
City of Guadalupe

DRAFT 2015 HOUSING ELEMENT UPDATE

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I. INTRODUCTION

The California Legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main housing goal. Recognizing the important role local government planning plays in an effort to achieve this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive general plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review and certification by the California Department of Housing and Community Development (HCD).

The City of Guadalupe 2015 Housing Element Update sets forth policies and programs to address local housing needs through 2023. It provides a comprehensive analysis of Guadalupe's demographic, economic, and housing characteristics as required by State law. The Element also contains an evaluation of the City's progress in implementing the 2009 Housing Element. Based upon the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2015 Housing Element Update establishes a strategy of goals, measurable objectives, and related policies and programs that address the present and future housing needs of Guadalupe residents.

A. Community Context

Incorporated in 1946, the City of Guadalupe is located in the Santa Maria Valley, a rich agricultural region in the northwest portion of Santa Barbara County. Surrounded by farmland, the City serves as an agricultural service center for the productive Valley farms, providing the processing and shipping of many of the Valley's crops. With the predominant land use being residential, the City provides homes for persons employed in the production, processing, and shipping of agricultural products. Compared to most other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past 30 years.

As of 2010, the City had an estimated population of 7,080 residents, of which over 86 percent were Hispanic or Latino (U.S. Census Bureau, 2010). Approximately 37 percent of the population is foreign-born with the majority born in Latin America. With most workers being involved in agriculture, median household incomes are below the State average and there is a need for affordable workforce housing. Household incomes are also among the lowest in Santa Barbara County and as a result, many City residents qualify as those in the range for affordable housing units.

Between 2000 and 2007, Guadalupe's median home price has doubled to \$230,952, significantly outpacing the area's income growth (ESRI, 2008)¹. Since then, however, Guadalupe's median home value price has decreased 22 percent to a 2014 median home price of \$180,252 (ESRI, 2014). Historically, in part because of increases in housing prices, overcrowding has been a major issue in Guadalupe, putting emphasis on the need for more affordable housing.

¹ It should be noted that the recent trend in housing costs statewide and in the region has been downward, median home prices decreasing substantially from 2007 to 2009.



I. Introduction

The construction of projects identified as affordable housing in Guadalupe started in the 1980s. The first were Treasure Park and Bonita Pacifica, which provided assistance for home ownership. People's Self-Help Housing, Habitat for Humanity, Santa Barbara County Housing Authority, and Community Development Block Grant have provided financing and administration of affordable housing programs in Guadalupe.

Guadalupe's housing stock consists of approximately 1,890 residential units. Of these, 78 percent are single-family houses or condos, 21 percent are multi-family units, and 1 percent are mobile homes and trailers (CA Department of Finance, May 2014). Because a majority of the residential growth occurred prior to 1970, over half of the housing stock in Guadalupe is over 30 years old, the age when most homes begin to require major repairs. Recognizing this as a housing concern, the City will continue to promote the improvements to existing housing stock through the provision of home rehabilitation assistance.

B. Public Participation

Public participation is an important component of the Housing Element update process. Input from all segments of the community helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the Housing Element Update, citizen and stakeholder participation is actively encouraged in the following ways:

- Two community workshops were held on October 27, 2015 and December 8, 2015 to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns will be held at City Hall;
- Public notices of community workshops were mailed to households in utility bills in advance of the meeting;
- Workshop advertisements were posted in local businesses' windows and on the City's website;
- All notices were mailed out/posted in English and Spanish;
- Workshops were presented in English and Spanish;
- Workshops were held at different locations – City Hall and Senior Center
- Public hearing before the City Council to consider Draft Housing Element (TBD)
- Review of Draft Element by State Department of Housing and Community Development (TBD).

Discussions at these workshops and meetings indicate that housing for families and farmworkers is a concern, and both single-family and single occupancy units are desired to accommodate this need. Residents of Guadalupe also support infill development in the downtown core around Guadalupe Street that is affordable by design. The community aspirations are captured in this Housing Element update.



C. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Guadalupe General Plan consists of nine elements: 1) Land Use; 2) Housing; 3) Economic Development and Redevelopment; 4) Community Design and Historic Preservation; 5) Circulation; 6) Public Facilities; 7) Conservation and Open Space; 8) Safety; and 9) Noise. There is also a Coastal Zone Element that applies to the River View Specific Plan Area in westernmost part of the City. This Housing Element builds upon the other elements and is consistent with the policies set forth by the General Plan. For example, the Housing Element incorporates residential development capacities established in the Land Use Element and discussion of infrastructure and public services based upon information from the Land Use and Public Facilities Elements. As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The City of Guadalupe is its own water and sewer provider; there is no separate water or sewer district. Staff members from the City Public Works Departments were consulted during the preparation of the Housing Element, in compliance with this requirement, and key water and sewer service staff will be provided with a copy of the Housing Element upon adoption.

D. Organization of the Element

The Housing Element is organized into six chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element. Chapter 2 provides analysis of those issues required to be addressed by State law with a housing needs assessment. It discusses population, employment, household, and housing stock characteristics; special housing needs; assisted housing at-risk of conversion; and future growth needs as set forth by the Santa Barbara County Association of Governments. Chapter 3 describes the resources available in Guadalupe to achieve the City's allocation of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and non-governmental constraints. Chapter 5 discusses opportunities for conserving energy in residential development. Finally, Chapter 6 contains goals, measurable objectives, policies, and programs for housing in Guadalupe based on community input and background research. **A review of the 2009 Housing Element is provided as Appendix A, and a detailed analysis of sites suitable for residential development is located in Appendix B.**



II. HOUSING NEEDS ASSESSMENT

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs. This chapter provides an assessment of housing needs. It includes an analysis of general population, employment, household, and housing stock characteristics and trends to help define existing housing needs. Characteristics of disadvantaged groups with special housing needs are also addressed. The chapter looks at whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the City's projected housing needs based on the Santa Barbara County Association of Government's 2007-2014 Regional Housing Needs Plan (RHNP) are examined.

This Housing Needs Assessment utilizes the most recent data from the US Census of Population and Housing, US Economic Census, California Department of Finance, California Employment Development Department (EDD), Santa Barbara County Association of Governments (SBCAG), and other relevant sources. The implications of these findings for the City's housing policies and programs are also discussed.

A. Population Characteristics

1. Population Growth Trends

The City of Guadalupe has experienced moderate population growth since 1990. Table 1 shows that between 1990 and 2000, the City's population increased just 3 percent. Since 2000, however, the population increased by 26 percent. The California Department of Finance estimates that as of January 1, 2014, Guadalupe had a population of 7,144, representing 1.6 percent of Santa Barbara County's total population of 433,398.

Table 1. Population Growth Trends – Guadalupe vs. Santa Barbara County, 1990-2014

	1990	2000	2014	Percent Change (1990-2000)	Percent Change (2000-2014)
Guadalupe	5,479	5,659	7,144	3.3%	26.2%
Santa Barbara County	369,608	399,347	433,398	8.1%	8.5%

Sources: US Census Bureau, SF3:PF1, 1990, 2000; California Department of Finance, Report E-5, 2014

2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table 2 provides a comparison of the City's and County's population by age groups in 2010. This table shows that the age distribution of the City's population is younger overall than Santa Barbara County as a whole (median age of 28 for the City vs. 33.4 for the County). In 2010, 45.5 percent of City residents were under the age of 25 and 72.8 percent of the population was under the age of 45. Senior citizens represented the smallest proportion of the population at 8 percent.



Table 2. Age Distribution – Guadalupe vs. Santa Barbara County, 2010

Age Group	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total population	7,080	100.0%	423,895	100.0%
Under 18 years	2,424	34.2%	98,047	23.1%
18 to 24 years	797	11.3%	63,267	14.9%
25 to 44 years	1,930	27.3%	108,170	25.5%
45 to 64 years	1,362	19.2%	100,013	23.6%
65 to 74 years	281	4.0%	26,776	6.3%
75 to 84 years	216	3.1%	18,532	4.4%
85 years and over	70	0.9%	90,90	2.1%
Median age (years)	28		33.4	

Source: US Census Bureau, SF1: QT-P1, 2010

3. Race and Ethnicity

The racial and ethnic composition of Guadalupe differs from Santa Barbara County in that the majority of City residents are Hispanic/Latino. Approximately 86 percent of City residents identify themselves as Hispanic or Latino in origin, whereas only 43 percent of County residents are in this category. Guadalupe’s proportion of Hispanic and Latino citizens has remained stable since the last Housing Element cycle, when the Hispanic or Latino population was 85% in 2000.

