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**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAY - 5 2015

City or County Name: City of Buellton

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CITY OF BUELLTON
Annual Report on Status of the General Plan and Programs in Support of
Affordable Housing
Reporting Period 1/1/2014 through 12/31/2014

BACKGROUND

By law, every community in California is required to adopt a General Plan as the policy framework by which to guide future growth and development. At a minimum, each such Plan must contain seven mandatory elements (Land Use, Circulation, Housing, Conservation, Open-Space, Noise and Safety). Once adopted, zoning and development regulations that follow must be consistent with the policies of the General Plan.

Section 65400(a) of the California Government Code requires that an annual report be furnished to the City Council regarding the status of General Plan implementation. Annual reports are due on April 1st of each year and must be submitted to the State Office of Planning and Research (“OPR”), the Department of Housing and Community Development (“HCD”), and the Buellton City Council.

For Buellton, the annual report is also used as barometer in evaluating progress in meeting the City’s fair share of regional housing needs.

ANALYSIS

General Plan Overview: The Land Use and Circulation Elements were revised in 2005. The Conservation and Open Space, Economic Development, Noise, Parks and Recreation, Public Facilities and Services, and Safety Elements were revised in 2007. None of these elements were revised in 2014. The Housing Element was adopted in 2009 and certified by the State Housing and Community Development Department on January 20, 2010. The City began preparation of an updated Housing Element in 2014. The complete Buellton 2025 General Plan is available for review on the City’s website, www.cityofbuellton.com. Copies are also available by contacting the Planning Department at 805-688-7474.

Housing Element Overview: The Regional Housing Needs Allocation (“RHNA”) process is part of a statewide mandate to address housing related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The number assigned to the City of Buellton in July 2008 for 2007-2014 is 279, of which roughly 56% is assigned to target income groups. Table B reflects the current adjusted requirement, taking into account construction that has occurred since the beginning of the current RHNA planning cycle.

The 2009 Housing Element relies upon four basic means by which to address the City’s RHNA goals: Second Dwellings, Multifamily Infill, Mixed Use Development, and the

Affordable Housing Overlay Zone (“AHOZ”). Of these, the establishment of an AHOZ is viewed as the principal means for accommodating the City’s RHNA goals.

Housing Performance Assessment: Ordinance No. 05-05 was adopted by the City Council on October 13, 2005, and established the AHOZ and the sites to which the AHOZ will initially apply. This timeframe is consistent with the year-end deadline (December 2005) established by HCD in their certification of the 2004 Housing Element. The City has been actively marketing the AHOZ sites for affordable housing development through e-mails to affordable housing developers and proponents and via an AHOZ brochure to hand out to interested parties. The 2009 Housing Element has kept the AHOZ program in place and is the basis for the “Adequate Sites” requirement. A program was included in the 2009 Housing Element that would have reduced the number of AHOZ sites to reflect the City’s reduced RHNA allocation from the previous RHNA cycle (Program 1). Because the City has approved development on several of the AHOZ sites, staff decided not to implement this program.

As a summary, the AHOZ shall: (i) allow “stand alone” residential projects irrespective of the underlying zone designation with a minimum base density of 25 units/acre; (ii) grant a 2:1 density bonus (two market rate units above the base density for each affordable low and very low income unit) up to a maximum combined density of 50% above the base; (iii) impose an inclusionary requirement, mandating that at least 20% of the base density be affordable to very low, low and moderate income households; (iv) compute the distribution of inclusionary units based on the apportionment of net RHNA goals (a defined and determined below); and (v) institute a bifurcated land use entitlement process that allows for streamlined processing for projects that meet specified criteria.

In August 2006, the City Council approved the first AHOZ project on AHOZ Site V (Juliette Walk). The project consists of 44 condominium units of which four are affordable to very low income persons and three are affordable to low income persons. An \$85,635 housing in-lieu fee was also collected. All units have been constructed and are occupied.

