 units affordable to low-income households, 95 units affordable to moderate-income households, and 220 units affordable to above moderate-income households. Table H-1 compares units permitted to the goals set by the 5th Cycle RHNA. Between 2015 and 2021, the City permitted a total of 181 units, including 21 very low-, 3 low-, 42 moderate-, and 115 above moderate-income units.

Table H-1 5th Cycle (2015-2023) RHNA Progress

	Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
5th Cycle RHNA	127	85	95	220	527
Permitted Units	21	3	42	115	181
Percent of RHNA Permitted	16.7%	3.6%	44.2%	52.0%	34.4%
Remaining RHNA	105	81	53	106	345

Source: City of Lompoc, General Plan Annual Report, 2021.

Progress Toward Lower Income Housing Goals

Although the City has made progress towards meeting housing needs, Lompoc is currently not on track to meet its 5th Cycle lower-income housing goals. The 24 lower-income housing units constructed during the 5th Cycle were all completed in 2014 and 2015. Nineteen of the 24 lower-income housing units are attributed to the second phase of the Housing Authority of the County of Santa Barbara's (HASBARCO) Santa Rita Village affordable housing complex

located at 912 West Apricot Avenue in western Lompoc. This project was completed in December 2015 and represents Lompoc's most recent boost in affordable housing capacity.

Progress in Implementation

Lompoc's 5th Cycle Housing Element established four goals organized around the following topic areas:

1. Housing Opportunity
2. Neighborhood Restoration
3. Housing Quality
4. Energy Efficiency

The following sections provide an analysis of the progress the City has made in the implementation of the goals, policies, and programs established in the 5th Cycle Housing Element.

Housing Opportunity

Provide a choice of housing opportunities for all economic segments of the community.

Policies 1.1 through 1.24 are meant to create a diverse housing stock (affordability, tenure, size, and location) through incentives, collaboration with non-profits and developers, zoning and land use, financial assistance, and permitting procedures.

In 2019, the City completed a comprehensive update of its Zoning Code, including several updates to zoning regulations for housing. This update brought the City into compliance with several new State laws and made it easier for diverse housing needs to be met. Some of the major updates included, broadening the definition of "residential care homes", expanding where transitional/supportive housing is allowed by right, removing conditional use permits for select housing types, broadening the definition of "family", and establishing zoning regulations for single-room occupancy units.

Additionally, the City has coordinated with non-profits, such as Habitat for Humanity and Good Samaritan Shelter, to provide housing and services to people experiencing homelessness by establishing supportive/transitional housing, emergency shelters, and low-income housing (i.e., Section 8 housing). Additionally, some policies identify the Lompoc Redevelopment Agency as the responsible party for implementation, but this agency has since been dissolved. Although Habitat for Humanity no longer works in Northern Santa Barbara County, the City remains committed to working with similar agencies in the region to create a variety of housing opportunities for lower-income households and those experiencing homelessness.

While many of the policies that were part of this goal were completed or have made progress during the planning period, there are several that were not fully implemented due to a lack of funding or the termination of programs and/or responsible departments. Such programs include Federal and State programs for mortgage assistance/relief.

Neighborhood Restoration

Restore, protect, and improve the condition of existing housing and neighborhoods.

Policies 2.1 through 2.5 are designed to encourage rehabilitation of existing housing units and preserve residential neighborhoods through funding programs that preserve affordable housing units, providing financial assistance to homeowners for repairs or other housing related expenses, and implementing zoning and land use regulations that preserve existing residential neighborhoods.

To facilitate independent living of senior, low-income households, the City manages loans accessible to senior households to make necessary improvements or renovations to their homes. Lompoc has also used Community Development Block Grant (CDBG) funding to rehabilitate homes owned and occupied by low-income households.

To encourage appropriate development in and around residential neighborhoods, the City updated its Zoning Code to require any zone changes in or near an existing residential neighborhood must find that the zone change is compatible with the surrounding residential uses. This new requirement applies to all new developments through the development review process.

While many of the implementation measures for this goal were achieved, some were not successful due to the termination of funding programs/sources, such as the Federal Housing and Economic Recovery Act and California Senate Bill 1065. The City aimed to use these funding sources to provide mortgage relief to at-risk homeowners. Program H-A.24 and H-A.1 of this Housing Element commit the City to providing assistance for first-time homebuyers and rehabilitation of substandard units occupied by lower-income households.

Housing Quality

Locate and design housing so as to assure an attractive and high-quality living environment.

Policies 3.1 through 3.6 are meant to encourage the design and construction of high-quality housing, including affordable housing, located near community facilities that promote a high quality of life. Implementation measures associated with these policies include pursuing funding opportunities for home construction and rehabilitation, expanding the Lompoc Housing Trust Fund/Homebuyer Assistance Program, maintaining membership in Santa Barbara County HOME Consortium, and pursuing funds and opportunities for self-help housing programs.

During the previous planning period, Lompoc funded three homebuyer assistance loans to facilitate homeownership opportunities for low-income households. Additionally, the City used CDBG funding to rehabilitate homes owned and occupied by low-income households. The City used HOME Consortium funding to provide assistance for Tenant Based Rental Assistance Program assisting lower income households through the Housing Authority, and to assist in obtaining and retaining rental housing in Lompoc.. While many of the implementation measures for this goal have been achieved, the City was not able obtain additional funding for to initiate a self-help building and rehabilitation project program.

Energy Efficiency

Maximize energy efficiency in existing and future residential development.

Policies 4.1 through 4.4 are meant to encourage the design and installation of energy and water conservation elements in construction and rehabilitation housing projects, including green building standards and financial and technical assistance. During the planning period, the City adopted and enforces the 2019 Green Building Code from the State.

The City worked with the HASBARCO to obtain funding for the rehabilitation of existing affordable housing. There are three Tax Credit Projects in Lompoc with current or planned rehabilitation work, which include energy efficiency and water conservation appliances and building standards.⁵

Effectiveness of the Previous Element

In the 5th Cycle, the City made considerable progress toward implementing the City's housing plan. Lompoc's 5th Cycle Housing Element included 26 implementation actions to achieve the goals and policies described above. Of these implementation measures most were completed or are ongoing efforts the City is actively pursuing. Of the implementation measures that were not fully realized in the last planning cycle, some were not implemented due to a lack of available funding or lack of eligible housing projects to qualify for programs. Other implementation measures were not fully realized due to the dissolution of the Lompoc Redevelopment Agency or because the applicable Federal or State program no longer exists.

Overall, the City was effective in successfully completing over half of its implementation measures outlined in the 5th Cycle Housing Element. In this 6th Cycle Housing Element Update, the City of Lompoc will commit to the continued success of ongoing programs and policies and look to address obstacles seen in the previous cycle to address the State's ongoing housing crises.

⁵ See 2021 General Plan Annual Report Appendix, Housing Implementation Measure #1b

Demographic and Employment Trends

Understanding the current and projected population and employment trends is key to understanding the existing housing needs of Lompoc residents. This section examines the historic, existing, and projected population and employment trends in Lompoc and compares these trends to those of Santa Barbara County and surrounding cities to provide context to the greater region.

The analyses in this section primarily use data from the HCD Preapproved Data Package provided by the Santa Barbara County Association of Governments (SBCAG) that includes a compilation of data from various sources, including the decennial Census, American Community Survey (ACS), and U.S. Department of Finance (DOF).

Population Trends

Table H-2 shows the population growth of Lompoc between 2016 and 2021 with the city's 2010 population serving as a benchmark of current growth. Lompoc's population increased by approximately 1,500 persons between 2010 and 2016 then steadily declined between 2016 and 2020. According to population estimates from the DOF, Lompoc experienced a population decline of approximately 900 persons.

Table H-2 Population Growth Trends, 2016-2021, with 2010 Benchmark

	2010	2016	2017	2018	2019	2020	2021
Lompoc	42,434	44,126	43,885	43,662	43,722	43,644	42,493
Santa Maria	99,553	104,493	105,786	106,233	106,673	107,205	107,445
Santa Barbara	88,410	92,877	92,663	92,759	92,927	93,225	93,055
County Total	423,895	445,341	447,174	449,049	449,795	450,511	441,172

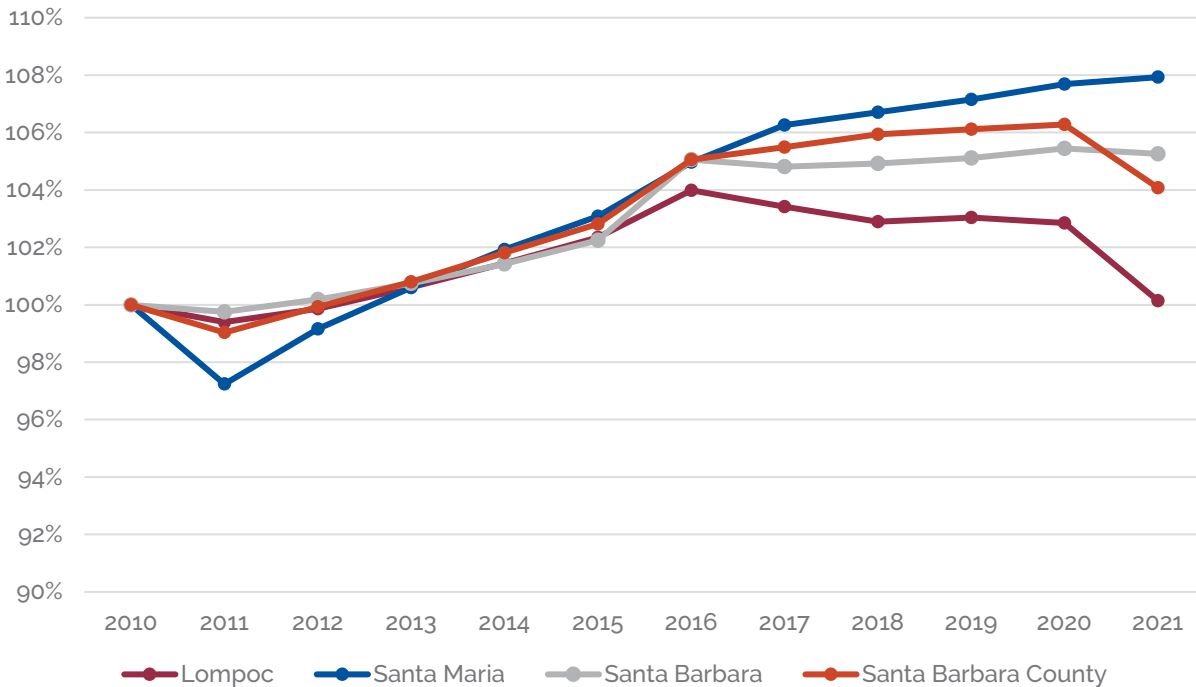
Source: SBCAG, HCD Pre-approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021.

Figure H-1 shows the population growth trends between 2010 and 2021 for Lompoc, Santa Maria, Santa Barbara, and Santa Barbara County. As shown, Lompoc's population increased through 2015, but decreased annually from 2016 to 2021. Similarly, Santa Barbara County and City of Santa Barbara saw population growth through 2015 that declined or leveled out

between 2016 and 2021. Conversely, Santa Maria has experienced population growth through 2021, although the rate of growth slowed between 2016 and 2021.

Between 2010 and 2015, Lompoc largely matched the growth patterns of surrounding jurisdictions. Since 2016, Lompoc experienced annual population decreases compared to other jurisdictions that have experienced continued population growth, though at slower rates, or neutral growth.

Figure H-1 Population Growth Since 2010, 2010-2021



Source: (For 2010, 2016-2021 data) SBCAG, HCD Pre-approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark. (For 2011-2015 data) US Census Bureau, American Community Survey 5-Year Tables, 2011-2015, Table DP05.

Population Projections

Table H-3 shows SBCAG's population projections through 2050 for Lompoc, Santa Maria, and Santa Barbara County. According to this forecast data, Lompoc is expected to gain approximately 4,400 persons between 2025 and 2050 (9.2 percent overall growth). This projection is similar to Santa Barbara County as a whole, which is projected to see a nine percent increase in population between 2025 and 2050. Conversely, Santa Maria is projected to see a significantly higher increase (about 17 percent) in population compared to Lompoc or the County by 2050.

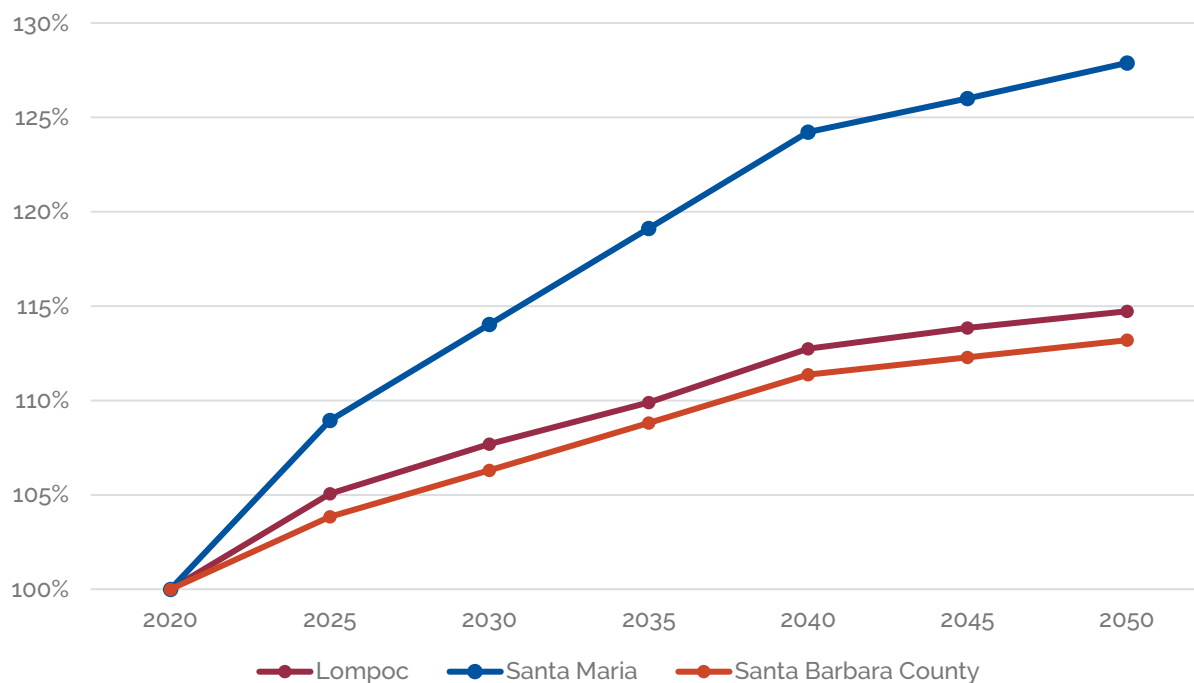
Table H-3 Population Projections, 2025-2050

	2025	2030	2035	2040	2045	2050	Percent Change (2025-2050)
Lompoc	47,800	49,000	50,000	51,300	51,800	52,200	+4,400, +9.2%
Santa Maria	121,900	127,600	133,300	139,000	141,000	143,100	+21,200, +17.4%
County Total	478,600	489,900	501,500	513,300	517,500	521,700	+43,100, +9.0%

Source: Forecast 2050 October 2018 Draft, Santa Barbara County Association of Governments, Table 8.

As shown in Figure H-2, by 2030 Lompoc is projected to grow to approximately 108 percent of its 2020 population, which is comparable to projected growth for the county as a whole (106 percent). Santa Maria, however, is expected to have a more significant population growth than Lompoc and the County with its population reaching approximately 114 percent of its 2020 population by 2030.

Figure H-2 Population Projections from 2020, 2020-2050



Source: Forecast 2050 October 2018 Draft, Santa Barbara County Association of Governments, Table 8.

Age

Examining age distribution of the population is helpful in assessing the demand for different housing types. For example, an older population might require smaller housing units, which are easier to maintain and accommodate one or two persons per household. A younger population, however, may require a wider variety of housing unit types. These housing types

may include large units for couples with children which can accommodate three or more persons per household or smaller units more suitable for young childless couples and single unrelated adults which can accommodate three persons or less per household.

Lompoc's largest population groups consist of young adults aged 25 to 44 (28.7 percent) and school age children (21.6 percent). Lompoc's median age is 33 years old, which is the second youngest in Santa Barbara County behind the rapidly growing city of Santa Maria. Lompoc's relatively large affordable housing stock and variety of housing contrasts with the neighboring city of Solvang, which has a much older and affluent population with a median age of 46.

Following national trends, Lompoc has experienced an increasing senior population, indicating a need for additional special housing stock and supportive services. Compared to surrounding jurisdictions, Lompoc has a low college-age population (8.4 percent), possibly due to a lack of four-year institutions in or near city limits. Lompoc currently has one two-year community college, Allan Hancock College, located at the northern edge of the city and no four-year universities. The closest four-year universities are in Isla Vista and San Luis Obispo. There is also a University of La Verne satellite campus on the Vandenberg Space Force Base available to members of the military and their families, veterans, and civilian base employees.

Table H-4 Lompoc Population by Age, 2010-2020

	2010		2020		Population Change 2010-2020
	Persons	%	Persons	%	
Preschool (Age <5)	3,325	7.9%	3,439	8.0%	+114, +3.4%
School Age (5-19)	9,750	23.3%	9,326	21.6%	-424, -4.3%
College Age (20-24)	3,476	8.3%	3,630	8.4%	+154, +4.4%
Young Adults (25-44)	12,151	29.0%	12,435	28.7%	+284, +2.3%
Older Adults (45-64)	9,545	22.8%	9,552	22.1%	+7, +<0.0%
Seniors (65+)	3,617	8.6%	4,850	11.2%	+1,233, +34.1%
Total Population	41,864		43,232		+0.8%

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 ACS, Table DP05; U.S. Census Bureau, American Community Survey 5-Year Estimates Subject Tables, 2010, Table DP05

Race and Ethnicity

The racial and ethnic composition of a community may have implications for housing to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing. Table H-5 shows racial demographic trends from 2010 to 2020.

Hispanic/Latino residents represent the largest race/ethnic group in Lompoc, at 56.6 percent, which is a 19.3 percent increase from 2010. White (non-Hispanic/Latino) residents make up the second largest race/ethnic group in Lompoc, representing 31.7 percent of the total population, however, this is a decrease of 12.2 percent in from 2010.

Black and Native Hawaiian and Pacific Islander populations in Lompoc also saw a decline since 2010, whereas Asian and multi-racial populations increased slightly. No growth was seen among the American Indian and Alaska Native demographic.

Table H-5 Lompoc Population by Race and Ethnicity, 2010-2020

	2010		2020		2010-2021
	Persons	%	Persons	%	% Population Change
White (non-Hispanic/Latino)	15,583	37.2%	13,689	31.7%	-1,894, -12.2%
Black or African American	2,645	6.3%	1,888	4.4%	-757, -28.6%
American Indian and Alaska Native	293	0.7%	293	0.7%	+/-0, 0.0%
Asian	1,486	3.5%	1,518	3.5%	+32, +2.2%
Native Hawaiian and Pacific Islander	185	0.4%	135	0.3%	-50, -27.0%
Two or More Races	1,103	2.6%	1,193	2.8%	+90, +0.01%
Some Other Race	46	0.1%	19	<0.1%	-27, -58.7%
Hispanic or Latino	20,523	49.0%	24,488	56.6%	+3,965, +19.3%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates Subject Tables, 2010, Table DP05; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2015-2019, Table DP05

Income

The median income in Lompoc was \$54,855 in 2019⁶. By comparison, this is lower than in the nearby city of Santa Maria and California, which had a median income of \$63,341 and \$75,235 in 2019, respectively. About 60 percent of households in Lompoc have an income ranging from \$35,000 to \$149,999 with the largest percentage in the \$50,000-\$99,999 range.