The City’s racial composition also differs from that of the County in that 48 percent of Guadalupe residents identify themselves white, while 70 percent of County residents identify themselves as white. The proportion of Guadalupe residents who identify themselves as white also changed little since the last Housing Element cycle, increasing to 48% from 46% in 2000.

Table 3. Population by Race/Ethnicity – Guadalupe vs. Santa Barbara County, 2010

Race	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total Population	7,080	100.0%	423,895	100.0%
White alone	3,395	48.0%	295,124	69.6%
Black or African American alone	74	1.0%	8,513	2.0%
American Indian and Alaska Native alone	103	1.5%	5,485	1.3%
Asian alone	279	3.9%	20,665	4.9%
Native Hawaiian and Other Pacific Islander alone	5	0.1%	806	0.2%
Some other race alone	2,783	39.3%	73,860	17.4%
Two or more races	441	6.2%	19,442	4.6%
Hispanic or Latino (of any race)	6,103	86.2%	181,687	42.9%
Not Hispanic or Latino	977	13.8%	242,208	42.9%

Source: US Census Bureau, SF1: DP-1, 2010

4. Conclusion

The population data suggests that as Guadalupe’s population increases, the City should continue to provide housing for young adults and families. This includes both single family and multi-family



residential units. It will be important to increase the housing supply, choice, and affordability in order to avoid overcrowded living quarters.

B. Employment Trends

1. Current Employment

Employment affects housing needs within a community to the extent that different jobs and income levels determine the type and size of housing a household can afford. According to the American Community Survey, between 2008 and 2012, a total of 3,298, or 67.7 percent of Guadalupe residents, were in the labor force, with an unemployment rate of 6.2 percent. In the previous Housing Element, a smaller proportion of the City’s population was in the labor force as compared to the County. As shown in Table 4, between 2008 and 2012 new entrants into the Guadalupe labor force increased the labor force above that of the County as a whole. As in the previous Housing Element, Guadalupe has a higher unemployment rate than the County. According to the California Employment Development Department, as of September 2014, unemployment increased to 9.3 percent in for the City and decreased to 5.3 percent for the County.

Table 4. Labor Force and Unemployment Rates – Guadalupe vs. Santa Barbara, 2008-2012

	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
In Labor Force*	3,298	67.7%	216,374	64.0%
-Employed	2,988	61.4%	195,057	57.7%
-Not Employed	300	6.2%	19,197	5.7%
Not in Labor Force	1,572	32.3%	121,556	36.0%

*Ages 16 years and older in labor force

Source: 2008-2012 American Community Survey 5-year estimates

Between 2008 and 2012, the largest industry employing Guadalupe residents was agriculture, constituting 23.7 percent of Guadalupe’s working residents (Table 5), a decrease from 28% in 2000. In 2002, the US Census Bureau conducted the Economic Census, which determined average annual salaries by industry and categorized them as “low” (less than \$30,000 per year), “mid” (between \$30,000 to \$50,000 per year), and “high” (greater than \$50,000 per year) level wages. In the previous Housing Element cycle, 60 percent of Guadalupe residents were employed in occupations that paid low level wages and 30 percent were in industries that paid mid-level wages. Table 5 indicates that since the previous Housing Element update, approximately 59 percent of Guadalupe working residents have shifted into occupations that pay mid-level or high-level mean annual salaries, with 41 percent within the low-level.

Table 5. Employment by Occupation – Guadalupe, 2008-2012

Industry	Persons	Percent	Average Annual Salary
Management	42	1.4%	\$116,820
Business and Financial Operations	28	0.9%	\$75,390
Computer and Mathematical	0	0.0%	\$84,270
Architecture and Engineering	73	2.4%	\$87,130
Life, Physical, and Social Sciences	12	0.4%	\$70,880
Community and Social Services	50	1.7%	\$48,360
Legal	17	0.6%	\$106,280
Education, Training, and Library	98	3.3%	\$60,420