In April 2008, the Zoning Administrator approved a second AHOZ project on AHOZ Site IV. The project consisted of 53 apartment units of which five are affordable to very low income persons, three are affordable to low income persons, and the remainder, since they are apartments, would qualify as moderate income units. Unfortunately, this project was not constructed and the Development Plan expired on April 23, 2014.

In September 2013, the City Council approved a third AHOZ project on AHOZ Site X. The project consists of 62 apartment units of which five are affordable to very low income persons, four are affordable to low income persons, and the remainder, since they are apartments, would qualify as moderate income units. Construction has not begun on this project.

The City is in the process of implementing the new and updated programs in the adopted Housing Element.

Annual Programmatic Calibrations: Since Ordinance No. 05-05 (AHOZ) was adopted in October 2005, three AHOZ projects with fourteen very low income units, ten low income units, and 98 moderate income units have been approved. One of these projects also included a housing in-lieu fee of \$85,635. Construction has been completed on one project. In addition, interest has been shown in developing other AHOZ sites. Based on the interest shown for the AHOZ concept, it appears that it is an effective method for providing affordable housing in the City of Buellton.

Ordinance No. 06-10 implementing several 2004 Housing Element Programs has been in effect for several years. However, no projects have been submitted during this reporting period that have taken advantage of these revised standards. The City has formed a Community Development Block Grant Committee to review applications. One capital project was funded during the last funding cycle. No social service programs were funded during the last funding cycle. It is too early to evaluate the effects of reducing the lot sizes for secondary dwelling units. Status of this item will be discussed in future reporting cycles.

In compliance with State HCD reporting requirements, a general accounting of permits issued and construction completed during the current Housing Element cycle is set forth in Tables A and B. The following are three projects that have been completed.

- Vintage Walk is a commercial/residential mixed use project and contains 11 market rate residential condominiums along with six affordable apartments that are managed by the Housing Authority of Santa Barbara County. Four units are for very low income persons and two units are for low income persons. The units are fully occupied. Preferences are being given for Buellton residents.
- Valley Station consists of 36 market rate single family homes and a commercial/residential component with seven affordable housing units (three very low and four low). These units are fully occupied. The City has also subsidized two of the low income units so that very low income tenants could occupy the units. These units are now owned and managed by the Housing Authority of Santa Barbara County. Preferences are being given for Buellton residents.
- Juliette Walk is a 44 unit condominium project developed under the AHOZ regulations. Four of the units are designated as very low income and three are designated as low income. All seven are for sale condominiums. All units have been completed and occupied.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: City of Buellton
Reporting Period: 1/1/2014 - 12/31/2014

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202.)

Jurisdiction City of Buellton
Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	2007	2008	2009	2010	2011	2012	2013	2014	Year 8	Year 9			
Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 9			
Very Low	Deed	11	0	0	0	0	0	0	0	0	0	11	53
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	
	Deed	9	0	0	0	0	0	0	0	0	0	9	
Low	Deed	0	0	0	0	0	0	0	0	0	0	0	38
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	
	Deed	0	0	0	0	0	0	0	0	0	0	0	
Moderate	Deed	0	0	0	0	0	0	0	0	0	0	0	45
	Restricted Non-deed restricted	0	0	0	0	1	0	0	0	0	0	1	
	Deed	0	0	0	0	0	0	0	0	0	0	0	
Above Moderate		85	0	0	11	0	0	0	0	0	0	96	26
Total RHNA by COG. Enter allocation number.		105	0	0	11	1	0	0	0	0	0	117	162
Total Units	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	
Remaining Need for RHNA Period	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C
HOUSING ELEMENT PROGRAM PERFORMANCE (2014)