Table H-6 Lompoc Income Household Income

	Total Households	Families	Married Couple Families	Nonfamily Households
Less than \$10,000	5.6%	4.2%	0.7%	11.9%
\$10,000 to \$14,999	6.2%	3.1%	1.2%	13.4%
\$15,000 to \$24,999	8.9%	7.8%	3.0%	14.7%
\$25,000 to \$34,999	9.9%	10.7%	9.5%	7.8%
\$35,000 to \$49,999	14.6%	12.9%	13.0%	16.6%
\$50,000 to \$74,999	18.6%	19.2%	21.6%	17.1%
\$75,000 to \$99,999	14.6%	16.9%	18.9%	7.6%
\$100,000 to \$149,999	12.8%	14.9%	17.7%	7.2%
\$150,000 to \$199,999	5.0%	6.1%	8.6%	2.1%
\$200,000 or more	3.8%	4.2%	5.8%	1.6%
Total	13,027	9,008	6,059	4,019
Median income	\$54,855	\$63,421	\$76,009	\$36,905

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, 2015-2019, Table S1901.

Employment Trends

Employment by Industry

Table H-7 shows the types of occupations by industry held by residents in Lompoc and Santa Barbara County. The top five industry categories in Lompoc are educational services, and health care and social assistance (19.4 percent of jobs); arts, entertainment, and recreation, and accommodation and food services (14.6 percent); professional, scientific, and management, and administrative and waste management services (11 percent); retail trade

⁶ Income information from the 2019 ACS 5-Year Estimates was used for consistency purposes as this was the source used in HCD's RHNA determination and SBCAG's RHNA Plan.

(10.3 percent); and manufacturing (10.2 percent). These categories account for about 65.5 percent of employed Lompoc residents. Overall, Lompoc's distribution of jobs by industry is fairly similar to that of Santa Barbara County.

Table H-7 Employment by Industry

	Lompoc		Santa Barbara County	
	Estimate	Percent	Estimate	Percent
Agriculture, forestry, fishing and hunting, mining	1,105	6.4%	19,435	9.0%
Construction	1,021	5.9%	12,302	6.0%
Manufacturing	1,767	10.2%	14,552	7.0%
Wholesale trade	171	1.0%	3,889	2.0%
Retail trade	1,786	10.3%	20,456	10%
Transportation and warehousing, and utilities	605	3.5%	6,484	3.0%
Information	93	0.5%	3,942	2.0%
Finance and insurance, and real estate and rental and leasing	785	4.5%	9,911	5.0%
Professional, scientific, and management, and administrative and waste management services	1,912	11.0%	25,849	12.0%
Educational services, and health care and social assistance	3,435	19.8%	49,462	23.0%
Arts, entertainment, and recreation, and accommodation and food services	2,527	14.6%	26,591	12.0%
Other services, except public administration	985	5.7%	11,823	6.0%
Public administration	1,119	6.5%	8,742	4.0%
Total Civilian Employed Population (16 years and over)	17,311	100.0%	213,438	100.0%

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, 2015-2019, Table DP03; HCD Approved Data Package

Job Projections

Job projections serve as an important forecasting tool to help plan for future housing need to meet the demands of future residents who would prefer to live and work in Lompoc. Providing sufficient housing for people who are employed within the city helps to decrease commute times, which also helps decrease vehicle miles traveled (VMT) and can improve quality of life.

Over the next 30 years, SBCAG forecasts a 21.4 percent job growth rate across the region between 2020 and 2050, with Lompoc gaining about 2,840 jobs. Between 2020 and 2030, the period that represents the current Housing Element planning cycle, Lompoc is projected to gain approximately 1,240 jobs.

Table H-8 Jobs Forecast, 2020-2050

	2020	2025	2030	2035	2040	2045	2050	Total Job Growth
Lompoc	13,240	14,080	14,480	14,880	15,290	15,680	16,080	+2,840
Santa Barbara County	231,150	245,900	252,710	259,710	266,900	273,710	280,700	+49,550

Source: 2050 Forecast, SBCAG, 2019.

Major Employers

Lompoc's major employers are in the industry of government and related services, primarily due to the immense number of jobs available at Vandenberg Space Force Base and through local government agencies.

Lompoc and Vandenberg Space Force Base have been economically interdependent for decades. The Space Force Base has grown substantially in recent years, supplying approximately 15,071 jobs (up from 6,889 jobs in 2018), many of which are held by residents of Lompoc. The economic benefit of the Space Force Base to Lompoc is expected to continue in decades to come with increasing jobs in military technology and aerospace.

Another major employer in the region is Santa Barbara County Public Services. The County supplies approximately 4,600 administrative and government jobs. County offices are located in the city of Santa Barbara about 50 miles south of Lompoc.

Chumash Casino Resort, located in Santa Ynez, is another major employer for residents of Lompoc, providing 1,700 jobs in the casino complex, which features a hotel, restaurants, lounges, shopping, and a spa. Chumash Casino Resort supplies approximately 1,686 jobs, provides stable, year-round employment to hundreds of Lompoc residents.

Beyond Vandenberg Space Force Base, the County of Santa Barbara, and Chumash Casino Resort, Lompoc's major employers include many government entities, including Lompoc Unified School District, the Federal Correctional Complex, Alan Hancock College, the County of Santa Barbara, and the City of Lompoc. Table H-9 shows all major employers in Lompoc including industry, number of jobs, and location.

Table H-9 Major Employers in Lompoc

Employer	Jobs	Industry	Location
Vandenberg Space Force Base	15,071,	Military	747 Nebraska Ave, Vandenberg SFB, CA 93437
Santa Barbara County Public Services	4,600	Government	123 Anapamu St, Santa Barbara, CA
Chumash Casino Resort	1,686	Entertainment	3400 SR 246, Santa Ynez
Allan Hancock College	1,600	Education	1 Hancock Dr.
Lompoc Unified School District	1,019	Education	1301 North A St
Lompoc Valley Medical Center	625	Medical	1515 East Ocean Ave (SR 246)
City of Lompoc	575	Government	100 Civic Center Plz
Federal Correctional Complex	495	Government	3600 Guard Rd
Allan Hancock College	1,600	Education	1 Hancock Dr
DenMat Holdings, LLC	702	Medical	1017 W Central Ave
Walmart, Inc.	300	Retail	701 W Central Ave

Source: Lompoc Valley Chamber of Commerce, Lompoc Valley 2021 Community and Economic Profile, 2021.

Housing Conditions

The following section provides details on the existing household characteristics and housing stock conditions in Lompoc. Understanding the makeup of households (i.e., size, income, tenure) and the state of the housing market can provide insight into the appropriate type of housing needed by Lompoc residents.

Household Characteristics

Household characteristics, such as type and size, income levels, and the presence of special needs populations, determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Tenure

Household tenure, or the status of homeownership or renting, is an important indicator of the types of housing issues that can arise in a region and can help determine what programs work best to help the populace. Tenure can also be a determination of a city's affordability in terms of owning property. Table H-10 shows the existing household tenure of Lompoc compared to Santa Barbara County.

Lompoc's households are composed of more renters than owners, with 56.5 percent of households renting their homes and 43.5 percent of households owning their homes. This differs considerably from the Santa Barbara County, where 47.9 percent of households rent their homes and 52.1 percent own. Santa Maria has a more even split in the type of tenure where 50.3 percent of households rent their homes and 49.7 percent own. In comparing these three jurisdictions,

Table H-10 Existing Households by Tenure

	Owner Occupied		Renter Occupied	
	# of Households	% of Households	# of Households	% of Municipality
Lompoc	5,671	43.5%	7,356	56.5%
Santa Maria	13,841	49.7%	14,027	50.3%
Santa Barbara County	75,945	52.1%	69,911	47.9%

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25003.

Tenure Trends

Table H-11 shows household tenure trends in Lompoc between 2010 and 2022. Although the total number of households in Lompoc decreased by 2.9 during that time, owner occupied households decreased by 13.2 percent. Meanwhile, renter occupied units increased by 6.8 percent. As a result of this change, the difference between the ratio of owner and renter occupied units in Lompoc has increased by 10.4 percent, with a greater portion of total existing households renting their homes than in 2010. This suggests that it has become more expensive to own a home in Lompoc, household needs have shifted, or a combination of these factors.

Community Survey

When asked what types of housing is most needed in Lompoc, a majority of respondents indicated that rental units (of all types), affordable homes for purchase, and multifamily or workforce housing are needed. These results indicate that a lack of available units, generally, is an issue affecting the community.

Table H-11 Household Tenure Trends in Lompoc, 2010-2020

	2010		2020		Growth	
	# of Households	% of Households	# of Households	% of Municipality	# of Households	% Change
Owner Occupied	6,532	48.7%	5,671	43.5%	-861	-13.2%
Renter Occupied	6,888	51.3%	7,356	56.5%	+468	+6.8%
Total Households	13,420	100%	13,027	100%	-393	-2.9%

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25003; U.S. Census Bureau, ACS 5-Year Estimates 2010, Table B25003

Household Size

Household size is a factor that can help inform the types of housing that may be in demand throughout the planning cycle. It can also signify possible overcrowding. Table H-12 shows the household size in Lompoc by tenure. As shown, a majority of total households in Lompoc consist of two to four persons. This is true for both renter and owner-occupied units in the city. A larger percentage of renter occupied units have large household sizes (21.3 percent) compared to owner occupied units (17.3 percent). Households with the householder living alone make up 25 percent of households in Lompoc, which is consistent for owner occupied units and renter occupied units (24.2 percent and 25.6 percent respectively).

Table H-12 Lompoc Household Size by Tenure

Household Size	Owner Occupied		Renter Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
Living alone	1,372	24.2%	1,886	25.6%	3,258	25.0%
2-4 persons	3,313	58.4%	3,904	53.1%	7,217	55.4%
5+ persons	986	17.3%	1,566	21.3%	2,552	19.6%
Total	5,671	100.0%	7,356	100.0%	13,027	100%

Sources: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25009

Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but for the purposes of this report overcrowding is defined as a unit with more than one occupant per room, excluding bathrooms and kitchens. Further, units with more than 1.5 occupants per room are considered severely overcrowded.⁷

As shown in Table H-13, Lompoc has 1,438 overcrowded units and 393 severely overcrowded units, accounting for approximately 14 percent of total households in Lompoc. Renter occupied units account for 56.5 percent of the city's housing stock, however, these units account for 76 percent of overcrowded units and 70 percent of severely overcrowded units in Lompoc. Among renter occupied housing, 2.1 percent are overcrowded, and 10.9 percent are severely overcrowded.

Severe overcrowding among rental households in Lompoc reflects a lack of affordable housing to appropriately accommodate household size. Overcrowding can be a result of the creation of larger households to afford housing (i.e., roommates, multiple families in one unit) or large/multi-generational families unable to find or afford large enough homes. Additionally, overcrowding and severe overcrowding are more likely to be experienced by those employed in lower wage retail, service, and agricultural jobs.

Table H-13 Overcrowded Households in Lompoc

Household Tenure	Design Occupancy (1 OPR or less)		Overcrowded (1.01 – 1.50 OPR)		Severely Overcrowded (>1.50 OPR)	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	5,208	91.8%	345	6.1%	118	2.1%

⁷ U.S. Census Bureau definition of overcrowding and severe overcrowding.

Renter Occupied	5,988	81.4%	1,093	14.9%	275	3.7%
Total Households	11,196	86.0%	1,438	11.0%	393	3.0%

OPR = occupants per room

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25014

Overpayment

Since 2013, median home prices have increased greatly, making homeownership much less attainable to young professionals, middle class families, and lower-income families. As a result of these increases, residents across the country have been forced to pay for housing that is well beyond their means. The story is the same in Lompoc, with both renters and homebuyers facing a challenging housing market with low supply that pushes residents to choose any options available, even if they are suboptimal and/or more than a third of their monthly income.

Additionally, with Lompoc’s rising senior population, senior households may be at more extreme risk of being affected by overpayment. With fixed incomes and low flexibility to provide cash immediately, seniors can easily become housing insecure with market rate changes (see Special Housing Needs).

Cost Burdened Homeowners

A household is considered cost burdened when the cost of housing (i.e., rent, mortgage payment) is greater than 30 percent of the Area Median Family Income (HAMFI)⁸, and severely cost burdened when the cost of housing is greater than or equal to 50 percent of the HAMFI. Cost burdened households are less likely to have savings and disposable income and are more at risk of homelessness. Although there is some cost burden for moderate-above moderate-income households, lower-income households make up about 67 percent of cost burdened households in Lompoc.

In 2021, about 26.3 percent of owner-occupied households in Lompoc were cost burdened and about 8.1 percent were severely cost burdened. This level of cost burden for owner-occupied units is slightly lower compared to Santa Barbara County and Santa Maria, a neighboring city to Lompoc.

⁸ The cost burdened dataset used in this report comes from the U.S. Department of Housing and Urban Development (HUD) which uses custom HUD Area Median Family Income (HAMFI) figures based on 2013-2017 ACS income data to determine cost burden.

Table H-14 Cost Burdened Owner-Occupied Units

	Cost Burdened (Paying >30% of HAMFI)		Severely Cost Burdened (Paying >50% of HAMFI)	
	Number of Units	% of Owner-Occupied Units	Number of Units	% of Owner-Occupied Units
Lompoc	1,530	26.3%	470	8.1%
Santa Maria	3,745	27.4%	1,430	10.5%
Santa Barbara County	22,150	29.3%	9,780	13.0%

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021.

Cost Burdened Renters

Comparatively, renters tend to experience cost burden at higher rates than homeowners. In Lompoc, 52.9 percent of renters are cost burdened, and 25.6 percent are severely cost burdened. This demonstrates a high demand for more affordable rental units in Lompoc to provide more housing options.

Table H-15 Cost Burdened Renter Occupied Units

	Cost Burdened (Paying >30% of HAMFI)		Severely Cost Burdened (Paying >50% of HAMFI)	
	Number of Units	% of Renter Occupied Units	Number of Units	% of Renter Occupied Units
Lompoc	4,050	52.9%	1,960	25.6%
Santa Maria	7,490	53.5%	3,310	23.6%
Santa Barbara County	36,420	52.5%	18,945	27.3%

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021.

Extremely Low-Income Households

Extremely low-income is defined as households with income less than 30 percent of the area median income. The area household median income in Santa Barbara County is \$82,850. For extremely low-income households, this results in an income of \$24,850 or less for a four-

person household or \$17,400 or less for a one-person household. Households with extremely low-income have a variety of unique housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

In 2020, there were about 2,465 extremely low-income households in Lompoc, representing about 19 percent of all households in the city. Of these extremely low-income households, about 1,975 (80 percent) are cost burdened and 1,520 (about 61.7 percent) are severely cost burdened. Furthermore, about 81.5 percent of cost burdened, extremely low-income households are renters. Of severely cost burdened and extremely low-income households, about 84.5 percent are renters. Table H-16 and Table H-17 demonstrate the current need for more affordable housing options in Lompoc, especially for lower-income households that are experiencing the highest rates of cost burden.

Table H-16 Cost Burdened Households by Income Level and Housing Tenure

	Lower Income			Moderate Income	Above Moderate Income	Percent of Lower Income Households Cost Burdened
	Extremely Low Income	Very Low Income	Low Income			
Owners	365	270	400	195	300	47.8%
Renters	1,610	1215	900	250	75	70.9%
Total	1,975	1485	1300	445	375	64.2%

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Table H-17 Severely Cost Burdened Households by Income Level and Housing Tenure

	Lower Income			Moderate Income	Above Moderate Income	Percent of Lower Income Households Severely Cost Burdened
	Extremely Low Income	Very Low Income	Low Income			
Owners	235	160	45	30	0	20.3%
Renters	1,285	500	175	0	0	37.3%
Total	1,520	660	220	30	0	32.3%

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Projected Needs

Lompoc's total RHNA for the 6th Cycle housing element is 2,248 units, of which 166 (7.4 percent) are to be for very low-income households. To calculate the projected housing needs for extremely low-income households, the City assumed 50 percent (83 units) of its very low-income regional need are extremely low-income households. This breakdown is shown in Table H-18. To address this projected housing need for extremely low-income households, the City will employ a detailed housing strategy including promoting a variety of housing types and providing direct assistance in support of housing. Additionally, the City has included Program H-A.25 incentivizing the development of extremely low-income units directly.

Table H-18 Projected Extremely Low-Income Housing Needs (RHNA)

	Lower Income			Higher Income		Total
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	
Lompoc	83	83	262	311	1,509	2,248
Santa Barbara County	5,799		3,935	4,397	10,725	24,856

Source: SBCAG, HCD Pre-approved Data Package, California Department of Housing and Community Development.

Housing Stock Conditions

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, residents are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters, and other multifamily housing types compatible in massing and scale with traditional single-family housing types. These housing types may provide more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Community Survey

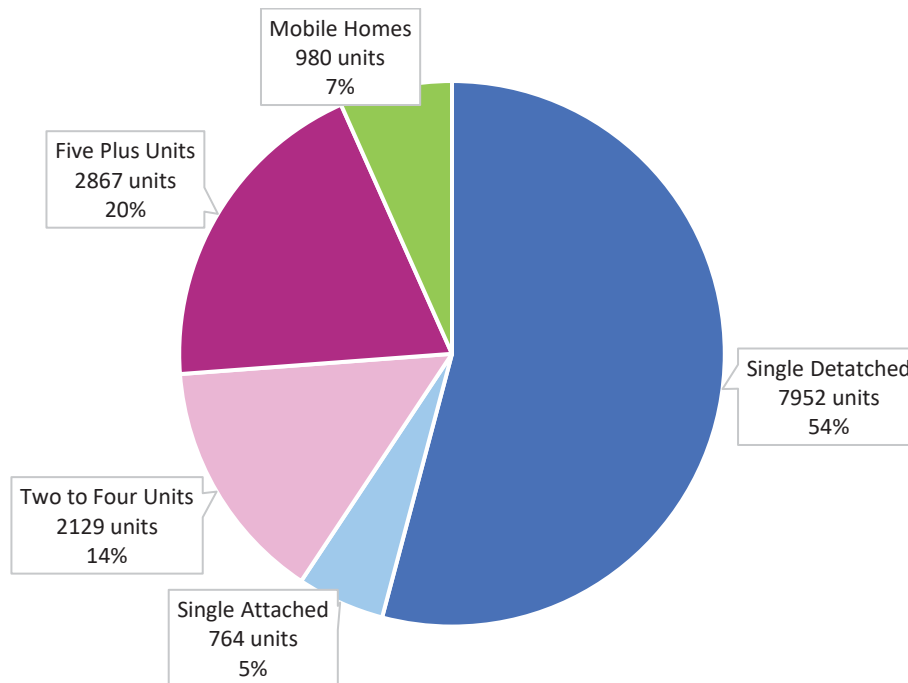
More than 66 percent of Housing Needs Survey respondents stated they would like to see more triplexes, four-plexes, and other missing middle housing in lower-density neighborhoods.

Housing Type

Figure H-3 provides a breakdown Lompoc's housing stock by type. In Lompoc, detached single-family homes are the most common housing type, making up about 54 percent of

housing stock in 2021. By comparison, units in multifamily housing types comprise about 34 percent of the housing stock. Single-family attached (five percent) and mobile homes (seven percent) account housing types.

Figure H-3 Housing Stock by Type, 2021



Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, State of California, Department of Finance

Housing Growth

Table H-19 show the change in housing stock in Lompoc between 2011 and 2021. During this time, the composition of the housing stock remained relatively unchanged with no category of housing type changing by more than two percent.

Table H-19 Housing Units by Type – Change Over Time, 2011-2021

	2011	2021	Percent Change
Single Detached	7,810	7,952	+1.8%
Single Attached	762	764	+0.3%
Two to Four Units	2,122	2,129	+0.3%
Five or More Units	7,810	7,952	+1.8%
Mobile Homes	980	980	0.0%

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, State of California, Department of Finance

Vacancy Rate

Vacancy rate is defined as the share of housing units currently without a permanent occupant. It serves as an important measure of the availability of and demand for housing. A low level of vacancy indicates high demand for a limited supply, which can lead to higher housing costs. Lompoc's current vacancy rate is four percent, which is lower than the Santa Barbara countywide rate of 7.2 percent.