Arts, Design, Entertainment, Sports, and Media	22	0.7%	\$62,450
Healthcare Practitioner, Technologists, and Technicians	43	1.4%	\$90,580
Healthcare Support	69	2.3%	\$32,790
Protective Service	104	3.5%	\$57,370
Food Preparation and Serving Related	148	5.0%	\$23,120
Building and Grounds Cleaning and Maintenance	211	7.1%	\$27,080
Personal Care and Service	163	5.5%	\$27,290
Sales and Related	131	4.4%	\$36,410
Office and Administrative Support	297	9.9%	\$39,250
Farming, Fishing, and Forestry	709	23.7%	\$19,470
Construction and Extraction	140	4.7%	\$49,060
Installation, Maintenance, and Repair	157	5.3%	\$48,080
Production	152	5.1%	\$36,080
Transportation and Material Moving	322	10.8%	\$32,690
Total	2,988	100.0%	\$48,820

Source: US Census Bureau, ACS, DP-03, 2008-2012, Bureau of Labor Statistics 2013 Santa Barbara-Santa Maria-Goleta area

2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table 6 shows projected job growth by occupation for the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area (Santa Barbara County) for the period 2010-2020. Total employment is expected to grow by 13.5 percent during this period and 27,400 new jobs are anticipated. This would bring the employment of Santa Barbara County to approximately 230,100 by 2020 (California Employment Development Department, 2009).

Generally, residents that are employed in well-paying occupations (i.e. Professional and Business Services, Financial Activities, and Information) have less difficulty obtaining adequate housing than residents in low paying occupations (Farming, Leisure and Hospitality, Educational Services, and Retail Trade). Table 6 shows that low paying occupations are projected to grow by approximately 13,900 jobs by 2020.

Table 6. Projected Job Growth by Occupation – Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area, 2010-2020

Occupation Title	Annual Average Employment		Employment Change	
	2010	2020	Numerical	Percent
Self-Employment	19,300	20,400	1,100	5.7%
Unpaid Family Workers	600	600	0	0.0%
Private Household Workers	2,400	3,400	1,000	41.7%
Total Farm	18,600	20,700	2,100	11.3%
Mining and Logging	1,000	1,200	200	20.0%
Construction	7,000	8,700	1,700	24.3%
Manufacturing	11,300	11,200	-100	-0.9%
Trade, Transportation, and Utilities	24,700	29,000	4,300	17.4%
Wholesale Trade	4,000	4,800	800	20.0%
Retail Trade	17,900	21,000	3,100	17.3%
Transportation, Warehousing, and Utilities	2,800	3,200	400	14.3%
Information	3,500	3,800	300	8.6%
Financial Activities	6,400	7,100	700	0.0%



Professional and Business Services	21,600	25,900	4,300	14.8%
Education Services, Health Care and Social Assistance	20,900	26,100	5,200	12.8%
Leisure and Hospitality	21,900	25,400	3,500	10.1%
Government	38,200	40,800	2,600	6.1%
Total Employment	202,700	230,100	27,400	13.5%

Source: California Employment Development Department, 2009

3. Jobs-Housing Balance

A regional balance of jobs to housing helps ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become saturated, requiring households to pay a larger percentage of their income for housing. A tight housing market can also result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas. According to SBCAG's regional growth forecasts (2010-2040), this relationship between jobs and housing has become increasingly important. In recent years the jobs/housing imbalance has intensified, and workers have increasingly crowded into the limited available housing in southern Santa Barbara County, or sought less-expensive housing in northern Santa Barbara County.

Research suggests that a reasonable jobs/housing ratio should be within the range of one new housing unit for every 1.0 to 1.5 jobs (SBCAG, 2007). A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population.

Based on the SBCAG RHNA Plan (2013), Guadalupe's job/housing ratio was substantially unbalanced at 0.36, with three housing units for every one job. This indicates that Guadalupe may be housing workers from other cities. The Census further supports this idea, reporting the average commute time for Guadalupe's workforce as 22 minutes. This is approximately the time it takes to get to neighboring communities, such as Santa Maria.

If workers from other parts of the County continue to move to Guadalupe, the cost of housing in the City may rise. The City should monitor housing costs as new units are produced as prices may be an indicator of the availability of affordable housing for higher cost areas. In addition, the City must make an effort to create new jobs as new homes are built, to reduce commute times and improve the quality of life for residents.

4. Conclusion

The employment characteristics and trends indicate a strong need for moderate- and lower-income housing to support the housing needs of residents employed by the farming and services sectors. The demand for affordable homes and apartments is likely to remain very high as many of the new jobs created will not provide the income needed to buy a new home in Guadalupe. It will therefore be important to provide adequate affordable housing, particularly for farm and service workers. The City should also monitor housing prices as new units are built and continue to encourage local job growth in order to avoid a greater imbalance of jobs to housing.