PROGRAM SUMMARY		HOUSING ELEMENT PROGRAMS			
Housing Program		Five-Year Objective	Implementation Time Frame	Status of Implementation	
ADEQUATE HOUSING SITES	1	Affordable Housing Overlay Zone (AHOZ)	Revise and Maintain AHOZ Sites	Ongoing	Program being maintained.
	2	Mixed Use Development	Implement the Mixed Use Regulations	Ongoing	Program being maintained.
	3	Secondary Units and Multifamily Infill	Amended Zoning Ordinance	Ongoing for Secondary Units and 2012 for Zoning Ordinance Amendments	Secondary unit program being maintained.
	4	RHNA Allocation	Amended Zoning Ordinance	2012	Zoning ordinance to be amended in 2015.
AFFORDABLE HOUSING SUPPLY	5	Inclusionary Housing and Density Bonus	Affordable Housing Units	Ongoing	Programs to be maintained and implemented.
	6	Affordable Housing Overlay Zone	Maintain AHOZ	Ongoing	Program being maintained.
	7	Secondary Dwelling and Infill Inducements	Financial Assistance Programs	Ongoing	Support State and Federal Grants for Secondary Units, and Tax Increments for Multifamily Infill
	8	Targeted Assistance	Capitalization of Housing Trust Funds	2010 for Affordable Housing Ordinance and 5-Year Implementation Plan Amendment Ongoing for Grant Applications and Non-Profit Collaboration	Redevelopment Agency dissolved per State action. Balance of activities ongoing.
	9	Public-Private Partnerships	Affordable Housing Projects	Ongoing	City Continues to Confer with Developers and Non-Profit Housing Sponsors on Affordable Housing Opportunities.

		HOUSING ELEMENT PROGRAMS			
Housing Program		Five-Year Objective	Implementation Time Frame	Status of Implementation	
HOUSING IMPEDIMENTS	10	Land Use Modifications-Special Needs Housing	Amended Zoning Ordinance	2009-2012	Program was implemented. Section 19.02.110, 19.02.210, 19.02.310 and 19.16.012 were updated. Also, Section 19.06.260 was added to the Municipal Code.
	11	Multi-Family Infill	Amended Municipal Code	2009-2010	Program being maintained and will be implemented.
	12	Development Constraints	Amended Zoning Ordinance	2010-2011	Program was reviewed as part of the public visioning process and no constraints were found. The program will not be implemented.
	13	Special Needs Housing	Development of Special Needs Housing Units	2012 for Residential Motel Amnesty Program, Ongoing for other services	Continue to maintain and implement this program.
	14	Persons with Disabilities	Continuation of the Adaptive Retrofit and Universal Design Programs	2010 for Code Amendment, Ongoing for other programs	Continue and maintain programs.
CONSERVATION & REHABILITATION	15	Property Rehabilitation	Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program	City has Appropriated Funds for Continuation of the Emergency Mobile Home Repair Program. The Housing Conservation Program was discontinued due to the lack of Redevelopment funds.
	16	Code Enforcement	Amended Municipal Code and Affordable Housing Ordinance & Residential Motel Amnesty Program	2011	Program to be reviewed in 2015.
	17	Energy Conservation	Increased Energy Awareness	Ongoing	City has and will continue to pursue energy conservation grants.

		HOUSING ELEMENT PROGRAMS			
Housing Program		Five-Year Objective	Implementation Time Frame	Status of Implementation	
EQUAL HOUSING OPPORTUNITIES	18	Fair Housing Services	Local Access to Fair Housing Services	2010	City will maintain HOME and CDBG Programs to fund these services.
	19	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2010 for Fair Housing Seminar; 2010 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	Outreach and Referral is Ongoing.
	20	Public Participation and Monitoring	Integrative Policy Development and Performance Review	Ongoing	Noticing and Annual HCD Reports are Ongoing.
PRESERVATION OF AT RISK UNITS	21	Affordable Housing Monitoring	Annually Updated "At Risk" Units List and Notification of Central Gardens I	Ongoing for Annual Year-End Reports, 2010 for Notification of Central Gardens I	Noticing and Annual HCD Reports are ongoing.