Table H-20 Occupancy Status

	Units	Percent of Housing Units
Occupied Housing Units	13,027	96.0%
Vacant Housing Units	540	4.0%
Total Housing Units	13,567	100.0%

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25002

The type of vacancy can provide insight into why units are vacant. Table H-21 shows a breakdown of Lompoc's vacant units by type of vacancy. A majority of units (72 percent) are vacant because they are "for rent" indicating a lower demand for rentals, or that the current supply does not meet the needs of potential renters (i.e., affordability, size, condition, location). The second most common type of vacancy is "other", making up 26 percent of all vacancies in Lompoc. The only other type of vacancy is "for seasonal, recreational, or occasional use" accounting for 11 vacancies. There are no "for sale" vacancies indicating a high demand that has completely exhausted supply.

Community Survey

87 percent of Housing Needs Survey respondents ranked "few options for rent/sale" as one of the top three largest barriers to accessing housing in Lompoc.

Table H-21 Housing Stock by Type of Vacancy

	Units	Percent of Vacant Housing Units
For rent	389	72.0%
Rented, not occupied	0	0.0%
For sale only	0	0.0%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	11	2.0%

For migrant workers	0	0.0%
All other vacant units	140	26.0%
Total Vacant Housing Units	540	100.0%

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table B25002

Housing Age and Condition

Housing age can be an indicator of housing conditions within a community. Industry standards suggest that structures older than 30 years begin to show signs of deterioration and require reinvestment and, unless properly maintained, homes older than 50 years usually require major renovations (i.e., electrical rewiring, updated plumbing, foundation work) to remain in good working order.

Table H-22 provides a breakdown of Lompoc's housing stock by year built. As of 2020, most of the existing housing units (about 75 percent) were constructed between 1950 and 1989. Most of the housing units in this time period were built in the 1960s and 1970s (about 5,554 units) when Lompoc experienced a major housing boom. Since 1990, only 2,363 housing units were constructed in Lompoc, accounting for only about 17 percent of the total housing stock. This means that around 83 percent of Lompoc's housing units are over 30 years old and periodic ongoing maintenance is critical to prevent significant deterioration of the existing housing supply.

Table H-22 Lompoc Housing Stock by Year Built

Year Built	Units	Percent of Total Stock
Built 2014 or later	150	1.1%
Built 2010 to 2013	340	2.5%
Built 2000 to 2009	621	4.6%
Built 1990 to 1999	1,252	9.2%
Built 1980 to 1989	2,737	20.2%
Built 1970 to 1979	2,398	17.7%
Built 1960 to 1969	3,156	23.3%
Built 1950 to 1959	1,860	13.7%
Built 1940 to 1949	460	3.4%
Built 1939 or earlier	593	4.4%

Total	13,567	
-------	--------	--

Housing Replacement and Rehabilitation

The presence of severely deteriorated and dilapidated housing creates many negative side effects. These units can pose a safety hazard to their occupants and neighbors. They may become abandoned and serve as attractive nuisances for children or in some cases centers for criminal activity. Severely deteriorated housing units can also decrease property values of adjacent units and deter private investment within a neighborhood. This in turn, decreases housing supply, hinders marketability of nearby units, deters new development, and creates a disincentive for nearby property owners to maintain their residences. Consequently, a larger number of units become susceptible to neglect within a concentrated area. As a result, housing deterioration may spread throughout a block or neighborhood.

The most recent housing conditions survey conducted by the City occurred in 2003. The survey found that approximately four single-family units and six multifamily units were in need replacement, meaning these units have improvement costs that exceed the estimated replacement cost. Additionally, about one percent (82 single-family units and 88 multifamily units) were in need of significant rehabilitation, which is defined as having major deficiencies that may require immediate repair. About 15 percent of the housing stock was found to need limited rehabilitation, which means these structures are in need of minor repair but are not considered to have major safety issues.⁹

State law (Government Code Section 65583(a)) requires jurisdictions to estimate the total number of substandard units (e.g. units in need of rehabilitation and replacement) to document housing stock conditions. As described above, Lompoc's most recent data on local housing stock conditions is from the 2003 Housing Conditions Survey. In the 20 years since this survey was conducted, the condition of housing units included, and excluded, from this survey may have changed and do not reflect the condition of the current housing stock. Program H-A.27 commits the City to completing a windshield survey of housing conditions in Lompoc to identify substandard units in the city.

Some refurbishment projects, especially major projects such as plumbing or electrical work, can create a significant cost for homeowners and can drive up the cost of rental properties. For lower income homeowners, these renovation projects may be unaffordable and can result in substandard housing conditions. The City of Lompoc helps fund the Emergency Repair Grant Program administered by Catholic Charities to offer financial assistance for housing rehabilitation needs of owners of mobile homes and single-family homes. The grant program

⁹ This data was sourced from the City of Lompoc's 2003 Housing Conditions Survey. It should be noted that units built after 1980 were not included in this survey as they were assumed to have satisfactory conditions since they were less than 20 years old at the time.

is available to seniors and other low-income households. Program H-A.1 commits the City to engage the Housing Authority annually to identify opportunities for rehabilitation assistance or acquisition of substandard housing and to support the Housing Authority in all funding pursuits relevant to rehabilitation efforts in Lompoc.

Housing Costs

According to ACS data, as of 2020, the median home value in Lompoc was \$337,100. According to Zillow.com, however, the median home value in Lompoc has increased significantly since 2020 to \$539,760 as of September 2022, an increase from Zillow’s reported median home value of \$380,568 in September 2020. Existing median market rate housing, as shown in Table H-23, suggests that the average household could afford a one-bedroom housing unit in Lompoc.

Community Voices

About 87 percent of Housing Needs Survey respondents ranked “cost of rent” as one of the top three barriers to accessing housing in Lompoc, with 50 percent ranking it as the number one barrier.

Table H-23 Current Median Market Rents, 2022

Number of Bedrooms	Median Market Rent
One Bedroom	\$800
Two Bedroom	\$2,000
Three Bedroom	\$2,800
Four or More Bedrooms	\$3,275
All Bedrooms	\$2,200

Source: Zillow.com

Affordable Housing at Risk of Conversion to Market Rate

Assisted Housing at Risk of Conversion

Assisted housing developments are multifamily housing developments that receive governmental assistance through various programs to provide affordable housing to low-income households. After a certain period of time, assisted housing units are at risk of being converted from affordable to market-rate housing due to termination of various government subsidy programs and/or restrictions on rental rates. These units are considered “at-risk” when they are planned to become market-rate housing within the next 10 years.

Government Code Section 65583 requires housing elements to identify and analyze units that are at risk of converting from affordable to market-rate during the next 10 years; estimate the total cost of replacing and preserving units at-risk; and include a list of entities with the capacity to acquire multifamily developments at-risk.

As shown in Table H-24 there are 19 assisted housing developments in Lompoc, one of which is at-risk of conversion to market rate housing in the next 10 years (Rainbow Plaza). If these units are not preserved or replaced, Lompoc will lose 31 affordable housing units by 2032. Rainbow Plaza provides affordable senior housing and is funded through HUD Section 202 Supportive Housing for the Elderly program. Program H-A.17 commits the City to work to preserve at-risk units through engagement with property owners, as well as to provide information on tenants-rights to existing tenants of lower-income units at risk of conversation to market rate.

Table H-24 Assisted Housing Developments At-Risk of Conversion

Development Name	Number of Affordable Units	Number of Total Units	Affordability End Year	Risk Level
Casa Serena Sr. Apartments.	47	48	2049	Low
West Creek Villas	87	88	2054	Low
Coastal Meadows	39	40	2074	Low
Woodstone Apartments	202	204	2070	Low
Homebase on G	37	39	2054	Low
Santa Rita Village	35	36	2056	Low
Cypress Court	59	60	2067	Low
Palm Grove Apartments	39	40	2068	Low
Lompoc Terrace (Site A)	39	40	2068	Low
Santa Rita Village II	18	19	2068	Low
Lompoc Gardens	67	75	2069	Low
Miller Plaza (Site A)	66	68	2069	Low
Parkside Garden Apartments	47	48	2073	Low
Kailani Village	182	188	2052	Low
Arbor Square	125	126	2073	Low

G & College Family Apartments	34	35	2062	Low
Rainbow Plaza	31	31	2022	Very High
Homekey SBC	14	14	2075	Low
Heritage II	79	80	2068	Low

Source: SBCAG, HCD Pre-approved Data Package, California Housing Partnership Corporation.

Cost of New Affordable Housing

According to a March 2020 study by the U.C. Berkeley Turner Center for Housing Innovation, low-income housing funded with Low Income Housing Tax Credit (LIHTC) nine percent tax credit funding (which includes many deed-restricted low-income properties) has an average cost of over \$500,000 per unit statewide. This is a staggering figure that reflects the increasing severity of the housing crisis. The report breaks down this figure into the variables associated with constructing low-income housing, such as location-related costs, development fees, and construction material costs. The report concludes that currently, material and labor costs are the primary source of rising costs for affordable housing development.

The report also presented information on the costs of construction by region, which influence the total cost of housing tremendously. The study inventoried 71 LIHTC nine percent new construction projects between 2008 and 2019 in the Central Coast region, which Lompoc is a part of. Considering contemporary projects, the study estimates that the current average price per square foot of LIHTC development in the Central Coast region is approximately \$500 per square foot. This valuation equates to nearly \$150,000 needed for the development of a 300 square foot studio, or \$475,000 for a 950 square foot two-bedroom apartment. Given these high costs of producing new affordable housing, the City is committed to preserving existing affordable units and promoting housing rehabilitation (see Programs H-A.17 and H-A.1, respectively).

Special Housing Needs

Seniors

Senior households typically have special housing needs due to three primary factors: fixed income, high health care costs, and physical disabilities. As shown in Table H-25, there are 3,015 households in Lompoc where the head of household is 65 years or older. Approximately 65.8 percent (1,983) of these householders live in owner-occupied units while the remaining 34.2 percent (1,032) are in renter-occupied units. Conversely, households in Lompoc headed by persons under the age of 65 are mostly renter-occupied units (63.2 percent).

Table H-25 Households by Tenure and Age

	Households with Householder Age 15-64		Households with Householder Age 65+		Total Households	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Owner Occupied	3688	36.8%	1983	65.8%	5671	43.5%
Renter Occupied	6324	63.2%	1032	34.2%	7356	56.5%
Total Households	10012	100%	3015	100%	13027	100%

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates, Table B25007.

Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Further concerns arise with the prevalence of single senior households, which face even more challenges with maintenance, safety, and health. In Lompoc, there are approximately 1,547 seniors living alone¹⁰. Additionally, because many seniors have fixed or limited incomes, they may have difficulty making monthly mortgage or rent payments.

A variety of services are required to meet the range of senior needs, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For seniors, or those with disabilities, housing with design features that accommodate disabilities can help ensure continued independent living. Senior housing with supportive services can also allow for increased independent living. According to the State Department of Social Services, Lompoc has one large licensed assisted living care facility with a resident capacity of 130, and three small licensed assisted living facilities with a combined resident capacity of 17. Many seniors are also able to live on their own without supportive services.

Persons with Disabilities

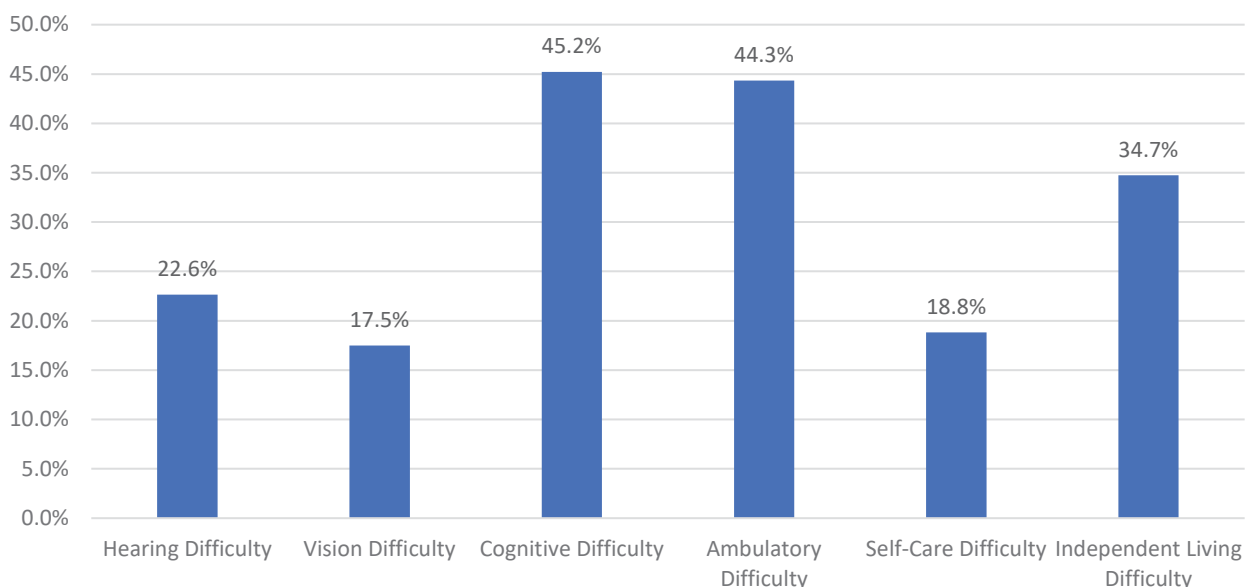
People with disabilities encompasses a broad group of individuals living with a variety of physical, cognitive, and sensory impairments. Many people with disabilities live on fixed incomes and need specialized care and often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing that offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs availability, particularly in a housing market with high demand. People with disabilities are at a high risk of housing

¹⁰ American Community Survey 5-Year Estimates, 2015-2019, Table B11010.

insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Overall, about 5,354 persons in Lompoc have a disability of some kind, accounting for 12.6 percent of Lompoc's total population. This is slightly higher than Santa Barbara County where 10.3 percent of the total population has some kind of disability. Figure H-4 shows the presence of different disabilities among Lompoc residents with disabilities. The most common types of disability people have in Lompoc are cognitive difficulty, ambulatory difficulty, and independent living difficulty.

Figure H-4 Disability by Type



Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty has difficulty doing errands alone such as visiting a doctor's office or shopping. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019); Preapproved HCD Data Package, Table S1810.

People Living with Developmental Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. Table H-26 contains data on people with developmental disabilities in the City. In Lompoc, of the population with a developmental disability, people under the age of 18 make up 50.8 percent, while adults account for 49.2 percent.

Table H-26 People with Developmental Disabilities by Age, Lompoc

Age Group	Total
Under 18	296
18 Years or Older	287
Total	583

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and adult residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The most common living arrangement for individuals with disabilities in Lompoc is the home of a parent, family member, or guardian (Table H-27).

Table H-27 People with Developmental Disabilities by Place of Residence, Lompoc

Residence Type	Total
Home of Parent/Family/Guardian	481
Foster/Family Home	<11
Independent/Supported Living	72
Intermediate Care Facility	<11
Community Care Facility	<11
Other	<11

Source: SBCAG, HCD Pre-approved Data Package, California Department of Developmental Services, 2019.

Large Households

Large households are defined as having five or more persons residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community for large households. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. Table H-28 shows household size by tenure in Lompoc. Lompoc has 2,552 large households, accounting for about 19.6 percent of the households in the city. Large households account for about 21.3 percent of rental units compared to 17.4 percent of owner-occupied units, suggesting that there is a higher need for adequately sized rental units to accommodate large households. The housing needs of large households are typically met through larger units with five or more bedrooms, to prevent overcrowding. As shown in Table H-29, only 252 households occupy units with five or more bedrooms, accounting for about 1.9 percent of the total households. Furthermore, of renter-occupied units, only 0.4 percent of households occupy a housing unit with five or more bedrooms. As mentioned above, about 19.5 percent of households in Lompoc have five or more people, a majority of which are renters, suggesting that there are a number of large households in Lompoc occupying housing units with four or fewer bedrooms.

Table H-28 Household Size by Household Tenure

	Owner Households		Rental Households		Total Households	
	# of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
1 Person	1,372	24.2%	1,886	25.6%	3,258	25.0%
2-4 Persons	3,313	58.4%	3,904	53.1%	7,217	55.4%
5+ Persons (Large Households)	986	17.4%	1,566	21.3%	2,552	19.5%
Total	5,671	-	7,356	-	13,027	-

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year Estimates, Table B25009.

Table H-29 Household Tenure by Number of Bedrooms

	Owner Occupied Units		Renter Occupied Units		Total Households	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
0 Bedroom (Studio)	73	1.3%	317	4.3%	390	3.0%
1 Bedroom	182	3.2%	1,451	19.7%	1,633	12.5%
2 Bedroom	659	11.6%	3,134	42.6%	3,793	29.1%
3 Bedroom	3,088	54.5%	1,866	25.4%	4,954	38.0%
4 Bedroom	1,443	25.4%	562	7.6%	2,005	15.4%
5 or More Bedrooms	226	4.0%	26	0.4%	252	1.9%
Total	5,671	-	7,356	-	13,027	-

Source: ACS 2015-2019 5 Year Estimates

To address overcrowding, communities can provide incentives to facilitate the development of multifamily rental developments with three or more bedrooms for large households. A shortage of large rental units can also be alleviated through affordable ownership housing opportunities, such as first-time homebuyer programs and self-help housing (i.e., Habitat for Humanity) to move renters into homeownership. Financial assistance for room additions may also help to relieve overcrowding. Finally, the development of ADUs presents a potential solution to overcrowding for homeowners with multigenerational or large families.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or supporting activities on a year-round basis. Farmworkers who work less than 150 days out of the year are considered seasonal farmworkers. These workers are typically considered to have special housing needs because of their very limited income and the historically unstable nature of their employment.

Some of the issues related to farmworker housing include residency, limited incomes, overcrowding, and substandard housing conditions. According to the U.S. Department of Agriculture's Agricultural Census, Santa Barbara County has 941 farms that employ approximately 22,985 workers. Of these workers about 43 percent were seasonal farmworkers

in 2017. In Lompoc, about 1,105 residents are employed in farming, forestry, and fishing occupations, accounting for approximately 6.4 percent of Lompoc's workforce.

Female-Headed Households

In Lompoc, single female-headed households accounted for about 20.4 percent of all households in 2019, whereas single male-headed households accounted for approximately 12.3 percent of all households. As shown in Table H-30, single female-headed households experience higher rates of poverty than single-male headed households in Lompoc with about 36.2 percent of single female-headed households below the poverty level compared to 13.8 percent of single male-headed households.

Table H-30 also shows that female-headed households with children experience higher rates of poverty (43.6 percent) than male-headed households with children (17.2 percent). Regardless of gender, single-parent households in Lompoc experience higher rates of poverty than married couples. In 2019, only 6.9 percent of married couples with children were below the poverty level, compared to 42.6 percent and 17.2 percent for single parent households as mentioned above. This is most likely due to married couple households more commonly having two income earners. For this reason, single parent households also tend to incur additional childcare costs and rely on public assistance to support their family.

Obtaining suitable housing can be difficult for single parent households. Expenses for childcare, low household income, and large spatial requirements limit the range of available housing choice. Consequently, many of these households may have to settle for smaller housing units and endure overcrowded conditions. In addition, the location of housing for this need group should be near recreational facilities, shopping, and schools, to ease the problem of transportation and after-school supervision.