C. Household Characteristics

1. Household Growth

Household characteristics are important indicators of the type and size of housing needed in a city. The US Census Bureau defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit.

As of January of 2010, there were 1,810 households in Guadalupe (U.S. Census Bureau). Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2010, 396 new households were added, and the rate of change increased to 2.8 percent per year (Table 7).

Table 7. Household Growth Trends – Guadalupe, 1990-2010

Year	Households	Numerical Change	Annual Percent Change
1990	1,352	-	-
2000	1,414	62	0.5%
2010	1,810	396	2.8%

Source: US Census Bureau, SF1: P15, 1990, 2000, 2010

2. Household Composition and Size

Table 8 provides a comparison of households by type for Guadalupe and Santa Barbara County as a whole, as reported in the 2008-2012 American Community Survey. Family households comprised approximately 82.9 percent of all households in the City, which is approximately 18 percent higher than the County. Of the family households in Guadalupe, 48.6 percent had children under the age of 18. Non-family households made up 17 percent of the population.

Table 8. Household Composition – Guadalupe vs. Santa Barbara County, 2008-2012

Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total Households	1,805	100.0%	141,247	100.0%
Families	1,497	82.9%	91,950	65.1%
- w/children under 18	878	48.6%	43,010	30.5%
Non-family households	308	17.1%	49,297	35%
Average household size	3.9		2.9	

Source: US Census Bureau, S1101, 2008-2012 ACS.

Guadalupe also has a larger percentage of households that have four or more persons than Santa Barbara County (Table 9). In Guadalupe, 56 percent of households are comprised of four or more persons, compared to just 27 percent of households in the County. Guadalupe’s average household size is 3.9 persons compared to 2.9 persons per household in the County. These statistics suggest that there is a greater need for large housing units in Guadalupe than for some other areas of Santa Barbara County.



Table 9. Household Size – Guadalupe vs. Santa Barbara, 2008-2012

Persons per Household	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total households	1,805	100.0%	141,247	100.0%
1-person household	242	13.4%	35,807	25.4%
2-person household	341	18.9%	45,834	32.4%
3-person household	211	11.7%	21,564	15.3%
4-person household	291	16.1%	18,415	13%
5-person household	515	28.5%	10,151	7.2%
6-person household	79	4.4%	4,295	3%
7-or-more-person household	126	7%	5,181	3.7%
Average household size	3.9		2.9	

Source: US Census Bureau, B25009, 2008-2012 ACS

3. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. Table 10 shows the breakdown of households by income. According to the 2008-2012 American Community Survey, the median household income in Guadalupe was the second lowest of cities in Santa Barbara County at \$48,607, followed by Lompoc at \$47,177 (Table 11). The median household income in Guadalupe increased from \$31,205 in 2000 to \$48,607 in 2012, but it still remains lower than most of the neighboring jurisdictions such as Santa Barbara County, which has a median household income of \$62,723 (U.S. Census Bureau, American Community Survey, 2008-2012). This demonstrates the need for affordable housing to adequately accommodate the residents with lower incomes.

Table 10. Household Income – Guadalupe, 2008-2012

Income Range	Households
Less than \$10,000	95
\$10,000 to \$14,999	48
\$15,000 to \$24,999	264
\$25,000 to \$34,999	230
\$35,000 to \$49,999	4324
\$50,000 to \$74,999	520
\$75,000 to \$99,999	197
\$100,000 to \$149,999	127
\$150,000 or more	0

Source: US Census Bureau, S1901, 2008-2012, ACS.

Table 11. Median Household Income – Santa Barbara County and Cities, 2008-2012

Jurisdiction Name	Median Household Income	Percent of County Median Income
Santa Barbara County	\$62,723	100%
Buellton	\$68,480	109%
Carpinteria	\$70,113	112%
Goleta	\$73,046	117%
Lompoc	\$47,177	75%
Santa Maria	\$51,675	82%
Guadalupe	\$48,607	78%

Source: US Census Bureau DP03, 2008-2012 ACS.



State law establishes four household income categories for purposes of housing programs based on area median income (AMI): very-low (less than 50 percent of AMI), low (51 to 80 percent of AMI), moderate (81 to 120 percent of AMI), and above-moderate (over 120 percent AMI). Table 12 shows the income range for these groups, as well as the number and percentage of Guadalupe households in each group.

