



City of Buellton PLANNING DEPARTMENT

April 1, 2016

Housing Policy Department
Received on:
APR - 6 2016

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

RE: City of Buellton, 2015 General Plan Annual Report

Attached for your review and files is the City of Buellton's 2015 General Plan Annual Report. The reporting period is January 1, 2015, to December 31, 2015.

If you have any questions regarding this report, please contact me at (805) 688-7474.

Sincerely,

Marc P. Bierdzinski
City Manager

Encl: 2015 General Plan Annual Report

Cc: Governor's Office of Planning and Research (w/enclosure)

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Buellton, CA

Mailing Address: P.O. Box 1819
Buellton, CA 93427

Contact Person: Marc Bierdzinski Title: City Manager

Phone: (805) 688-7474 FAX: (805) 686-1729 E-mail: marcb@cityofbuellton.com

Reporting Period by Calendar Year: from January 1, 2015 to December 31, 2015

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 1/1/2015 through 12/31/2015

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. The City updated its Housing Element in February 2015. The updated Housing Element was certified by the State Housing and Community Development Department on May 12, 2015. The prior Housing Element was only valid for one month during the current reporting period; Therefore, this report is based on the 2015 Housing Element Update. 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 2013 for 2015-2022 is 275 of which roughly 55% 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 2015 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 2015 Housing Element has kept the AHOZ program in place and is the basis for the "Adequate Sites" requirement.

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. This project is currently under construction.

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, four AHOZ projects with nineteen very low income units, fourteen low

income units, and 101 moderate income units have been approved. One of these projects also included a housing in-lieu fee of \$85,635. Another project included a housing in-lieu fee of \$73,500. Construction has been completed on one project and is currently being conducted on a second. 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 a Community Development Block Grant Committee to review applications. One capital project was funded during the last funding cycle.

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. During the first year of reporting under the new Housing Element, one project has been completed, and another is currently under construction. They are the following:

Rivergrove Mobile Home Park completed an addition of 7 mobile home units.

The Buellton Apartments project is a 62-unit apartment project developed under the AHOZ regulations. Five of the units are designated as very low income and four are designated as low income. All nine are for-rent apartments. These units are currently under construction, and are expected to be complete in 2016.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Buellton
 Reporting Period: 1/1/2015 - 12/31/2015

**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				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	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	0	0	0	7	7	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

Table C
HOUSING ELEMENT PROGRAM PERFORMANCE (2015)

PROGRAM SUMMARY		HOUSING ELEMENT PROGRAMS		
Housing Program		Eight-Year Objective	Implementation Time Frame	Status of Implementation
ADEQUATE HOUSING SITES	1	Affordable Housing Overlay Zone (AHOZ)	Maintain AHOZ Sites	Ongoing Program being maintained.
	2	Secondary Units and Multifamily Infill	Amended Zoning Ordinance	Ongoing for Secondary Units and 2010 for Zoning Ordinance Amendments Secondary unit program being maintained.
	3	RHNA Allocation	Amended Zoning Ordinance	2016 Zoning ordinance to be amended in upcoming years.
AFFORDABLE HOUSING SUPPLY	4	Inclusionary Housing and Density Bonus	Affordable Housing Units	Ongoing; 2016 for Review and Updates to Density Bonus Requirements Programs to be maintained and implemented.
	5	Affordable Housing Overlay Zone	Maintain AHOZ	Ongoing Program being maintained.
	6	Secondary Dwelling and Infill Inducements	Financial Assistance Programs	Ongoing Support State and Federal Grants for Secondary Units, and Tax Increments for Multifamily Infill
	7	Targeted Assistance	Capitalization of Housing Trust Funds	2016 for Affordable Housing Ordinance Ongoing for Grant Applications as NOFAs are released Ongoing/Project-Specific Non-Profit Collaboration and Large Lot Development Facilitation Redevelopment Agency dissolved per State action. Balance of activities ongoing.
	8	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		Eight-Year Objective	Implementation Time Frame	Status of Implementation	
HOUSING IMPEDIMENTS	9	Multi-Family Infill	Amended Municipal Code	2016-2017	Program being maintained and will be implemented.
	10	Special Needs Housing	Development of Special Needs Housing Units	2017 for Residential Motel Amnesty Program, Ongoing for other services	Program being maintained and will be implemented.
	11	Persons with Disabilities	Continuation of the Adaptive Retrofit and Universal Design Programs	2017 for Code Amendment, Ongoing for other programs	Continue to maintain and implement this program.
	12	Land Use Modifications – Transitional and Supportive Housing	Amended Municipal Code	2016	Municipal Code to be amended in 2016.
	13	Property Rehabilitation	Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program; 2017 for Program Expansion to Rental Properties and Outreach to Rental Properties	City has Appropriated Funds for Continuation of the Emergency Mobile Home Repair Program.
CONSERVATION & REHABILITATION	14	Code Enforcement	Amended Municipal Code and Affordable Housing Ordinance & Residential Motel Amnesty Program	2017	Program to be implemented in upcoming years.
	15	Energy Conservation	Increased Energy Awareness	Ongoing	City has and will continue to pursue energy conservation grants.

		HOUSING ELEMENT PROGRAMS			
Housing Program		Eight-Year Objective	Implementation Time Frame	Status of Implementation	
EQUAL HOUSING OPPORTUNITIES	16	Fair Housing Services	Local Access to Fair Housing Services	2017	City will maintain HOME and CDBG Programs to fund these services.
	17	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2017 for Fair Housing Seminar; 2017 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	Outreach and Referral is Ongoing.
	18	Public Participation and Monitoring	Integrative Policy Development and Performance Review	Ongoing	Noticing and Annual HCD Reports are Ongoing.
PRESERVATION OF AT RISK UNITS	19	Affordable Housing Monitoring	Annually Updated "At Risk" Units List and Notification of Central Gardens I	Ongoing for Annual Year-End Reports, 2016 for Notification of Central Gardens I	Noticing and Annual HCD Reports are ongoing.