Table H-30 Families by Household Type

Household Type	Estimate	% of Total Householders	Households Below Poverty Level (% of Household Type)
Female Headed Householder (no spouse present)	1,842	20.4%	667 (36.2%)
With Children	1,462	16.23%	637 (43.6%)
Without Children	380	4.2%	30 (7.9%)
Male Headed Householder (no spouse present)	1,107	12.3%	153 (13.8%)

With Children	732	8.1%	126 (17.2%)
Without Children	375	4.2%	27 (7.2%)
Married Couple	6,059	67.3%	323 (5.3%)
With Children	3,414	37.9%	235 (6.9%)
Without Children	2,645	29.4%	88 (3.3%)
Total Householders	9,008	100%	1,143 (12.7%)

Source: American Community Survey 2015-2019, Table B17012

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. In 2022, the County of Santa Barbara conducted a Homeless Point-In-Time (PIT) Count and Survey. According to this PIT Count there are 290 people experiencing homelessness in Lompoc (up from 211 in 2020) accounting for approximately 14.8 percent of the countywide population experiencing homelessness. Of 290 persons, 94 are sheltered and 196 are unsheltered. The countywide PIT Survey found that of the people surveyed, 39 percent reported having a mental health disability, Thirty-one percent reported having substance abuse issues, 29 percent reported having a chronic health condition, and 26 percent reported having a physical disability.

Several types of housing help to provide necessary services for people experiencing homelessness, including emergency shelters, transitional housing, rapid re-housing, and permanent supportive housing. On the night of the PIT Count, there were a total of 2,623 beds available: 644 emergency shelter beds, 102 transitional housing beds, 355 rapid re-housing beds, 964 permanent supportive housing beds, and 551 other permanent housing beds. Table H-31 shows the homeless facilities in Lompoc. In total there are 178 beds/units available in the city, including 114 in emergency shelters.

Table H-31 Homeless Facilities in Lompoc

Name of Facility	Facility Type	Number of Beds/Units
Hope House	Permanent Supportive Housing	3
Harvey House	Permanent Supportive Housing	1 (single-family residence)
Bridge House	Emergency Shelter	90 beds + 18 pallet homes
Mark's House	Transitional Housing for families	19 beds + 2 ADUs
Oak Street	Emergency Shelter for women	6
Homebase on G	Permanent Supportive Housing	39

Note: All facilities are operated by Good Samaritan Shelter except for Homebase on G, which is operated by the Housing Authority of the County of Santa Barbara (HASBARCO)

Source: 2021 General Plan Annual Report, City of Lompoc; Good Samaritan Shelter; HASBARCO.

Housing Constraints

Governmental Constraints

Local government can directly influence housing production cost through land use controls, building codes, on and off-site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, and with government codes and enforcement. This section discusses each of these topics and identifies the governmental controls that may adversely affect housing production.

Land Use Controls

The Lompoc Zoning Code and General Plan affect housing production because they designate the amount of land available for housing as well as the location, type, and density of housing.

Zoning Code

Title 17 of the Lompoc Zoning Code outlines both the residential and nonresidential zoning designations. Table H-32 provides a list of all the residential zoning districts as well as information on the rights and requirements associated with each district. Residential uses are permitted in the following zones: Residential Agriculture Zone (RA), Single-Family Residential Zone (R-1), Medium Density Residential Zone (R-2), High Density Residential Zone (R-3), Residential Mobile Home Park Zone (MH), Mixed Use Zone (MU), Old Town Commercial Zone (OTC), and H Street Overlay Zone (HSO).

Table H-32 Zoning Districts that Permit Residential Uses

Residential Use	Zoning District								
	RA	10-R-1	7-R-1	R-2	R-3	MH	MU	OTC	HSO
Accessory Dwelling Unit	P	P	P	P	P	-	P	-	P
Emergency Shelter	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Family Day Care Home, Large	AUP	AUP	AUP	AUP	AUP	-	AUP	-	AUP
Family Day Care Home, Small	P	P	P	P	P	-	P	-	P
Home Occupation	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	P	-	-	-
Multifamily Residential: Duplex	-	-	-	P	P	-	P	P	P

Multifamily Residential: Triplex/Four-Plex	-	-	-	MUP	P	-	P	P	P
Multifamily Residential >4 Units				CUP	P	-	P	P	P
Residential Care Home (<7 people)	P	P	P	P	P	P	P	-	P
Residential Care Home (>6 people)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP
Single-Family Residential	P	P	P	P	CUP	-	P	-	-
Supportive Housing (<7 people)	P	P	P	P	P	P	P	P	P
Supportive Housing (>6 people)	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P
Transitional Housing (<7 people)	P	P	P	P	P	P	P	-	-
Transitional Housing (>6 people)	CUP	CUP	CUP	CUP	CUP	CUP	P	-	-
Single Room Occupancy	-	-	-	-	-	-	CUP	CUP	-
Live/Work	-	-	-	-	-	-	-	P	-

P = Permitted; CUP = Conditional Use Permit; MUP = Minor Use Permit; AUP = Administrative Use Permit; (-) = Not Permitted

Source: City of Lompoc Zoning Code, 2022.

In addition to types of allowed uses, zoning districts also have allowed densities in terms of dwelling units per acre. Higher allowed densities encourage affordable housing by allowing developers to build more on a parcel of land. In Lompoc, the RA zoning district has the lowest allowable density with no minimum density and is meant for semi-rural areas with light agricultural activities. As shown in Table H-33, the OTC and MU zoning districts has the highest allowable density, with a minimum of 14.5 to 20 dwelling units per acre, and a maximum of 44 dwelling units per acre. These zoning districts are not exclusively for residential development, meaning allowed uses include retail commercial and are typically near other retail commercial areas, transportation corridors, and other pedestrian-oriented uses. OTC and MU zoning districts permit larger multifamily developments (such as triplexes, four-plexes, and apartment buildings) by right.

The R-2 and R-3 zoning districts allow for medium to high density residential uses between 6.2 and 22 dwelling units per acre, appropriate for a variety of multifamily residential development (triplexes, four-plexes, and apartment buildings). The R-3 zoning district is the only exclusively residential zoning district that allows triplexes, four-plexes, and apartment buildings by right (see Table H-32 above). Developments with six or fewer residential units in the R-2, R-3, and MU zones are exempt from the requirement of Architectural Design and Site Development Review.

The R-1 zoning district accommodates single-family residential development. The R-1 zoning district is split into two different categories, 10-R-1 and 7-R-1 for the purposes of development standards in the Lompoc Zoning Code. The main difference is the minimum lot size (10,000 square feet for 10-R-1 and 7,000 square feet for 7-R-1). R-1 zoning districts allow a maximum density between 2.5 to 6.2 dwelling units per acre, depending on the applicable General Plan land use sub-category.

Table H-33 General Plan Density Standards by Residential Zoning District

Residential Zoning District	General Plan Land Use Designation	Minimum Density (Dwelling Units per acre)	Maximum Density (Dwelling Units per acre)
RA	Very Low Density Residential	No minimum	2.2 du/acre
10-R-1	Low Density Residential	No minimum	2.5 - 6.2 du/acre
7-R-1	Low Density Residential	No minimum	2.5 - 6.2 du/acre
R-2	Medium Density Residential	6.2 du/acre	14.5 du/acre
R-3	High Density Residential	14.5 du/acre	22 du/acre
OTC	Old Town Commercial	20 du/acre	44 du/acre
MU	Mixed Use	14.5 du/acre	44 du/acre

Source: City of Lompoc Zoning Code, 2022.

Table H-34 shows Lompoc’s development standards for each residential zone. Development standards affect the size and appearance of structures by setting limits on structural elements such as lot area/width/depth, lot coverage, height, and setbacks. The maximum building height is 30 feet in R-1 and R-2 zones and 35 feet in RA and R-3 zones, comparable to similar zones in nearby Santa Maria. The height limit for MU and OTC zones is 45 feet. Setbacks and minimum lot areas, as described in Table H-34, are comparable to nearby jurisdictions and do not pose an undue constraint to housing development.

Table H-34 Residential Development Standards

Development Standard	Zoning District							
	RA	10-R-1	7-R-1	R-2	R-3	MH	MU	OTC
Parcel Standards (feet)								
Minimum Lot Area	20,000	10,000	7,000	6,000	7,000	10 ac	7,000	5,000

Minimum Lot Width	100	75	50	50	50	-	50	25
Minimum Lot Depth	-	90	90	-	-	-	-	-
Setbacks (feet)								
Front (min.)	20	15	15	15	15	-	-	-
Side-Interior	10% of lot	5	5	5	5	-	-	-
Side – Street (min.)	10	10	10	10	10	-	-	-
Rear (min.)	15	5-10 ⁽¹⁾	5-10 ⁽¹⁾	10	10	-	10	5
Building Form Standards								
Height (max.) – Primary Building	35 feet ⁽²⁾	30 feet	30 feet	30 feet	35 feet	-	45 feet ⁽³⁾	45 feet ⁽³⁾
Height (max.) – Accessory Building	20 feet	20 feet	20 feet	20 feet	20 feet	-	20 feet	20 feet
Maximum Lot Coverage	-	40%	40 %	50%	60%	-	-	-

⁽¹⁾Minimum rear setback depends on the number of building stories.

⁽²⁾Maximum height is 35 feet or two stories, whichever is less.

⁽³⁾Maximum height is 45 feet or three stories, whichever is less.

Source: Lompoc Zoning Code, 2022.

Parking Requirements

Residential parking requirements vary based on the residential use and number of units. Parking requirements for residential development in Lompoc, are shown in Table H-35. Parking requirements for multifamily residential uses are modest, including one space per unit for studios and one-bedroom units (including single family units less than or equal to 900 square feet) and two spaces per unit for units with two or more bedrooms. These requirements are similar, or in some cases are reduced, to the City of Santa Maria's parking requirements. In Santa Maria, single-family and multifamily residential units require two parking spaces per unit, SROs require one space for every four units, family care facilities require one space for each staff member plus one space for each five children, and residential care homes of seven or more persons require one space for every three beds and one space for each employee. The parking requirements in Lompoc are comparable to similar jurisdictions and do not pose undue constraint to housing development considering the opportunity for reduced parking requirements for certain developments described below.

Table H-35 Parking Requirements by Residential Use

Residential Use	Number of parking spaces required
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	No parking required. ⁽¹⁾
Caretaker's Unit	1 off-street parking space
Emergency Shelter	1 space per 10 beds + 1 space for each employee
Family Day Care Home, Large	Same as underlying residential use + 1 space for each employee who does not reside on the premise and requires a parking space
Family Day Care Home, Small	Same as underlying residential use
Mobile Home Park	2 spaces per unit + one guest space for each 25 units
Multifamily Residential	1 space for each studio or 1-bedroom unit 2 spaces per unit for units with more than one bedroom 50% of spaces must be covered
Residential Care Home (six or fewer people)	2 spaces per unit
Residential Care Home (seven or more people)	1 space per 3 beds + 1 space per employee on the largest shift
Single-Family Residential	2 covered spaces per dwelling unit >900 square feet 1 covered space per dwelling unit 900 square feet or less
Supportive Housing (six or fewer people)	1 space per 2 units
Supportive Housing (seven or more people)	
Transitional Housing (six or fewer people)	1 space per 2 units
Transitional Housing (seven or more people)	
Single Room Occupancy	1 space for each 2 bedrooms
Live/Work	1.5 spaces per unit

(1) Parking requirements are exempt if: the ADU is one-half mile from transit; the ADU is part of an existing primary or accessory structure; on-street parking permits are required but not offered to the occupant of the ADU; or when there is a car share location within one block of the ADU.

Source: City of Lompoc Zoning Code

Parking Reductions

Parking reductions can help incentivize certain types of developments or modes of transportation that benefit the community, while reducing costs to developers. The Lompoc Zoning Code provides for parking reductions to the required on-site parking spaces for development projects that comply with the following criteria with the condition that (1) the cumulative parking reduction does not exceed 50 percent and (2) multifamily residential developments provide at least one parking space per unit.

- **Mixed-Use Parking:** The review authority may reduce the parking requirement on such a parcel by up to 20 percent to incentivize mixed use projects.
- **Proximity to Transit:** A parking reduction of up to 10 percent can be approved for any use within an eighth of a mile of a transit stop.
- **Off-Site Parking:** A reduction of up to 25 percent of on-site parking may be approved with a Minor Use Permit provided the number of spaces that is eliminated as an on-site requirement is provided through off-site parking. A reduction of up to 50 percent of on-site parking may be approved through a Conditional Use. Off-site parking must be located within 300 feet of the property.
- **Bicycle Parking.** For every 10 required bicycle parking stalls provided, a reduction of one required automobile parking space is allowed with a maximum of 15 percent of the required automobile parking spaces. This maximum is increased to a 25 percent reduction in the Old Town Commercial Zone and the H Street Overlay Zone.
- **Motorcycle Parking:** Projects that provide more motorcycle spaces than required are allowed a reduction of one automobile space for every four motorcycle spaces, up to a 10 percent total automobile space reduction.
- **On-Street Parking.** On-street parking spaces may count toward required non-residential parking standards if the on-street parking is adjoining the lot. In the Special Event Overlay Zone, on-street parking spaces adjacent to the lot can also count towards required non-residential parking spaces.
- **Further Reductions Justified by a Parking Study.** Additional reductions to required parking spaces may be approved if a parking study demonstrates that fewer parking spaces are necessary.

SB 330

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. The goal of SB 330 is to create certainty in the development of

housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing.

SB 330 creates a new vesting process for discretionary housing projects during the five-year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.

Although the City of Lompoc has adopted a preliminary application checklist in response to SB 330, the City has not codified a ministerial process in its Zoning Code in compliance with SB 330. Program H-A.8 commits the City to update its Zoning Code to include a ministerial process to streamline the design and approval of by-right multifamily units in compliance with SB 330.

Processing and Permit Procedures

The City works diligently to process permits quickly and minimize associated costs for developers. The residential development review process begins with the filing of a preliminary map or full conceptual plan set for consideration by the Development Review Board and ends with issuance of the Certificate of Occupancy. There are many steps which may be necessary before the final development of a housing project can take place, all of which require some form of administrative process and various amounts of time.

The Community Development Department is the lead agency in processing and approving discretionary residential development applications. Processing time varies from a few weeks to several months depending on the proposed project and its conformance with the General Plan and Zoning Code. Table H-36 shows the various permits and approvals that may be required for residential development in Lompoc as well as timelines and the approving body. The typical process time for a building permit on a single-family residential development is 30 business days for the first submittal and 15 business days for the second submittal. For a multifamily residential development the typical processing time for a building permit is 40 business days for the first submittal and 20 business days for the second submittal. These processing times may be extended if additional planning permits are required beyond a building permit (see Table H-36 below).

Table H-36 Timelines for Residential Permit Procedures and Approving Body

Type of Approval or Permit	Typical Processing Time ⁽¹⁾	Approving Body
Administrative Use Permit (AUP)	8 weeks	Community Development Director
Conditional Use Permit (CUP)	2-3 months	Planning Commission
Minor Use Permit (MUP)	2 months	Community Development Director
Building Permit	45 business days (single-family residential) 60 business days (multifamily residential)	Community Development Director
Minor Architectural Design and Site Development Review	3-4 months	Community Development Director
Major Architectural Design and Site Development Review	4-6 months	Planning Commission
Minor Modification	4 weeks	Community Development Director
Zoning Code Amendment	4-6 months	City Council
Zoning Map Amendment	4-6 months	City Council
General Plan Amendment	4-6 months	City Council

(1) All applications undergo a completeness review after submittal, and the applicant is notified within 30 days whether their application is complete or incomplete.

Administrative Use Permit (AUP)

The Lompoc Zoning Code states that an AUP may be required for land use activities that may be desirable in the applicable zone and compatible with adjacent land uses but may effects on a site and its surroundings cannot be determined before being proposed in a specific location. An AUP is approved by the Community Development Director, with no required noticing or public hearing to make a final decision. An AUP typically requires applicants to submit an application and plan set. The AUP application is formatted as a checklist and requests information regarding the proposed uses and any specialized equipment or materials that will be present on the property as a result.. Generally, the AUP process takes approximately 8 weeks.

An AUP can be approved if the proposed use is consistent with the General Plan, any applicable specific plan, and any applicable sections of the Zoning Code. Additionally, the proposed use and resulting activities must not have a detrimental effect on the public's health and safety or materially injurious to properties or improvements in the surrounding area. Standard conditions of approval for a Home Occupation AUP include:

- Use must be located entirely within a residence.
- No use of materials or mechanical equipment that are not part of a normal household or hobby uses.
- No customers of the business or sales of products on the premises
- No use of commercial vehicles for delivery of materials.
- No storage of materials or supplies related to the business outside the residence.
- No signs displayed in connection with the home occupation on the building.
- Appearance of the dwelling is not altered to identify the business and change the residential character of the existing neighborhood
- No use of utilities or community facilities beyond the normal use of the property for residential purposes.

Minor Use Permit (MUP)

Similar to a CUP, a MUP is required when the proposed use and activities within a zone require more discretionary review and possible conditions to development to mitigate any negative effects. A MUP is approved by the Community Development Director and requires noticing. A public hearing is required if requested in writing by any interested parties.

A MUP can be approved if it is found that the proposed use is consistent with the General Plan and any applicable specific plan, compatible with the applicable zone; is not detrimental to public health and safety; and the design, location, size, and other architectural styles is compatible with existing land uses, buildings, and structures in the surrounding area. The subject site must also be physically suitable in terms of design, location, operating characteristics, shape, size, topography, have emergency vehicle access, and access to public services, utilities and adequate roadways. Additionally, if a new development is proposed, the proposed development will:

- Have an architectural style that is compatible with the character of the surrounding area;
- Use colors, materials, and composition compatible with neighboring visible structures

Conditional Use Permit (CUP)

A CUP is required when the proposed use and activities within a zone require more discretionary review (public hearing) and possible conditions applied to a development to mitigate any negative effects. A CUP is approved by the Planning Commission and requires public notice and a public hearing. To apply for a CUP applicants must submit a general application form, a detailed architectural site plan, building elevations, a landscape plan, an engineering site plan, a street and utility plan, and storm water infiltration design. The CUP process takes approximately 2-3 months (depending on level of environmental review).

A CUP can be approved if it is found that the proposed use is consistent with the General Plan and any applicable specific plan, compatible with the applicable zone; is not detrimental to public health and safety; and the design, location, size, and other architectural styles is compatible with existing land uses, buildings, and structures in the surrounding area. The subject site must also be physically suitable in terms of design, location, operating characteristics, shape, size, topography, have emergency vehicle access, and access to public services, utilities and adequate roadways. Additionally, if a new development is proposed, the proposed development will:

- Have an architectural style that is compatible with the character of the surrounding area;
- Use colors, materials, and composition compatible with neighboring visible structures

Architectural Design and Site Development Review (DR)

An DR application/permit is required for all new buildings or structures and additions or alterations to existing structures to promote orderly, aesthetically, and environmentally pleasing development. The following developments are exempt from the DR permit requirement: single-family homes in R-1; projects with less than seven residential units in R-2, R-3, and MU zones; ADUs; floor area additions within an existing building envelop; additions to existing buildings that will not increase floor area by more than 2,500 square feet; and alterations or improvements to buildings to meet Federal and State requirements to accommodate persons with disabilities.

There are two types of Architectural Design and Site Development Reviews: Major and Minor. A Major is required when any of the following apply to the project, all other non-exempt projects require a Minor review:

- New construction or additions of 2,500 square feet or more; or
- New construction with frontage on Ocean Avenue, H Street (north of Cypress Avenue), or Central Avenue; or
- Major façade improvements on the streets specified above.

Minor reviews are approved by the Community Development Director with no required noticing or public hearing. Major reviews are approved by the Planning Commission and require both noticing and a public hearing. To apply for a DR permit, an applicant must submit a construction schedule, and a full plan set that includes detailed architectural site plan, floor plans, elevations, landscaping plan, and an engineering site plan.

Both major and minor reviews can be approved if the proposed development is consistent with the General Plan, any applicable specific plan, and all applicable standards of the Zoning Code; is not detrimental to public health, safety, or general welfare; complies with applicable design guidelines; has an appropriate relationship to surrounding development and land use (including topographic and other physical characteristics of the land); and is compatible with surrounding architectural style and character to avoid repetition of identical design where not desired and ensure compatibility in design where desired. The City has an adopted Architectural Review Guidelines that provides clear standards for architectural design to improve and shorten the architectural review process.

The DR process is not considered a constraint to residential development given smaller residential development is exempt from the process, and for those developments that require a DR permit there are specific guidelines provided by the City and the processing time is relatively low once an application is deemed complete.