Table 12. Median Income Distribution of Household Income Groups – Guadalupe, 2010

Income Group	Income Range	Households	Percent of Households
Very Low	Less than \$23,338	652	36%
Low	\$23,338 to \$37,341	380	21%
Moderate	\$37,342 to \$56,012	272	15%
Above Moderate	More than \$56,013	507	28%

Source: SBCAG Regional Housing Needs Assessment, 2014; State Income Limits for 2014, Santa Barbara County, 2014

In addition to these four income categories, State law also requires quantification and analysis of housing needs of extremely low-income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent of area median and below, or 50 percent of the very low-income households. Using these definitions, Guadalupe would have approximately 326 households that are in the ELI category in 2010.

4. Conclusion

Guadalupe is projected to experience continued household growth throughout the planning period. In order to adequately accommodate residents, it will be essential to provide adequately sized and reasonably priced housing for family and non-family households. The demand for affordable homes and apartments is likely to remain very high, as a result of 90 percent of City households having moderate- or lower-incomes.

D. Housing Stock Characteristics

1. Housing Type and Growth Trends

As of October of 2014, the City of Guadalupe contained 1,890 housing units (California Department of Finance), which is a net increase of 440 units (or 30 percent) since the 2000 Census. The housing stock is comprised mostly of single-family detached homes, which make up 69 percent of all units, while multi-family units make up about 21 percent of the total. Ten percent of units are single-family attached units. Mobile homes comprise the remaining 0.5 percent. Table 13 provides a breakdown of the housing stock by type and compares it to Santa Barbara County’s housing stock.

When compared to the County as a whole, Guadalupe has a much higher percentage of single-family detached units, a lower percentage of multi-family units, and a much lower percentage of mobile homes. Given the tendency of individuals to form large households in Guadalupe, mobile homes are likely too small to suit the housing needs of many Guadalupe residents.

Table 13. Housing Unit Type – Guadalupe vs. Santa Barbara County, 2014

Housing Type	Guadalupe		Santa Barbara County	
	Number	Percent	Number	Percent
Single-Family	1,483	78.5%	101,055	65.3%
Detached	1,297	69%	90,736	58.6%
Attached	186	9.8%	10,319	6.7%



Multi-Family	398	21%	45,729	29.6%
Mobile Home	9	0.5%	7,949	5.1%
Total Units	1,890	100.0%	154,733	100.0%

Source: California Department of Finance, Report E-5, 2014

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. Housing units of this age are also the most likely to have lead-based paint in deteriorated condition, needing rehabilitation which can be hazardous.

Table 14 shows the age distribution of the housing stock in Guadalupe. The majority of the City’s housing stock was constructed before 1990, and well over one-half of the homes are thirty years old or older. These findings suggest that there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large portion of the City’s housing stock. The Lead-Based Paint Hazard Control (LHC) and the Lead Hazard Reduction (LHRD) grant programs provide opportunities to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants.

The City continues to apply for State Community Development Block Grant funds for rehabilitation programs. The intent of the program is to assist very low and low-income homeowners, as well as rental property owners (serving the very low and low-income sector of the population) in making repairs and improvements to their residential units.

Table 14. Age of Housing Stock – Guadalupe

Year Built	Housing Units	Percent
Total	1,945	100%
Built 2005 or later	160	8.2%
Built 2000 to 2004	250	12.9%
Built 1990 to 1999	104	5.3%
Built 1980 to 1989	559	28.7%
Built 1970 to 1979	112	5.8 %
Built 1960 to 1969	245	12.6%
Built 1950 to 1959	174	8.9%
Built 1940 to 1949	89	4.6%
Built 1939 or earlier	252	13.0%

Source: US Census Bureau, DP04, ACS, 2007-2011

Housing Survey

In October of 2008, a City-wide walking survey was conducted by graduate students from the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department to identify the general structural conditions of homes in Guadalupe. The results of this survey are summarized in Table 15. The structural condition of the housing units were reported as “sound,” in need of “moderate rehabilitation,” or “dilapidated.” A sound dwelling unit is one that requires no repairs or only needs deferred maintenance (painting, roof patching, etc.). Moderate rehabilitation indicates that one or more structural repairs are necessary, as well as deferred maintenance. A dilapidated unit requires the replacement of all exterior elements and is generally considered not feasible to repair.