Minor Modifications

A Minor Modification is required when there is a proposed minor deviation from the Zoning Code standards but does not make any changes to the permitted use. The Community Development Director approves Minor Modifications on a case-by-case basis with a maximum modification of 20 percent to any measurable standard in the Zoning Code. No noticing or public hearings are required for approval.

Building Code Status

As of January 1, 2023, the City adopted and adheres to the 2022 California Code as a standard for development within the City. The California Code includes the California Building Code, Mechanical Code, Plumbing Code, California Electric Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings, and Uniform Fire Code. This code has been adopted in order to prevent unsafe or hazardous building conditions. In some instances the City's Zoning Ordinance supersedes the California Code of Regulations; however, the changes are minor in nature. As such, the City's codes are normal and enforcement does not act as a constraint to the construction or rehabilitation of housing. A review of the City's amendments to the uniform codes indicates they have no substantial impact on the cost of residential development. Lompoc's amendments to the State Building Code standards are primarily procedural and administrative.

On and Off-Site Improvement Requirements

Requiring developers to make site improvements, pay fees toward infrastructure costs, and pay for additional public services can increase the cost of housing and impact the affordability of the homes. However, these minimum requisite site improvements are necessary to maintain the quality of life desired by City residents and to ensure that public services and facilities are in place at the time of need. Costs associated with site improvements described below are not an undue constraint on housing production.

Subdivisions

Land divisions are reviewed in accordance with Title 16 and site improvements cover a range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. Lompoc requires that subdivisions include improvements including street improvements, utilities, drainage facilities, stormwater improvements, sewer extensions, erosion control, street trees, planting, right-of-way dedication, and other provisions for public safety, health, and general welfare, both within the subdivision and off the site.

Streets and Sidewalks

To mitigate increased pedestrian and vehicular traffic due to new development, including residential development, the City requires the dedication and construction of street and sidewalk improvements as a condition of the issuance of a building permit. Street and sidewalk dedications and improvements are required when the property is next to a street that does not meet the minimum right of way requirements outlined in the General Plan Circulation Element. Developers are not required to dedicate more than the equivalent of 25 percent of the project property area to street and sidewalk improvements.

Water

The City requires proposed projects with a demonstrated impact on the water demand to participate in and provide water conservation measures and remedies to offset increased water usage. These remedies can include water efficient design or a water retrofit fee. Projects located in the Old Town Commercial Zone are not subject to these requirements to encourage and incentivize development in this zone.

Park Dedications

The City requires that any proposed residential subdivision to dedicate land or pay fees to develop new neighborhood parks or rehabilitate existing parks to serve the subdivision. These requirements are meant to help mitigate the shortage of parkland and recreational opportunities in and near residential subdivisions.

Landscaping

All new developments require a landscaping plan that complies with the requirements of state's Model Water Efficient Landscape Ordinance (WELo) and drought resistant landscaping as outlined in the Zoning Code. All residential zones require a 30 percent landscaping coverage, with the Mixed Use zone and Old Town Commercial zone requiring 10 percent and five percent coverage respectively.

Fees and Exactions

The City collects various fees to cover the costs of processing permits. These include fees for planning and zoning approvals, subdivision map act approvals, environmental review, engineering plan check services and building permits, among others. The City's development fees are a flat fee and are comparable to other neighboring jurisdictions. Table H-37 summarizes the major planning fees collected by the City.

Table H-37 Lompoc Permit Processing Fees

Fee Type	Fee amount
Administrative Use Permit (AUP)	\$360 + \$1,000 Deposit
Conditional Use Permit (CUP)	Actual Cost (\$495 + \$2,000 Deposit)
Minor Use Permit (MUP)	Actual Cost (\$360 + \$1,000 Deposit)
Land Use Clearance (Ministerial Approval)	\$50
Architectural Review	\$2,790
Design Review (Site Plan/Building Plan)	Actual Cost (\$435 + \$3,000 Deposit)
Minor Modification	\$90
Zoning Code Amendment	Actual Cost (\$5,000 Deposit)
Zoning Map Amendment	Actual Cost (\$5,000 Deposit)
General Plan Amendment	Actual Cost (\$5,000 Deposit)
Environmental Categorical Exemption	\$55
Negative Declaration	Actual Cost
Environmental Impact Report	Actual Cost (\$5,000 Deposit)
Fire Review (subdivision housing project, use permits & review services)	\$99
Engineering Review	Actual Cost (\$1,000 Deposit)

Building Review	Actual Cost (\$1,000 Deposit)
-----------------	-------------------------------

Source: City of Lompoc Master Fee Schedule., 2022

Local Housing Ordinances

Affordable Housing Trust Fund Program

The City has a Homebuyer Assistance Program, which is a Housing Trust Fund Program that provides low interest home loans to first time, low-income home buyers in Lompoc. Funds for the Trust Fund Program are collected through the payment of in-lieu fees for affordable housing paid by developers.

Inclusionary Housing Ordinance

The Lompoc Zoning Code has an inclusionary housing requirement for all residential development of 10 percent. This means 10 percent of total units in residential development must be affordable units restricted for occupancy by target income groups and must meet the housing quality standards established in the Zoning Code. Within the Old Town Redevelopment Project Amendment No. 2 Area, the minimum inclusionary housing requirement is 15 percent, with 40 percent of these units being available to very low-income households.

The Old Town Redevelopment Project was initially established in 1984 as a redevelopment area in central, old town Lompoc overseen by the Lompoc Redevelopment Agency. Since then, the project area has been amended twice resulting in the Redevelopment Overlay seen in the Lompoc Zoning Map. The purpose and objective of the redevelopment area is to eliminate blight, promote rehabilitation and redesign, and develop housing programs to encourage affordable housing development.

The affordable housing requirements do add additional cost to developers in the process of creating additional housing in Lompoc. Therefore, the inclusionary requirement can be satisfied through alternative compliance methods including a housing in-lieu fee, off-site construction, conveyance of land, or a combination of these methods. Alternatives must be approved by the review authority. To approve an alternative method to inclusionary housing requirements, the review authority must find that the alternative does not concentrate inclusionary units within a specific area, and when compared to prompt construction of on-site inclusionary units that the implementation of the proposed alternatives will significantly reduce costs and delays to development.

The per-unit in-lieu fee for a single-family residence is calculated as the difference between the estimated total construction cost of a market rate single-family unit and affordable purchase price of a unit for which a low-income household unit can qualify. The total housing in-lieu fee is calculated by multiplying the required number of inclusionary units by the per-unit housing in lieu fee.

For non-single-family residential developments the in-lieu fee if a fee is established by City Council prior to Building Permit issuance. If no in-lieu fee has been established by City Council, non-single-family residential development can pay the in-lieu fee calculated for single-family residential developments as described above.

Inclusionary affordable units must 1) be constructed as part of a larger project, and comparable to exterior appearance of overall construction to market rate units; 2) have the same number of bedrooms and bathrooms as comparable market rate units, although they may vary in size and interior features; 3) not be concentrated in a single location on the project site.

Although inclusionary housing provisions are designed to ensure affordable housing is built in new residential developments, the option for the developer to pay in-lieu fees can constrain the construction of new affordable housing if the in-lieu fees are not sufficient to provide affordable units. Program H-A.11 commits the City to evaluate and update the affordable housing in-lieu fee to reflect the actual cost of affordable unit development. Further, Program H-A.21 commits the City to provide additional incentives for developers to encourage the development of affordable units.

Constraints for People with Disabilities

California Government Code Section 65583 requires housing elements to provide a program to " ...address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities." This section analyzes if the zoning policies and permitting procedures in Lompoc ensure appropriate and adequate housing is available for people with disabilities.

Reasonable Accommodation

The City's Zoning Code includes a Reasonable Accommodation procedure for persons with disabilities¹¹ seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. A request for Reasonable Accommodation may include a modification or exception to the Zoning Code that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

A request for Reasonable Accommodation may be made by any person with a disability or their representative when the application of zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities. A Reasonable Accommodation request

¹¹ The Lompoc Zoning Code defines a person with a disability as a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having this type of impairment, or anyone who has a record of this type of impairment.

is approved by the Community Development Director with no required noticing or public hearing. A Reasonable Accommodation request also does not require an Architectural Design and Site Development Review.

A decision to approve or deny a request for Reasonable Accommodation is based on the following factors:

- Whether the housing will be used by an individual with a disability as defined by fair housing law;
- Whether the request is necessary to make specific housing available to an individual with a disability under fair housing law;
- Whether the request would impose undue financial or administrative burden on the City;
- Whether the request would require fundamental alteration in the nature of a City program or law including land use and zoning;
- Whether there alternatives to the requested waiver or exception that would provide similar benefits to the applicant;
- Physical attributes of the property and structures under consideration.
- Other Reasonable Accommodations that may provide an equivalent benefit.

The City's reasonable accommodation ordinance is not a constraint to housing for residents with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.

Zoning and Land Use

State law requires residential care facilities with six or fewer persons to be allowed by-right in all zones that allow residential uses. Lompoc allows residential care homes serving six or fewer persons as a by-right use in all zones allowing residential uses except for the OTC zone. Residential care homes serving more than six persons requires the approval of a Conditional Use Permit in all zones that allow residential uses. Program H-A.8 commits the City to amending their Zoning Code to allow for residential care facilities with six or fewer persons as a by-right use in the OTC zone.

Occupants of a residential care home are allowed without regard to familial status, disability, or other population segment stipulated in fair housing law. Additionally, in compliance with State law, the Lompoc Zoning Code was updated in 2019 to broadly define a family as "one or more persons living together as a single housekeeping unit within a dwelling unit". These

broad definitions do not pose a constraint to providing adequate housing for persons with disabilities.

The City requires two parking spaces per unit for residential care homes serving six or fewer persons, which is the same as single-family residential zones. Residential care homes serving more than six persons require one parking space for every three beds, which is a reduced amount compared to the one to two parking spaces required for multifamily residential units. Parking spaces for persons with disabilities count towards compliance with the number of parking spaces required in all zones. Additionally, a site is still considered compliant with the Zoning Code if the number of off-street parking spaces is reduced to less than required in order to comply with handicapped parking requirements. The parking requirements in place for residential care facilities is similar to that of other residential uses and does not pose an undue constraint on housing development for persons with disabilities.

Permits and Processing

As discussed above, residential care facilities with six or fewer persons are allowed by-right in all residential zones. Although care facilities with seven or more persons are permitted with a Conditional Use Permit in the residential zones, no additional permits are required. The use permit requirement is inconsistent with high density residential zones (R-3, MU, and OTC) that allow multifamily residential developments with more than four units by-right. The use permit requirement constrains the development of residential care facilities with seven or more persons. Program H-A.8 commits the City to amending the zoning code to allow residential care facilities with seven or more persons in all multifamily residential zones subject only to the requirements of multifamily developments.

Building Codes

The City of Lompoc generally adopts the State's Building Code as required by State law, with some local amendments. Local amendments are typically kept to a minimum and are designed to address local conditions. As of January 2023, the City of Lompoc has adopted the 2022 California Building Code.

Non-Governmental Constraints

Availability of Financing

Financing costs are dependent upon national economic trends and policy decisions. Minor fluctuations in interest rates may add or save thousands of dollars to the buying public on the cost of a home. These fluctuations can also save or add significantly to the developer's final costs. The same market forces that create an appealing market for development create an appealing market for the home-buying public. Funds for new construction and residential mortgages are available from banks, savings and loans, and private mortgage lenders. In

combination with readily available financing sources and reasonably priced real estate, the Lompoc housing market creates no constraints to homeownership.

The Lompoc Homebuyer Assistance Program (LHAP) is a City of Lompoc Housing Trust Fund Program that expands home ownership opportunities in the community of Lompoc. The program removes financial barriers to the dream of home ownership by lowering home acquisition and carrying costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, neighborhood and community. Participants must be first time, low-income home buyers (up to 120 percent Area Median Income) and purchase a home within the City limits of Lompoc.

As part of the City's Homebuyer Assistance Program, the City designated partnerships with 10 first mortgage lenders in the community. These lenders are City approved to participate in the Homebuyer Assistance Program, making it easier for first-time, low-income homebuyers to get a preapproved First Mortgage Loan as part of the qualification to take advantage of the Homebuyer Assistance Program.

The City has not identified any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California.

Price of Land

A key component in the cost of development is the price of raw land and any necessary improvements. Lompoc, within the city limits, has limited vacant land available for residential development, presenting a potential housing constraint. It should be noted, however, that unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the density of development allowed on a particular site and the location of the site relative to other amenities. In addition, as vacant parcels become rarer to find, builders are beginning to pursue more costly underutilized sites, which often require the demolition of existing uses before a new project can be constructed. For these projects, the price of land can vary significantly based on the redevelopment costs associated with the existing use.

Based on a review of real estate listings on Zillow in February 2023, two vacant residential parcels are for sale and four were sold recently (past two years). These sites are detailed in Table H-38 below. The average price per acre ranges from just over \$500,000 to nearly \$2,000,000, illustrating the high cost of vacant land.

Table H-38 Cost of Vacant Residential Land in Lompoc

APN	Acreage	Listed Price	Price Per Acre
085-150-009	1.9	\$2,230,00	\$1,173,634
097-250-039	0.85	\$500,000	\$588,235
085-470-009 (Sold 4/19/2022)	0.21	\$108,500	\$516,667
085-203-021 (Sold 7/9/2021)	0.16	\$315,000	\$1,968,750
085-260-064 (Sold 9/29/2022)	0.22	\$165,000	\$750,000
085-260-063 (Sold 9/28/2022)	0.26	\$155,000	\$596,154

Source: Zillow.com, accessed February 2023.

Cost of Construction

Construction labor and materials (e.g., lumber) are a market-driven which operates outside the direct influence of the local governmental body. Transportation costs associated with the materials are also subject to market forces. Lompoc's distance from major metropolitan areas can also affect the final cost of materials. Demolition and the subsequent disposal of existing structures must also be figured into the cost of construction and rehabilitation. Additionally, due to Lompoc's relatively small size, the labor force required for the construction of new housing units may not be adequately supplied by the local population. This may require extended commutes or the temporary lodging of skilled craftsmen or construction specialists, once again adding to the contractor's overhead.

In nearby Solvang, California, the average construction cost of a new single-family home is between \$500 and \$750 per square foot, exclusive of the costs of land, site development, and soft costs, such as entitlements and financing. Although these estimates are not based on construction in Lompoc, they provide an idea of the cost of construction in central coast region.

Requests to Develop Below Identified Densities

Requests by developers to develop below identified densities as prescribed by zoning regulations reduces the amount of housing possible in a region and may lead to further housing insecurity. Government Code 65583(h)(6) requires that the City report all requests to

develop Housing Opportunity sites with capacity for lower income housing at densities lower than reported in the Housing Element. During the previous planning period, the City received no requests to develop identified Housing Opportunity sites below the minimum density described in the sites inventory.

Zoning for a Variety of Housing Types

Government Code Section 65583 and 65583.2 require the housing element to provide for a variety of housing types. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable housing options for a variety of income levels. This section describes the zoning and availability of sites for a variety of housing types in Lompoc.

Density Bonuses

Per California Government Code Sections 65915 through 65918, local governments are required to provide density bonus provisions to projects that comply with specific standards. Legislation approved in 2020 increased the maximum density bonus amount for very low-, low-, and moderate-income housing. The California Government Code describes how maximum densities shall be calculated for very low-, low-, and moderate-income housing in a tabular format. Additionally, local governments are also required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a detriment to historical property, or otherwise contrary to the law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

The City currently establishes density bonus provisions for affordable housing in Chapter 17.320 (Density Bonuses and Other Incentives for Affordable Housing) of the Zoning Code. The provisions in this Chapter do not reflect the new maximum bonus tier framework that was adopted by the State in 2020. Because of this, the City is currently not in compliance and has included Program H-A.8 to commit the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918.

Multifamily Rental Housing

The Lompoc Zoning Code allows all multi-family dwellings (duplexes, triplexes, four-plexes, and apartment buildings) by-right in the High-Density Residential zone (R-3), Mixed Use zone (MU), and the Old Town Commercial zone (OTC). Duplexes are allowed by right in the Medium Density Residential zone (R-2), however, triplexes and four-plexes require a Minor Use Permit and developments with more than four units require a Conditional Use Permit. Projects permitted by right require only routine approvals provided all development and use standards are consistent with the General Plan and Zoning Code. The Lompoc Zoning Code (Chapter

17.308) provides parking reductions and alternative incentives for multifamily residential projects, as long as a minimum of one parking space per residential unit is maintained.

In the 2019/2020 Fiscal Year, the City approved a Conditional Use Permit for a 15-unit apartment residential development (CUP 18-04) and a Development Review Permit for a commercial/residential Mixed Use project that includes four residential units (DR 19-03). Although a Conditional Use Permit is an added permitting procedure to residential development in Lompoc, it has not constrained the production of new residential units in the city.

Housing for Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdiction's zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use". Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this law, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use permit requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

The City Zoning Code includes agricultural or farmworker housing in the residential care homes residential use type as defined in Chapter 17.708. The City is currently in compliance with Section 17021.5 through Zoning Code Chapter 17.208, which permits residential care homes for six or fewer persons by right with the same standards and permit requirements as single-family residential uses in all zones.

The City is currently not in compliance with Section 17021.6, as the Residential Care Homes of seven or more persons land use designation currently requires a Conditional Use Permit in all zones. Program H-A.8 commits the City to amending the Municipal Code to ministerially permit group quarter employee housing consisting of up to 36 beds or 12 units designed for use by a single household as a principal residential use in the City's RA zone. These uses shall not be subject to any discretionary actions.

Emergency Shelters

State law requires local governments to identify a zone (or zones) where emergency shelters are allowed by-right without a conditional use or other discretionary permit. The identified zone(s) should have sufficient capacity to accommodate the need for emergency shelter and

at least one year-round shelter. Sites can include existing buildings that can be converted into emergency shelters. Local governments may only impose development standards that apply to residential or commercial development within the same zone. However, a local government may impose objective standards, including standards for maximum beds, off-street parking, size and location of waiting and intake areas, provision of onsite management, proximity to other shelters, length of stay, lighting, and security.

AB-139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also requires sufficient parking for employees.

Emergency shelters are allowed by right in the Convenience Center zone (CC) and Central Business zone (CB) commercial zones in compliance with State law (Government Code Section 65583(a)(4)), however the City must revise the codified limit on emergency shelter beds to account for the need identified in the most-recent point-in-time count. Program H-A.2 commits the City to revising the cap on emergency shelter beds annually. Emergency shelters are allowed in other zones with a Conditional Use Permit. The City has established specific standards for emergency shelter zones in compliance with State law. Additionally, the City does not require a Conditional Use Permit for Emergency Event Shelters in any zone if the facility is a temporary shelter to house people displaced by an earthquake, explosion, fire, or other calamity, per Chapter 17.544 of the Zoning Code.

According to the 2022 Homeless Point in Time (PIT) Count there are 290 people experiencing homelessness in Lompoc. The City has five vacant parcels in zones that permit emergency shelters, totaling about 1.25 acres. Using an assumption of 44 beds/acre the City has capacity for 55 beds, which is insufficient capacity to accommodate the City's homeless individuals based on the most recent PIT Count. Program H-A.8 commits the City to allow emergency shelters in zones with sufficient capacity to meet the need reflected in the most recent PIT Count and to update the Zoning Ordinance to revise the cap for annual emergency shelter beds as mentioned above.

Table H-39 Vacant Parcels Available for Emergency Shelters

APN	Acreage
087-192-010	0.16
087-241-007	0.29
087-242-014	0.16
085-021-005	0.32

087-242-017	0.32
Total	1.25

Source: City of Lompoc, Planning Division (February 2023)

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers as facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Similar to displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low barrier navigation centers be allowed by-right in all mixed-use zones and nonresidential zones where multifamily uses are permitted. In addition, local governments may not impose parking requirements on low barrier navigation centers.

The Lompoc municipal code does not address low-barrier navigation centers and is not currently in compliance with State law. Program H-A.8 commits the City to amend the Zoning Code for compliance with California Government Code Section 65660.

Transitional and Supportive Housing

State law requires local jurisdictions to demonstrate that transitional and supportive housing are permitted as a residential use in all zones where residential uses are allowed and are not subject to any restrictions not imposed on similar dwellings (i.e., single-family dwellings, multi-family dwellings) of the same type in the same district.

The City is not currently in compliance with State law related to transitional and supportive housing. The City Zoning Code currently allows transitional and supportive housing of six or less persons by right in all residential zones but requires a Conditional Use Permit for transitional housing of seven or more persons. All transitional and supportive housing is allowed by-right in Mixed Use (MU) zones. Program H-A.8 commits the City to amend the Zoning Code to allow transitional and supportive housing of seven or more persons in the R-2 and R-3 zones.

Single-Room Occupancy Units (SROs)

SRO units are usually small units, between 200 and 350 square feet, which can serve as affordable housing and an entry point into the housing market for people previously experiencing homelessness. State law requires that local governments identify zoning and development standards that allow and encourage new SRO construction, as well as including programs in their housing elements that "commit to preserving and rehabilitation of existing

residential hotels and other buildings for SROs." Such programs could include zoning and permitting procedures, regulatory and fiscal assistance, and educational programs.

The City Zoning Code permits Single Room Occupancy residential use in all commercial zones and in the Mixed Use zone (MU) with a Conditional Use Permit. SROs are currently not permitted in any exclusively residential zones and are not permitted by-right in any zone. Program H-A.8 commits the City to updating the municipal code to allow SRO development in commercial and mixed use zones without a Conditional Use Permit.

Manufactured Homes and Mobile Home Parks

State law requires that local jurisdictions must demonstrate that their zoning code allows and permits manufactured housing in the same manner and zone(s) as a conventionally built house or structure and be subject to the same development standards. Jurisdictions should also describe the siting and permit process for manufactured housing and how zoning and development standards provide opportunities for this housing type. Health and Safety Code Section 18611 requires factory-built housing that meets certain requirements must be permitted in mobile home parks.

The City currently has a Residential Mobile Home Park zone (MH) that permits mobile home parks by right. Mobile home parks are permitted in all other residential zones with a Conditional Use Permit.

The City is currently not in compliance with State law regarding manufactured homes. Program H-A.8 commits the City to amending the Zoning Code to clearly permit manufactured homes in the same manner as conventionally constructed homes and allow manufactured homes of certain requirements be permitted in mobile home parks.

Accessory Dwelling Units (ADUs)

State law requires that local jurisdictions demonstrate that the jurisdiction permits an ADU with only ministerial approval and describe the jurisdiction's local ADU ordinance or if the City defers to Government Code Section 65852.2(b). The City of Lompoc allows ADUs by right in all zones that allow single-family and multi-family residential uses..

The City currently allows one ADU on a single lot with an existing single-family home. The Lompoc Municipal Code Section 17.404.020 defines requirements for Accessory Dwelling Units. ADUs must have an independent exterior access from the existing residence, meet fire safety setback requirements, and follow building and safety codes. The City also requires ADUs to follow specific density, location, floor area, facility, and parking development standards and requires ADUs to be constructed to be architecturally consistent with the existing single-family dwelling and to meet privacy standards if there is a second story.

Although the City updated the ADU Ordinance in 2019, State law now requires ADUs to be permitted in all zones that allow residential uses, including commercial zones. The City has drafted a new ADU ordinance (Ordinance No. 1702(23)) that is scheduled to go to City Council for approval in March 2023 and would take effect in April 2023 if approved. The approval of Ordinance No. 1702(23) will bring the City into compliance with all new State ADU laws.

Opportunities for Energy Conservation

Government Code Section 65583 requires jurisdictions to include an analysis of opportunities for energy conservation with respect to residential development that encourage the incorporation of energy-saving features, materials, and design. Energy conservation and green buildings can contribute to reduced housing costs for homeowners and renters while promoting sustainable community design.

Title 24 and California Green Building Code

Energy-related costs can directly impact the affordability of housing in California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards. Local governments are responsible for enforcing the energy conservation regulations, which can increase affordability for residents.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (California Energy Code) for residential and nonresidential buildings). These regulations respond to California's need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. All new construction must comply with the standards in effect on the date a building permit application is made.

The energy requirements of State codes are continually evolving. New codes are significantly more stringent than prior codes (e.g., heat pump requirements for homes and businesses; electricity-ready requirements for single-family homes; new solar power requirements for high-rises, hotels/motels, tenant spaces, offices, stores, restaurants, schools, and civic spaces) and are intended to progress to 100 percent clean electricity and carbon neutrality by 2050 or earlier. As of January 1, 2023, the City adopted the 2022 California Building Code (Volumes 1 and 2). Program H-A.8 commits the City to adopting the building code for compliance with each new edition of the California Building Code as required by State law.

In addition to the Building Energy Efficiency Standards, the city adopts Title 24, Part 11, of the California Code of Regulations (California Green Building Standards Code, or CALGreen) in accordance with state law. These regulations impose requirements for planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

General Plan Goals and Policies

The Conservation and Open Space Element of the adopted 2030 General Plan establishes goals and policies related to conservation efforts in construction and rehabilitation projects. The goals and policies in the Conservation and Open Space Element include requiring new development to offset new water demand with water efficient fixtures or an in-lieu fee to fund local conservation programs; encouraging design and implementation of conservation measures in all construction and rehabilitation projects; and providing technical assistance programs to residents to retrofit homes with energy/water efficient improvements.

City Programs

The City has a Conservation webpage as part of the City's website that has educational information about water and energy conservation and information about incentive programs to receive financial assistance or incentives available to residents for at-home conservation efforts. Rebates are available for new construction and existing homes. Rebate programs include:

- Updating to more energy/water efficient home appliances and products including refrigerators/freezers, dishwaters, laundry machines, lightbulbs, power strips, toilets, HVAC systems, and pool pumps.
- Water efficient landscaping rebates for removing/replacing grass
- Rain barrel installation rebate
- City funded financial assistance for utility bills for low-income households.

Southern California Gas Programs

The Southern California Gas Company (SoCalGas) offers an Energy Savings Assistance Program to limited income customers. The program offers no-cost weatherization that includes attic insulation, weatherstripping, caulking, water-saving devices, and energy-efficient lighting. Additionally offered is a no-cost furnace repair and replacement service and a clothes washer home improvement. SoCalGas also participates in the State CARE program, providing low-income customers with a 30 percent discount on their gas bills.

Pacific Gas & Electric Programs

The Pacific Gas & Electric Company (PG&E) has an Energy Savings Assistance Program that offers financial assistance to limited income households for energy efficient updates and improvements to their homes. PG&E also has a Power Savers Rewards Program that rewards residents with a bill credit for reducing energy usage at peak times in peak seasons. Additionally, PG&E has a SmartAC Program that offers financial incentives for residents who

enroll an existing or new smart thermostat that reduces energy use at peak times to maintain the grid and prevent power outages.

Housing Resources

State law requires that every housing element include an inventory of land suitable and available for residential development to meet the locality's regional housing need by income level. This chapter documents the methodology and results of the housing Sites Inventory analysis conducted to demonstrate the City of Lompoc's ability to satisfy its share of the regional housing need. Infrastructure, services, financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in Lompoc are also discussed in this chapter.

Regional Housing Needs Assessment Requirement

This update of the City's Housing Element covers the planning period of February 2023 through February 2031 (called the 6th Cycle Housing Element update). Each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA). Councils of governments, including the Santa Barbara County Association of Governments (SBCAG), are responsible for developing a methodology for allocating the regional determination to each city and county in its region. This methodology must align with State objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring a jobs-housing balance
- Affirmatively furthering fair housing

The 6th Cycle RHNA is based on population projections, income distribution, and access to jobs. SBCAG released its Final RHNA allocations in July 2021 after considering appeals. Each jurisdiction must revise the Housing Element of its general plan and update zoning ordinances to accommodate its portion of the region's housing need.

The City of Lompoc must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, which is 2,248 housing units for the 6th cycle. As defined by the U.S. Census, a housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Residential construction that cannot be counted toward the City's RHNA allocation include dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels and motels (except those occupied by persons who consider the hotel their usual place of residence), quarters in institutions, general hospitals, and military installations (except those occupied by staff members or resident

employees who have separate living quarters).¹²

The RHNA methodology uses indicators such as access to opportunity and job proximity to allocate housing units by different income categories with the goal of reducing over-concentration of lower income households in historically lower-income communities. The RHNA for each jurisdiction is distributed into four income categories based on the Area Median Income (AMI)¹³:

- Very low-income (less than 50 percent of AMI)
- Low-income (50-80 percent of AMI)
- Moderate-income (80-120 percent of AMI)
- Above-moderate income (more than 120 percent of the AMI)

As shown below in Table H-40, 67 percent of Lompoc's RHNA is allocated to housing units affordable to above-moderate income households, 14 percent for moderate-income households, 12 percent for low-income households, and 7 percent for very low-income households (including 11.2% for extremely low-income). In addition to the RHNA obligation, HCD recommends an additional buffer for lower income RHNA that will provide the City with the capacity to address potential net loss issues over this planning period pursuant to SB 166. As shown in the table below, a 20 percent buffer was added to lower- and moderate-income RHNA obligations.

Table H-40 Lompoc Regional Housing Needs Requirement Allocation

RHNA Income Category	Number of Units	RHNA plus 20% buffer
Very Low-Income (30-50% AMI)	166	199
Low Income (50-80% AMI)	262	315
Moderate Income (80-120% AMI)	311	373
Above Moderate Income (>120% AMI)	1,509	-
Total	2,248	2,396

¹² HCD. *Housing Element Site Inventory Guidebook Government Code Section 65583.2*. June 2020. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

¹³ The Area Median Income of Alameda County is \$125,600 for a household of four people.

Meeting RHNA Requirement

Jurisdictions can use planned and approved projects, estimated Accessory Dwelling Unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. Each of these topics are addressed below.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (“pipeline projects”) can be credited towards the City’s RHNA for the 6th cycle Housing Element provided it can be demonstrated that the units can be built by the end of the 6th cycle’s planning period. Similarly, units within completed projects which have received a Certificate of Occupancy as of June 30, 2023 can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below-market rate prices affordable to households in the various income categories described above. Local, state, or federal rules would establish rules for which income categories must be served by each development. identifies the approved or pending projects that are credited towards meeting the City’s RHNA. The City can count 889 housing units, including 30 very-low, 23 low, and 25 moderate-income units towards the RHNA with planned and approved projects. The locations of these projects are symbolized with the corresponding map identification numbers on Figure H-5.

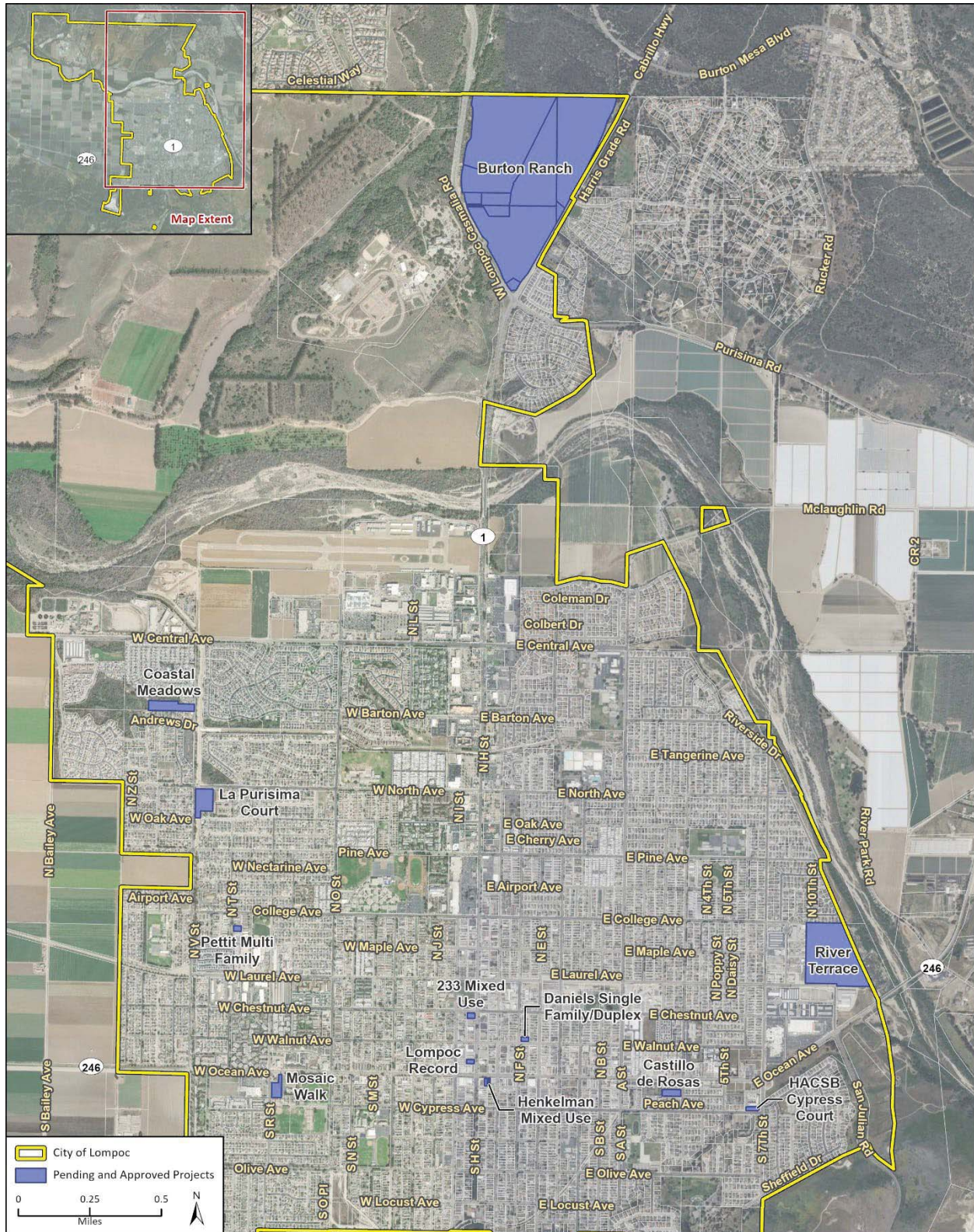
Table H-41 Planned, Approved, and Pending Projects

Map ID Number	Project Name	Zoning	Very-Low Income Units	Low Income Units	Moderate Income Units	Above-Moderate Income Units	Total Units	Max Units Allowed under Zoning	% of Max Units	Entitlement Status	Phasing information and estimated building permit issuance
1	Burton Ranch (LOM 629)	SP	9	9	9	249	276	276	100	Under environmental Review	5 years
2	Burton Ranch	SP	-	-	-	200	200	200	100	Under environmental review	5 years
3	River Terrace (DR 20-09, LOM 625)	R-2	16	10	13	218	257	333	77	Approved	6-9 months
4	Mosaic Walk (LOM 554, DR 05-29)	R-2	1	-	1	11	13	18	72	Approved	2 years
5	HACSB Cypress Court	MU	1	1	1	12	15	17	88	Approved	6 months
6	Daniels Single-Family/Du	R-2	-	-	-	3	3	3	100	Approved	1-2 years

	plex (DR 20-03)																		
7	Castillo de Rosas (DR 19-04, LOM 616)	R-3	1	2	-	21	24	22	110	Approved	1-2 years								
8	Coastal Meadows (DR 05-39, LOM 557)	R-2	2	1	1	36	40	43	93	Approved	2-3 years								
9	La Purisima Court (DR 20-07, LOM 624)	R-1	-	-	-	20	20	13	150	Under Review	2-3 years								
10	Pettit Multi Family (DR 22-01)	R-3	-	-	-	8	8	8	100	Under Review	12 months								
11	233 Mixed Use (DR 19-03)	OTC	-	-	-	6	6	14	43	Approved	6 - 12 months								
12	117 South I Street	OTC	-	-	7	41	48		267	Under Review									
13	Lompoc Record	OTC	-	-	-	7	7	10	70	Approved	2-3 years								

Mixed Use (CUP 18- 01)																			
Total	30	30	25	832	917	975	106												

Figure H-5 Planned and Approved Projects



Site Inventory
Fig X Pending and Approved Projects

Accessory Dwelling Units

The City permits Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). ADUs are permitted on properties with single- or multi-family dwellings as attached, detached, and within a primary dwelling while JADUs are permitted only on single-family lots within an existing single-family unit. ADUs may provide an affordable housing option for family members of the primary resident(s), students, seniors, in-home health care providers, persons with disabilities, young professionals, or others.

The City of Lompoc issued building permits for 3 new ADUs in 2018, 1 in 2019, and 15 in 2020. In 2021, the City issued permits for 14 ADUs. The average number of ADUs permitted from 2018 to 2021 was approximately 8 per year. However, due to potential impacts of the start of the COVID-19 pandemic on construction and trends, the housing element assumes an average of 12 units per year which is more consistent with recent trends. Therefore, the City assumes that a total of 96 ADUs will be developed between 2023 and 2031 (12 for each year of the planning period). All units are assumed to be above-moderate income as part of the inventory.

Remaining Share of RHNA

After accounting for the planned and approved projects, as well as projected ADUs, the City of Lompoc has a remaining RHNA of 1,383 units. Table H-42 shows the remaining RHNA after accounting for planned and approved projects and projected ADUs. The City must demonstrate its ability to meet the remaining housing needs through the identification of sites suitable for housing development.

Table H-42 Progress Toward RHNA

	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
RHNA plus buffer	199	315	373	1,509	2,396
Planned and Approved	30	30	25	832	917
Projected ADUs	0	0	0	96	96
Remaining RHNA	169	284	348	581	1,383

Residential Sites Inventory

The Sites Inventory identifies vacant and underutilized sites within the city that have the capacity to accommodate the City's remaining RHNA. A detailed, parcel-specific Sites

Inventory is shown below in Table H-43. The sites identified in this inventory have a potential development capacity of 1,420 new housing units.

Methodology

Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range for a suburban city like Lompoc as follows:

- A density standard of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate the development of housing in the above moderate-income category.
- A density standard of 15 to 29 units per acre (primarily for medium density multi-family developments) would facilitate the development of housing in the moderate-income category.
- A density standard of 20 or more units per acre (primarily for higher density multi-family developments) would facilitate the development of housing in the low- and very low-income category.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 20 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

Realistic Development Capacity

The City assumed that realistic development capacity of the selected sites may be less than the maximum development capacity allowed by the parcel's zoning designation for parcels zoned for Mixed Use. On average, the planned and approved projects on parcels zoned Mixed Use (MU), Old Town Commercial (OTC), and commercial zones within the H-Street Overlay shown in Table H-41 achieved a density equal to approximately 74 percent of the maximum density allowed on the site. Based on that finding, the City assumes the realistic capacity of sites zoned MU listed in the Sites Inventory to be the total acreage of the site multiplied by 75 percent of the maximum density allowed under the applicable zoning designation.

Current planned and approved projects on parcels zoned Residential Agriculture (RA), Single Family Residential (R-1), Medium Density Residential (R-2), and High Density Residential (R-3) achieved a density equal to approximately 100 percent of the maximum density allowed on the site (some projects exceeded density allowed under zoning while others were slightly under). Therefore, the City assumes the realistic capacity of sites zoned RA, R-1, R-2, and R-3 are equal to the maximum density allowed under the applicable zoning designation.

Suitability of Vacant and Nonvacant Sites

The Sites Inventory identifies both vacant and nonvacant sites with existing structures and uses that could be developed or redeveloped with housing over the next planning period.