The majority of the housing was found to be in sound condition and was not in need of rehabilitation or replacement, though 7.5 percent of the units (137 units) are considered to need some form of **rehabilitation**. A total of two units in the City were considered dilapidated and in need of replacement.

Table 15 also shows the findings from two earlier housing surveys in Guadalupe. The general trend is that houses are increasing in quality. This could be largely due to rehabilitation grant programs funded by the previously existing Guadalupe Redevelopment Agency, or newly constructed housing.

Table 15. Housing Condition Survey Results – Guadalupe

Condition	People's Self-Help Housing Corporation Survey 1998		RM and Associates Housing Survey 2003		Cal Poly Land Use Inventory 2008	
	Number	Percent	Number	Percent	Number	Percent
Sound	1,223	86%	1,281	84%	1,697	90%
Moderate Rehabilitation	166	12%	198	13%	137	9%
Dilapidated	41	3%	53	3%	2	1%
Total Housing Units	1,430	100%	1,532	100%	1,836	100%

3. Housing Tenure

Housing tenure, or the ratio between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for purchase in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. **Table 16 shows that as of 2011, 50 percent of occupied housing units were occupied by home-owners, while 50 percent were occupied by renters. It also reveals that ownership rates have increased between 2000 and 2010, and then slightly declined in 2011.**

Table 16. Housing Tenure of Occupied Units – Guadalupe, 2000-2011

	2000		2010		2011	
	Housing Units	Housing Units	Housing Units	Percent	Housing Units	Percent
Occupied housing units	1,414	1,414	1,888	94.07%	1,825	98.83%
Owner-occupied housing units	780	780	955	50.58%	909	49.81%
Renter-occupied housing units	634	634	933	49.42%	916	50.19%
Vacant housing units	36	36	119	5.93%	120	6.17%
Total housing units	1,450	1,450	2,007	100.0%	1,945	100.0%

Source: US Census Bureau, SF1: QT-H1, 2000, 2010, 2011

4. Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of five percent is sufficient to provide choice and mobility.

As shown in Table 17, the vacancy rate in Guadalupe was 4.08 percent in 2010 (U.S. Census Bureau). Based on this rate, the City is below the recommended vacancy rate of five percent, which indicates that Guadalupe residents have limited housing choice and mobility. A low overall vacancy rate also indicates



high demand and short supply of housing, which may result in continued use of units which are overcrowded, unsafe, unsanitary, or otherwise unsuitable for residential use. It also results in high prices and rents which most severely affect lower income households, people on fixed incomes, families with children, and other special-need groups. Discrimination is also more likely to occur when the rental vacancy rate is low.

Table 17. Occupancy Status of Housing Stock – Guadalupe, 2010

	2010	
	Number of Units	Percent of Total Units
Occupied housing units	1,810	95.92%
Vacant housing units	77	4.08%
Total Housing Units	1,887	100.0%

Source: U.S. Census Bureau, SFI, DPI, 2010

5. Housing Cost

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. In 2000, Guadalupe’s median home price was \$113,087, which doubled to \$230,952 in 2008 (ESRI 2008). Between 2008-2012 however, the median home value dropped to \$199,400 (ESRI 2014). This indicates that home prices were increasing at about 13 percent a year, which outpaced the area income growth as shown in Figure 1 until 2012, when the growth trend reversed. While home prices over this period increased overall, historically the median sale price has been substantially lower than the median sales prices for neighboring areas (SBCAG, 2008):

- South Coast - \$1,230,000
- Santa Maria Valley - \$400,000
- Lompoc Valley - \$366,000
- Santa Ynez Valley - \$800,000