Residentially Zoned Sites and Trends

Most housing projects on properties within residential zones (RA, R-1, R-2, and R-3) are located on vacant lots or lots with existing, older single-family homes that are considered underutilized based on the maximum allowed units under zoning. Examples of recent development trends in residential zones include the following (a mix of projects from the previous planning period as well as projects included in Table H-41:

- Santa Rita Village, 815 West Ocean Avenue: The project was completed in 2016 and demolished 11 existing units to construct 55 new multi-family housing units, 9 of which were affordable.
- 510 North K Street: The approved project located in R-3 will demolish existing single-family unit and construct a 5-unit residential complex
- 211 North K Street: The approved project located in R-3 will demolish 2 existing units and construct a 5-unit residential complex
- 604 North Q Street: Triplex completed in 2018 that replaced an existing single-family unit
- Summit View Homes: The project was completed in 2022 and developed 44 single-family residential units on an in-fill vacant lot
- Mosaic Walk, 1038 West Ocean Avenue: Approved project which will construct 13 single-family units on a site with an existing stand-alone commercial retail structure
- 200 North F Street: The approved project would demolish a single-family home and construct a duplex and new single-family home
- 109 South Third Street: The approved project is located in R-3 on a vacant, infill site and would develop 24 residential condominiums
- 518 North T Street: The proposed project is located in R-3 and would develop 4 duplexes on a vacant, infill site

As seen above and with the Burton Ranch and River Terrace pending projects, the City is seeing additional residential development and redevelopment on residentially zoned properties. The Site Inventory identified vacant and nonvacant residentially zoned sites with similar conditions to trends detailed above (vacant and nonvacant sites with existing, older single-family residences) that have occurred recently and since the certification of the 5th Cycle Housing Element. For example, the projects at 109 South Third Street and 518 North T Street would develop multi-family housing on vacant, infill sites less than 1 acre in size, which are similar to sites 1 through 5 identified in the Site Inventory below. Projects at 211 North K Street, 604 North Q Street, and 200 North F Street would develop multi-family units on properties about 0.3 acres with existing single-family units. These conditions and characteristics are similar to sites 47 through 68. In addition, the recently completed Summit View Homes project, and planned Coastal Meadows and River Terrace projects, consists of single-family and multi-family homes on vacant properties 3 acres to 26 acres in size. These conditions are similar to sites 16, 20, 22, 26, 29, and 30.

Mixed Use Sites and Trends

There are a number of zones in the city which permit mixed uses, including residential. The MU Zone is designed to provide a mix of pedestrian-oriented uses, including commercial and residential uses and allows a residential density of up to 44 dwelling units per acre. Areas zoned MU are concentrated along G Street and East Walnut Avenue. Similar to the MU Zone, the OTC Zone is intended for pedestrian-oriented uses, specifically to accommodate retail and professional business uses as well as provide residential opportunities in proximity to these uses at a density up to 44 units per acre. Parcels zoned OTC are concentrated near the intersection of H Street and Ocean Avenue. Current City goals are to see the Old Town Commercial area redevelop to become a major pedestrian and attraction center of the city. In addition, the H Street Overlay applies to commercially zoned properties along H Street (North of West Chestnut Avenue, South of the Airport) with the goal of redeveloping the area with commercial, residential, and a mix of uses.

Examples of recent projects with residential units in MU, OTC, and commercial zones within the H Street Overlay, include the following:

- 233 Mixed Use: The project located at 233 North H Street within the OTC is approved to redevelop a site with an existing single-family unit and retail structure with a three-story mixed use building consisting of 6 market rate housing units with commercial and office space on the first and second floors
- Lompoc Record Mixed Use: The project located at 115 N H Street within the OTC zone is approved to reuse an existing two-story office building with commercial and residential uses, including development of a third-story. The project includes 7 market rate housing units.

- HACSB 1401 East Cypress Avenue: The project would develop a 15-unit multi-family development on a vacant site. The project is located on a site that would be rezoned from Commercial Office (CO) to MU. The project is all residential.
- Las Flores Apartment Homes: The project is proposing 48 residential units (including 7 lower income units) on two vacant lots totally 0.4 acres. The project is located within the OTC zone and proposed to maintain the historic character of the area. The project is 100% residential.

Site selection of mixed-use nonvacant sites focused on areas experiencing existing redevelopment and interest. Many of the recently planned and approved projects in the city are located along H Street and Ocean Avenue, indicating market demand supports infill development and redevelopment of parcels in this area. Site selection focused on sites within this area.

Pursuant to Government Code 65583.2(g), in order to identify nonvacant sites feasible for redevelopment with housing during the next planning period, factors were considered based on recent mixed-use projects and where existing uses would not be considered impediments to future development. When more than two factors were present on a site(s), it was considered feasible for redevelopment based on current development and trends. Sites with large numbers of existing housing units were avoided. The following factors were used in the identification of nonvacant sites:

1. Sites meeting less than half of their FAR potential
2. Sites with vacant commercial structures
3. Sites with large, underutilized parking lots
4. Sites where the land value is greater than the improvement value
5. Sites with no historical resources
6. Sites with structures more than 50 years old

Based on the criteria outlined above, parcels were identified that are currently vacant or underutilized in the city and that are feasible for mixed-use projects with housing. The current project at 108-114 East Ocean Avenue proposes a mixed-use project on 0.32 acres currently used as a parking lot for adjacent commercial structures. These conditions are similar to sites 36 through 40, 42, 43, and 45 in the Site Inventory shown below. The project at 233 North H Street demolished an existing commercial and residential unit to develop a mixed use project on a 0.3-acre site. This is similar to conditions at sites 34, 41, and 75.

Mixed Use Incentives and Programs

While there are current mixed-use project trends in the city and the identified sites seen in Table H-43 are consistent with conditions in the recent projects, the amount of recent redevelopment in these mixed use areas is not sufficient to meet the approximately 30 mixed-use sites identified for the 6th Cycle planning period. In order to facilitate a greater amount of mixed use redevelopment, the Housing Element includes programs to incentivize and overcome constraints to mixed-use redevelopment in these areas.

Mixed Use Incentives

The 6th Cycle Housing Element will implement incentives to promote redevelopment of mixed use zones through Program H-A.13 Mixed-Use Development which includes development incentives for mixed use projects, such as additional density bonuses, height allowances, direct and technical support.

Residential Restrictions

The MU zone allows for a 1.00 floor area ratio (FAR) for mixed-use developments (developments that include both residential and commercial uses), with 25 to 50 percent of the floor area for residential uses. The MU zone also allows for 100 percent residential projects with a minimum density of 14.5 du/acre and a maximum density of 44 du/acre. The OTC zone currently allows for a maximum residential density of 44 du/acre.

Program H-A.16 directs the City to revise the Zoning Code and General Plan Land Use Element to increase the maximum allowable density in the OTC zone to 75 du/acre. This will incentivize redevelopment in the Old Town area. Additionally, current density assumptions on sites identified in the OTC zone are conservatively assuming lower maximum densities.

Site Inventory

Based on the criteria outlined above, parcels were identified that are currently vacant or underutilized in the city and that have the potential to accommodate the City's remaining RHNA through redevelopment. Table H-43 details sites that were determined to be vacant or underutilized with capacity to accommodate housing units and Figure H-6 shows the location of these sites in the city. Vacant and underutilized sites can accommodate a total of 1,420 units. These sites and consolidated sites that meet the State requirements for accommodating lower-income housing units can accommodate 461 lower-income housing units. Some identified sites were used in the previously adopted housing element and would require a by-right approval process consistent with Government Code section 65582.2(c)

Table H-43 Identified Vacant and Underutilized Sites

Site	Address	APN	Size	Zoning	Assumed Density (units/acre)	Feasible for Lower-Income Units?	Lower-Income	Moderate-Income	Above Moderate-Income	Existing Use	Identified Nonvacant Site Factors
1	110, 114 S K St	091-102-018, 091-102-019	0.32	R3	22	Yes	0	7	0	Vacant	N/A
2	201 E Cypress Ave	085-203-001	0.28	R3	22	Yes	0	6	0	Vacant	N/A
3	211 N K St	091-061-008	0.26	R3	22	Yes	0	5	0	Vacant	N/A
4	116 N M St	091-073-011	0.16	R3	22	Yes	0	3	0	Vacant	N/A
5	507 N F St	087-193-010	0.16	R3	22	Yes	0	3	0	Vacant	N/A
6	309, 313 S I St	091-163-005, 091-163-006	0.32	R2	14.5	Yes	0	0	4	Vacant	N/A
7	233 N E St	085-091-002	0.16	R2	14.5	Yes	0	0	2	Vacant	N/A
8	121 N G St	085-122-005, 085-122-006	0.4	MU	33	Yes	0	0	13	Vacant	N/A
9	107, 113 E Ocean Ave	085-122-022, 085-122-010	0.56	OTC	44	Yes	18	0	0	Vacant	N/A
10	339 N G St	085-021-014	0.4	MU	44	Yes	0	0	13	Vacant	N/A
11	315 W Ocean Ave	091-082-010	0.32	OTC	44	Yes	0	0	11	Vacant	N/A

12	127 S I St	091-103-021, 091-103-022, 091-103-008	0.64	OTC	44	Yes	21	0	0	0	Vacant	N/A
13	118 S J St	091-103-019	0.28	OTC	44	Yes	0	0	0	9	Vacant	N/A
14	126 S J St	091-103-013	0.16	OTC	44	Yes	0	0	0	5	Vacant	N/A
15	204 N C St	085-101-012	0.16	R2	14.5	No	0	0	0	2	Vacant	N/A
16	1406 E Cypress Ave	085-260-007	1	7R1	6.2	No	0	0	0	6	Vacant	N/A
17	209, 213, 217 S Seventh St	085-260-063, 085-260-064, 085-260-065	0.73	7R1	6.2	No	0	0	0	4	Vacant	N/A
18	1325, 1329 E Hickory Ave	085-260-067, 085-260-058	0.638	7R1	6.2	No	0	0	0	3	Vacant	N/A
19	913 Clemens Wy	085-470-024	0.17	7R1	6.2	No	0	0	0	1	Vacant	N/A
20	400 S Avalon St	093-310-032	1.04	7R1	6.2	No	0	0	0	6	Vacant	N/A
21	530, 532 Avalon St	093-400-019, 093-400-020	0.59	10R1	2.2	No	0	0	0	3	Vacant	N/A
22	1400 E Locust Ave	085-310-009	4.46	RA	2.2	No	0	0	0	9	Vacant	N/A
23	633 S C St	093-162-012	0.58	7R1	6.2	No	0	0	0	3	Vacant	N/A

24	30 Cambridge Dr	093-162-028	0.25	7R1	6.2	Yes	0	0	1	Vacant	N/A
25	801 Clemens Wy	085-470-009	0.21	7R1	6.2	Yes	0	0	1	Vacant	N/A
26	Cabrillo Hwy	083-060-017	29.75	RA	2.2	No	0	0	65	Vacant	N/A
27	1404, 1408 W College Ave	089-151-002, 089-151-003	0.3	R2	14.5	No	0	0	4	Vacant	N/A
28	1321 W Pine Ave	089-290-041	0.326	7R1	6.2	No	0	0	2	Vacant	N/A
29	1301 E Barton Ave	087-011-027	6.21	7R1	6.2	No	0	0	38	Vacant	N/A
30	924 Calvert Ave	093-051-006	3.34	7R1	6.2	No	0	0	20	Vacant	N/A
31	526 S Avalon St	093-400-018	0.31	7R1	6.2	No	0	0	1	Vacant	N/A
32	1600 E Ocean Ave	085-360-007	10.05	MU	28	Yes	0	150	130	Vacant	N/A
33	126 N C St	085-141-011	0.32	MU	44	Yes	0	0	11	Parking Lot	3, 4, 5
34	116 N C St	085-141-012, 085-141-013	0.8	MU	44	Yes	24	0	0	Duplex, Parking Lot	3, 4, 5
35	128, 134 S F St, 135 S E St	085-171-008, 085-171-009, 085-171-016	1.0	HDR/MU	22	Yes	21	0	0	Parking Lot	1, 3, 4

36	133 N C St	085-133-002	0.13	MU	44	Yes	0	0	3	SFR	1, 4, 5
37	223, 227, 231 N G St	085-082-003, 085-082-004, 085-082-005	0.56	MU	44	Yes	18	0	0	Parking Lot	3, 4, 5
38	211 N G St, 115 E Walnut Ave	085-082-008, 085-082-010	0.36	MU	44	Yes	0	0	11	Parking Lot	3, 4, 5
39	122, 136 N H St	085-122-020, 085-122-021	0.8	OTC	44	Yes	26	0	0	Parking Lot	3, 4, 5
40	117 S B St	085-181-020	0.16	MU	44	Yes	0	0	5	Parking Lot	3, 4, 5
41	321 N G St	085-021-004	0.48	MU	44	Yes	0	0	16	Parking Lot	3, 4, 5
42	222 N H St	085-082-014	0.4	OTC	44	Yes	0	0	13	Parking Lot	3, 4, 5
43	119 N I St	091-083-004	0.24	OTC	44	Yes	0	0	8	Parking Lot	3, 4, 5
44	200, 204, 208, 216 W Ocean Ave	091-103-020, 091-103-002, 091-103-003, 091-103-004, 091-103-005	0.88	OTC	44	Yes	29	0	0	Parking Lot	3, 4, 5
45	120 S I St	085-161-021	0.32	OTC	44	Yes	0	0	11	Parking Lot	3, 4, 5
46	1301 E Ocean Ave, 1416 E Walnut Ave	085-150-008, 085-150-009	5.05	R3 PCD	22	Yes	110	0	0	SFR	1, 4, 5
47	428 N I St	087-241-001	0.64	R3	22	Yes	14	0	0	Commercial Buildings	1,3,4,5

48	308 W Maple Ave	089-232-001	0.32	R3	22	Yes	0	6	0	SFR	1, 3, 4, 5, 6
49	514 S I St	085-331-004	0.58	R3	22	Yes	12	0	0	Commercial Buildings	5
50	226 S K St	091-152-011	0.24	R3	22	Yes	0	4	0	SFR	1, 5
51	207 S J St	091-152-003	0.24	R3	22	Yes	0	4	0	Two SFRs	1, 5, 6
52	210, 212 S J St	091-153-019, 091-153-018	0.32	R3	22	Yes	0	5	0	Office Building	1, 2, 5, 6
53	115 E Hickory Ave	085-202-008	0.24	R3	22	Yes	0	5	0	Office Building	1, 5
54	202 E Cypress Ave	085-203-019	0.16	R3	22	Yes	0	3	0	Office Building	1, 4, 5, 6
55	121 S L St	091-093-016	0.32	R3	22	Yes	0	6	0	SFR	1, 5, 6
56	137 L St	091-093-007	0.32	R3	22	Yes	0	6	0	SFR	1, 4, 5, 6
57	136 S G St	085-163-015	0.26	R3	22	Yes	0	4	0	SFR	1, 4, 5, 6
58	125, 135 N N St	091-071-003, 091-071-004	0.48	R3	22	Yes	0	10	0	Parking Lot	1, 4, 5, 6
59	205 N I St	091-063-008	0.4	R3	22	Yes	0	7	0	SFR	1, 4, 6
60	403 W Walnut Ave	091-061-009	0.3	R3	22	Yes	0	5	0	SFR	1, 6
61	521 W Walnut Ave	091-053-008	0.4	R3	22	Yes	0	7	0	SFR	1, 4, 5, 6

62	203 N N St	091-051-008	0.4	R3	22	Yes	0	6	0	Two SFRs	6
63	333 N N St	091-011-002	0.49	R3	22	Yes	0	10	0	Bingo Hall	1, 5, 6
64	302 E Maple Ave, 418 N F St	087-251-001, 087-251-013	1	R3	22	Yes	21	0	0	SFR	1, 4, 5, 6
65	508 N G St	087-193-014	0.24	R3	22	Yes	0	4	0	SFR	1, 5, 6
66	531, 537 N K St	089-191-001, 089-191-002	0.4	R3	22	Yes	0	7	0	SFR	1, 5, 6
67	512 N L St	089-191-007	0.4	R3	22	Yes	0	7	0	SFR	1, 4, 5, 6
68	507 N L St	089-183-007	0.64	R3	22	Yes	10	0	0	Four SFRs	1, 5, 6
69	1301 North A St	087-011-017	-	CF	N/A	Yes	36	12	0	School ¹	1, 5
70	231 W Pine Ave	089-070-047	0.62	R3	22	Yes	6	0	0	Two SFRs	1, 4, 5
71	138 N B St	085-142-011	0.48	MU	44	Yes	0	16	0	Assembly Hall, Parking Lot	1, 3, 4, 5
72	112 N F St	085-131-020	0.4	MU	44	Yes	0	0	8	Commercial Buildings	1, 3, 5
73	129, 125, 117 N F St	085-123-003, 085-123-004, 085-123-005	0.56	MU	44	Yes	0	10	6	Car Storage and Mechanic	1, 4, 5, 6

74	905 E Ocean Ave	085-150-041	3.12	R2	14.5	No	0	0	45	Elks Lodge	1, 3, 5
75	108-114 E Ocean Ave	085-162-002, 085-162-003, 085-162-004	0.32	OTC	44	No	0	0	14	Parking lot	3, 4, 5
76	108 E North Ave, 928, 908, 936 N H St	087-040-053, 087-040-054, 087-040-055, and 087-040-056	2.4	PCD (H Street Overlay)	Half of allowed FAR ²	Yes	0	33	33	Stand-alone restaurant, vacant retail structure, and two vacant parcels	1, 2, 3, 5
77	901, 913 N H Street, 101 W Oak Ave	089-070-027, 089-070-030, and 089-070-040	1.06	PCD (H Street Overlay)	Half of allowed FAR	Yes	15	0	14	Vacant retail structure, parking lot, and single-story retail structure.	1, 2, 3, 4, 5, 6
78	204 W Oak Ave, 205 and 209 W Pine Ave	089-070-048, 089-070-050, and 089-070-051	2.5	PCD (H Street Overlay)	Half of allowed FAR	Yes	34	0	34	Large parking lot and vacant office building	1, 2, 3, 5, 6
79	423 and 413 N G St	087-242-005, 087-242-017	0.72	C2 (H Street)	Half of allowed FAR	Yes	18	0	0	2 older single-	1, 4, 5, 6

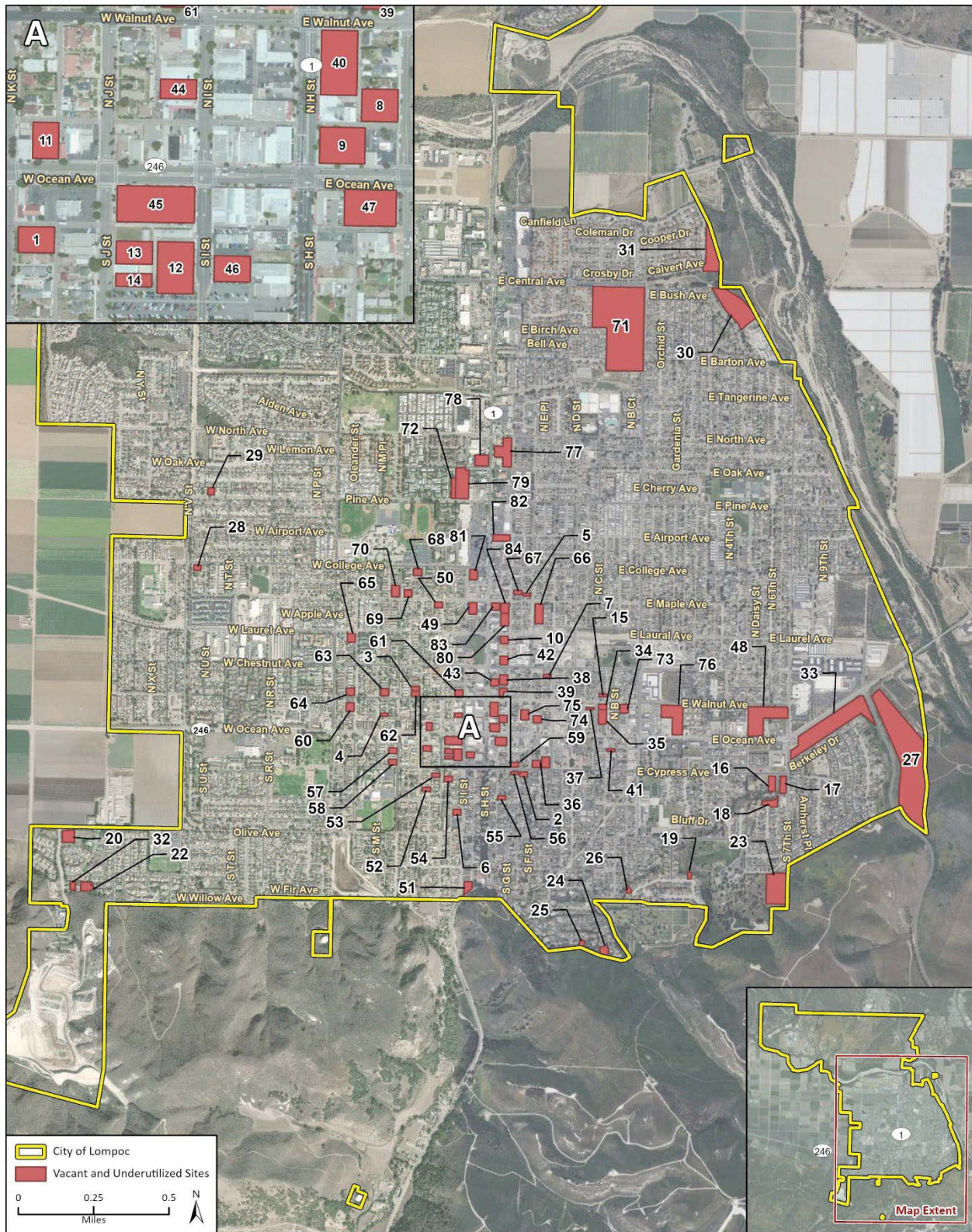
80	530 and 524 N I St	087-191-001, 087- 191-014	0.56	C2 (H Street Overlay)	Half of allowed FAR	Yes	8	0	7	Older car wash and stand-alone small restaurant	1, 5, 6
81	638 N H St	087-131-001	0.79	PCD (H Street Overlay)	Half of allowed FAR	Yes	11	0	11	Car wash	1, 5, 6
82	430 and 438 N H St	087-242-001, 087- 242-015	0.4	C2 (H Street Overlay)	Half of allowed FAR	Yes	0	0	11	Undevelope d used-car lot	3, 4, 5
83	435 N G St	087-242-016	0.56	C2 (H Street Overlay)	Half of allowed FAR	Yes	8	0	7	Large parking area with stand- along Lompoc Grange Hall, older structure.	1, 3, 5, 6
Total							460	351	610	1,420	

Notes

¹ School District plans to develop workforce housing and unit assumptions are based on feasibility study provided by District

² There is no maximum density within commercial zones within the H Street Overlay. Units in the inventory were conservatively estimated assuming half of the allowed FAR would be dedicated to residential uses and the average unit size would be 800 square feet.

Figure H-6 Vacant and Underutilized Sites



Imagery provided by Microsoft Bing and its licensors. © 2022.
Additional data provided by City of Lompoc, 2022.

Adequacy of Residential Sites Inventory in Meeting RHNA

The housing capacity from the planned and approved projects, ADU trends, and vacant and underutilized sites, is summarized below in Table H-44. These units are more than adequate to meet the City's RHNA requirement of 2,248 units as well as the additional buffer. The City's existing land use and development potential can accommodate its regional housing requirement with only rezoning Site 33 to MU.

Table H-44 Progress Toward RHNA

	Lower	Moderate	Above Moderate	Total
RHNA plus buffer	514	373	1,509	2,396
Planned and Approved	60	25	832	917
Projected ADUs	0	0	96	96
Remaining RHNA	454	348	581	1,383
Vacant and Underutilized Sites	460	351	610	1,421
Total Unit Surplus	6	3	29	38

Availability of Infrastructure

The City's Utility Department manages and maintains infrastructure for water, electricity, wastewater, stormwater, and solid waste for residents and businesses in Lompoc. Lompoc already has the necessary infrastructure to support future development within the city limits. Land designated for residential and mixed use is served by existing sewer and water lines, streets, storm drains, electrical, and gas lines.

Wastewater System

The City owns and operates the Lompoc Regional Wastewater Reclamation Plant (LRWRP) which is capable of producing recycled water. The treated wastewater which produces tertiary recycled water for landscape irrigation and construction. Remaining effluent is released into the San Miguelito Creek. The LRWRP treats wastewater from the City of Lompoc, Vandenberg Village Community Services District (VVCSD), and Vandenberg Space Force Base (VSFB). The City's sewer system consists of approximately 111 miles of piping, 2,200 maintenance holes, and four lift stations. The City's Wastewater Division of the Utilities Department is responsible for operating and maintaining the wastewater collection system and the wastewater treatment plant.

The LRWRP has an average dry-weather flow design capacity of 5.5 million gallons per day (MGD), a peak dry-weather flow of 9.5 MGD, and a peak wet-weather capacity of 15 MGD. In 2020, the LRWRP treated a total of 3,133 acre feet per year. The wastewater planning documents are aligned with the City's General Plan land use assumptions and can accommodate the City's RHNA.

Potable Water System

The City provides potable water service to approximately 7.3 square miles which includes portions of the City (the service area does not include the United States Federal Penitentiary complex), a portion of the Lompoc Cemetery District, River Park, La Purisima Highlands neighborhood, Allen Hancock College, and Ken Adams Park. The City's Water Division of the Utilities Department is responsible for operating the water system, including the water treatment plant, storage reservoirs, pump station, and distribution lines. The City's potable water system (system) is supplied by groundwater, pumped through 10 wells in the Lompoc Plain portion of the Santa Ynez River Valley Groundwater Basin. The 2020 Urban Water Management Plan projected water supply and demand through the year 2045 and determined there will be adequate water supply during normal, single-dry, and five-consecutive year drought conditions.¹⁴ The potable water planning documents are aligned with the City's General Plan land use assumptions and can accommodate the City's RHNA.

Stormwater and Drainage

Lompoc is located at the lower end of the Santa Ynez River Watershed. Some of the stormwater and drainage system in Lompoc is owned and operated by the County of Santa Barbara Flood Control District, and some is owned and operated by the City. The stormwater system directs sheet flows into streets and alleys into detention basins and street storm drain inlets. The City's storm drains flow to either the East-West Channel, the San Miguelito Channel, or directly into the Santa Ynez River. The East-West Channel joins the Miguelito Channel, which then flows out to the Santa Ynez River. The EastWest Channel is maintained by the City of Lompoc, while the Miguelito Creek Channel and its related basin are maintained by the Santa Barbara County Flood Control District. The City's Stormwater Management Plan establishes requirements for future development to minimize increases in impervious surfaces and stormwater runoff.

Circulation System

The City's Circulation Element outlines the long-term plan for transportation throughout the city, including general operating conditions of streets and traffic and pedestrian and bicycle connectivity. In 2020, the City adopted the Pedestrian and Bicycle Master Plan with the goal

¹⁴ <https://www.cityoflompoc.com/home/showpublisheddocument/32185/637587549452770000>

of providing safe and accessible pedestrian and bicycle facilities for all citizens. The Pedestrian and Bicycle Master Plan assesses current conditions, identifies pedestrian and bicycle transportation needs, and outlines future improvements. The Plan recommends improvement projects that include the addition of 5.9 miles of Class I bike lanes and 11 miles of Class II bike lanes, sidewalk infill, and street crossing improvements. New development is required to pay traffic mitigation fees to fund roadway, bikeway, and pedestrian improvements and address circulation impacts caused by the development.

Dry Utilities

The City of Lompoc owns and operates its electrical utility, providing electric service to the city. The City is a member of the Northern California Power Authority, a not-for-profit Joint Powers Agency, that generates power for its members. Natural gas service is provided by SoCalGas. Telephone, internet services, and cable television services are provided by Frontier and Comcast.

Environmental Constraints

The City of Lompoc participated in the 2017 Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. The plan addresses hazard vulnerabilities from natural and human-caused hazards, including earthquakes, wildfire, flooding, drought, and dam failure. Lompoc is located in a high seismic activity zone and is located approximately 7 miles from the San Andreas Fault with active faults in the San Andreas Fault system located within the city. In addition, due to the location, climate, and topography, Lompoc is prone to flooding due to the Santa Ynez River which flows through the northern and eastern portions of the city. A large portion of the city is located within the Federal Emergency Management Agency Zone VE and Zone AE flood zones, which each have a one percent annual change of flooding. In addition, based on CAL FIRES's Fire Hazard Severity Zone maps, there are portions of the city located in high and moderate fire severity areas.

The City is currently updating its Safety Element to comply with recently passed State legislature that is triggered when a city updates their Housing Element. The updated Safety Element identifies and evaluates emergency evacuation routes and incorporates updated information on flood hazards, fire hazards, and climate adaptation and resilience. The Safety Element update also includes updated flood, wildfire, and liquefaction hazard maps. The Safety Element update is anticipated to be adopted in 2023.

Most of the sites in the Site Inventory are not located on sites with identified environmental constraints. However some sites are within identified fire risk areas and flood zones.

- Sites 23 and 27 are located in high and very high fire risk zones in the southern area of the city
- Site 30 and 31 are located in a mapped 100 year floodplain

The City implements regulations and programs to minimize the risk of seismic, flood, and wildfire hazards. These regulations and programs include, among others, the City Building Code and building permit process, the City Grading Permit process, and the Multi-Jurisdictional Local Hazard Mitigation Plan with City of Lompoc Annex document. Current housing projects are located adjacent to and within flood zones and wildfire hazard areas but standard mitigation requirements and regulations reduce environmental risks and would allow housing to be developed on these sites. There are no known environmental constraints on the sites identified in the Sites Inventory that would preclude residential housing developments. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

Financial Resources for Affordable Housing

Affordable housing development programs in Lompoc include inclusionary units developed pursuant to the City's Inclusionary Housing Ordinance, the Lompoc Homebuyer Assistance Program, and Community Development Block Grant Program. The City Housing Division administers federally funded Community Development Block Grant program and the City's allocation of the Home Investment Partnership Program. These funds are administered consistent with federal guidelines and can be used to leverage other development funds in partnership with affordable housing developers.

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing projects.

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three following national objectives:

- Benefit to low-and moderate income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Lompoc uses CDBG funds for capital improvements of public facilities, funding public services to low- and moderate-income residents, and improving affordable housing.

Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

The City partners with the County HOME Consortium to administer funds from the Tenant Based Rental Assistance Program to provide rent and utility deposits to low-income households.

Senate Bill 2 Planning Grant

The Senate Bill 2 Planning Grants provide funding and technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Funding supports cities and counties in accelerating housing production, streamlining the approval of housing development, facilitate housing affordability, promote development consistent with the State Planning Priorities (Government Code Section 65041.1), and ensure geographic equity in the distribution and expenditure of the funds.

Regional Early Action Planning Grant of 2021 (REAP 2.0)

The Regional Early Action Planning (REAP) program, administered by HCD, provides funding to support regional entities and jurisdictions facilitate local housing production and meet their RHNA. REAP 1.0 was established to help jurisdictions meet the 6th Cycle RHNA. REAP 2.0 expands on REAP 1.0 by providing additional funding to meet the State's housing and climate goals. REAP 2.0 is intended to accelerate infill housing development, reduce vehicle miles traveled, increase housing supply at all affordability levels, and affirmatively further fair housing. In 2022, the City of Lompoc applied for a REAP 2.0 grant for \$450,000 to implement a Permit Ready ADU Program to expedite the ADU permitting process and reduce

preconstruction fees in an effort to encourage development of ADUs as an affordable housing option.

Home Buyer Assistance Program

The Lompoc Homebuyer Assistance Program (LHAP) helps first-time homebuyers in purchasing a home by providing 30-year deferred payment loans of up to \$65,000 per household. Funds can be used for down payment costs for households who earn up to 120% of the area moderate income (AMI), adjusted for household size. Eligible homes must be located in the city of Lompoc and includes single-family homes, condos, townhomes, and mobile homes. Funding for the LHAP is provided through the City's Housing Trust Fund.

Local Funding Sources

The City of Lompoc implements programs related to housing using a variety of local funding sources. The following funds were included in the Adopted Budget Fiscal Year 2022:

- Lompoc Affordable Housing Trust Fund
- Housing In Lieu Fund

Administrative Resources

This section describes administrative resources available to Lompoc. These include building, code enforcement, housing programs, and partnerships with nonprofit organizations that help the City achieve the goals and objectives laid out in this Housing Element.

City of Lompoc Planning Division

The Planning Division of the Community Development Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council and Planning Commission in formulating and administering short and long range plans, programs, design guidelines and legislation for guiding the city's development in a manner consistent with the community's social, economic, and environmental goals.

The Planning Division is tasked with ensuring that land uses and new development in Lompoc comply with City codes (Title 16 and Title 17), programs, the General Plan, City Council and Planning Commission policies, and California law. Approval of discretionary projects through the planning entitlement process is required before the City issues grading or building permits. Advanced planning programs provided by the division include comprehensive General Plan and Zoning Code updates (including periodic updates of the Housing Element), preparing and amending specific plans and design guidelines, and conducting special land use studies as directed by the City Council.

County of Santa Barbara

The Housing Authority of the County of Santa Barbara operates several programs funded by the U.S. Department of Housing and Urban Development (HUD) that provide rental housing or rental assistance for low-income families, the elderly, people with disabilities, and others, in much of Alameda County. The programs include:

- Section 8 Housing Voucher Program
- Public Housing Program

Affordable Housing Providers

Affordable housing providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Table H-45 details active affordable housing providers and the associated affordable housing developments in Lompoc.

Table H-45 Affordable Housing Providers in Lompoc

Organization	Development Name	Address	Type
	Kailani Village	220 West North Street, Lompoc, CA 93436	Multi-family
Housing Authority of the County of Santa Barbara	Palm Grove Apartments	2 Palm Drive, Lompoc, CA 93436	Multi-Family
Vintage Housing Development, Inc.	Woodstone Apartments	401 West Pine Avenue, Lompoc, CA 93436	Multi-Family
	Rainbow Plaza	220 West Pine Avenue, Lompoc, CA 93436	Multi-Family
Housing Authority of the County of Santa Barbara	Parkside Garden Apartments	240 West Pine Street, Lompoc, CA 93436	Seniors

Organization	Development Name	Address	Type
LEDG Capital	Arbor Square Apartments	800 North G Street, Lompoc, CA 93436	Multi-Family
Housing Authority of the County of Santa Barbara	Lompoc Gardens	300 West College Ave., Lompoc, CA 93436	Townhomes and SFR
Lompoc Housing & Community Development Corp.	G & College Family Apartments	608 North G Street, Lompoc, CA 93436	Multi-Family
Housing Authority of the County of Santa Barbara	Miller Plaza (Site A)	301 West Maple Ave., Lompoc, CA 93436	Seniors
Housing Authority of the County of Santa Barbara	Homebase on G	513 North G Street, Lompoc, CA 93436	Special Needs
CHAP Inc./Richard Bialosky/Francis Thompson	West Creek Villas	200 North T Street, Lompoc, CA 93436	West Creek Villas
Housing Authority of the County of Santa Barbara	Santa Rita Village	917 West Ocean Avenue, Lompoc, CA 93436	Multi-Family
Housing Authority of the County of Santa Barbara	Santa Rita Village II	912 West Apricot Avenue, Lompoc, CA 93436	Multi-Family
Housing Authority of the County of Santa Barbara	Lompoc Terrace	805 West Apricot Ave., Lompoc, CA 93436	Multi-Family

Organization	Development Name	Address	Type
Lompoc Housing Assistance Corp	Casa Serena Sr. Apts.	130 South Fifth Street, Lompoc, CA 93436	Senior
Surf Development Company	Cypress Court	1420 East Ocean Avenue, Lompoc, CA 93436	Senior
Stanley Miller, LP	Stanley Horn Homes	640 North Q Street, Lompoc, CA 93436	Multi-Family
Santa Barbara Community Housing Corp	Thompson Park	505 North S Street, Lompoc, CA 93436	Multi-Family

Community Resources

Several agencies and organizations operating across Santa Barbara County provide resources to people experiencing housing insecurity. Public organizations help administer government-funded programs, such as Section 8, that aim to address homelessness. Many non-profit affordable housing organizations help not only help people have access to housing, but also provide a system of support through community, case workers, and employment.

Housing Authority of the County of Santa Barbara (HASBARCO)

The Housing Authority of the County of Santa Barbara (HASBARCO), is a public agency that provides rental subsidies, manages, and develops affordable housing for residents in need in the county. HASBARCO is based in Lompoc and is the largest property management organization in the County. HASBARCO operates several properties in Santa Barbara County. HASBARCO notably also operates the Section 8 Housing Choice Voucher program for the entire county. HASBARCO also offers educational assistance, health services, employment assistance, and family services to help families keep and maintain their housing to achieve housing security.

Housing Choice Voucher (Section 8)

The Housing Choice Voucher (HCV) Program is a Federal program that provides access to the private housing market to qualified low- and moderate-income individuals or families. HASBARCO is authorized to administer the vouchers, which pay between 30 and 40 percent of adjusted monthly gross rents. The qualified individual must find the housing and submit the proper documentation.

Family Self Sufficiency Program

Family Self Sufficiency (FSS) is a savings program and resource for families using Housing Choice Vouchers to reduce their need for government subsidies. Participants must sign a contract to commit to being employed and economically independent within five years. The program features an escrow account, which allows the family to gain money in an effort to be self-sufficient at the end of their contract. For every period in which the family experiences an increase in earned income, the Housing Authority will match a portion of that increase with Housing Authority funds and deposit it into the escrow account, being available in total when the terms of the contract are met.

Resident Opportunities for Self Sufficiency (ROSS)

Resident Opportunities for Self Sufficiency (ROSS) is a program that provides educational services, financial management training, supportive health/disability services and resources

for families. ROSS looks to create a positive change for families through this and coordinates local organizations and other institutions to provides services and opportunities for family units.

Lompoc Housing Trust Fund

The Lompoc Housing Trust Fund is a City-operated program to help achieve the City's affordable housing goals of providing housing to very low-, low-, and moderate-income households, and special needs populations. Funds from this program are obtained through in-lieu fees for affordable housing and are used to provide home loans to affordable housing developers, public entities, groups, and qualified individuals. The most prominent program to come out of the Lompoc Housing Trust Fund is the Lompoc Homebuyer Assistance Program that provides home loans to low-income first-time homebuyers to remove financial barriers to purchasing a home in Lompoc.

Santa Barbara Community Housing Corporation

Santa Barbara Community Housing Corporation (SBCHC) is a nonprofit corporation looking to help house lower income individuals and is managed day-to-day by an executive director and governed by a volunteer board. SBCHC manages properties totaling more than three hundred units and approximately five hundred residents. The nonprofit rehabilitates and converts existing properties while also taking up new construction of homes.

Northern Santa Barbara County United Way

Northern Santa Barbara County United Way (NSBCUW) is a nonprofit organization that primarily serves communities north of the Santa Ynez Mountains, including Santa Maria, Lompoc, Solvang, Guadalupe, and the rest of the Santa Ynez Valley. The NSBCUW specializes in fundraising, regranting, community collaboration, and local partnerships. Select programs of the NSBCUW include Home for Good, United for Literacy, and Financial Literacy. AmeriCorps is a frequent partner of the NSBCUW.

Good Samaritan Shelter

Good Samaritan Shelter is a non-profit organization that provides housing and services to people experiencing homelessness in the Lompoc and Santa Maria areas. The organization currently has emergency shelters, transitional housing, and supportive housing for various special needs populations.

Mobile Home Emergency Repair Grant Program

The Mobile Home Emergency Repair Grant Program (MERG), administered by Catholic Charities offers financial assistance to elderly and disabled persons with emergency housing rehabilitation needs for owners of mobile homes and single-family homes. In addition to

providing emergency repair grants, the MERG program also check-in on the wellbeing of housebound persons. The City of Lompoc allocates CDBG funds each year to Catholic Charities to help administer the MERG program.