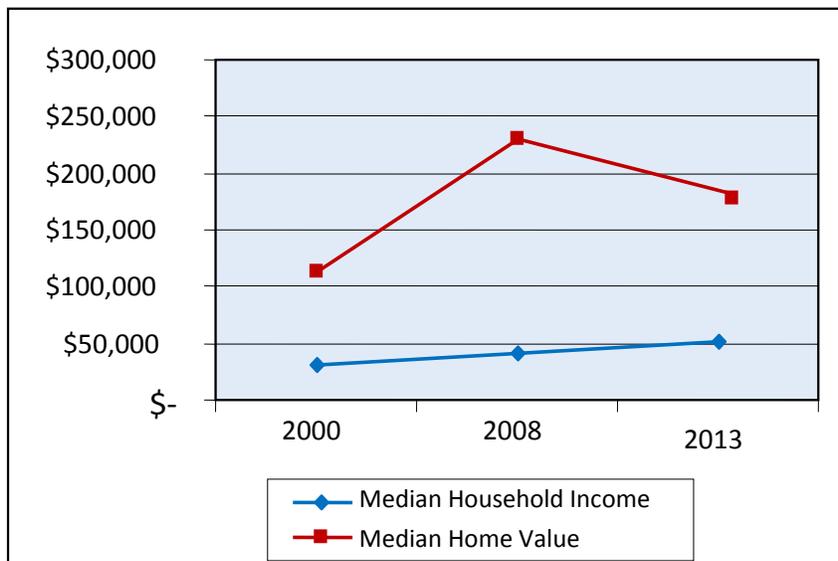


Figure 1. Median Household Income vs. Median Home Value – Guadalupe, 2000-2013

Source: ESRI, 2008



With regard to rental units, the median rent in Guadalupe in 2012 was \$841 per month for all types of housing. Table 18 shows the number of units by value of contract rent payments in 2010. Historical rent data shows that the median rent for a two-bedroom apartment in Guadalupe is \$1,050 per month (Rentometer.com). However, the rent for a two-bedroom apartment that is considered affordable (30 percent Area Median Income) in the County of Santa Barbara is \$533 per month (Out of Reach Report 2013, National Low Income Housing coalition).

Table 18. Values of Contract Rent Payments – Guadalupe, 2010

Value	Number	Percent
Less than \$249	9	1%
\$250 to \$349	0	0%
\$350 to \$449	60	6%
\$450 to \$549	42	5%
\$550 to \$649	67	7%
\$650 to \$749	91	10%
\$750 to \$899	349	37%
\$900 and above	281	30%
No Cash Rent	34	4%
Un-accounted	0	0%
Total	933	100%

Source: US Census Bureau, SF3: H59 2000

6. Affordability and Overpayment

Housing is generally the greatest single expense item for California families. According to the HCD, a home is considered affordable when a household spends 30 percent or less of its gross income on housing. When a household spends more than 30 percent of its gross income on housing, it is considered to be overpaying or cost burdened.

Table 19 shows households by income range and the number of households overpaying by occupancy. The data reveals that a large percentage, almost 53 percent, of all Guadalupe residents are overpaying for housing (835 households). Of those households overpaying, 345 were homeowners and 490 were renters.

Table 19. Gross Rental Costs as a Percent of Household Income – Guadalupe, 2007-2011

Percent of Income Spent on Housing	Household Income Range						Total	Percent of Households
	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more		
Renter-Occupied Units								
Less than 30 percent	0	19	41	207	100	24	391	43%
330 percent or more	32	105	242	66	45	0	490	53%
Not computed	24	11	0	0	0	0	35	4%
Total	56	135	283	273	145	24	916	100%
Owner-Occupied Units								
Less than 30 percent	0	0	67	51	189	24	331	49%
30 percent or more	38	22	84	79	122	0	345	51%
Not computed	0	0	0	0	0	0	0	0%
Total	38	22	151	130	311	23	676	100%

Source: US Census Bureau B25074, ACS 2007-2-11, C25095



7. Overcrowding

Overcrowding is closely related to household income, housing prices, and the size of units within a community. The US Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 20 indicates that overcrowding in Guadalupe is substantially more prevalent than for Santa Barbara County as a whole. According to the 2010 Census, 21 percent of all households in Guadalupe were overcrowded, compared to 8 percent of households in the County. Table 20 also reveals that renter-occupied units are more crowded than owner-occupied units in Guadalupe, suggesting that more rental units are needed or a wider variety of affordable units.

Table 20. Overcrowding – Guadalupe vs. Santa Barbara County, 2010

Household Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Owner-occupied	955	50.58%	76,757	54.13%
Overcrowded	117	12%	2,198	2.86%
Severely overcrowded	24	2.51%	2,198	0.81%
Renter-occupied	933	49.42%	65,063	45.899%
Overcrowded	232	24.87%	5,517	8.48%
Severely overcrowded	17	1.82%	3,141	4.83%
Total households	1,888	100%	141,793	100%

Source: US Census Bureau, B25014, ACS 2006-2010

8. Conclusion

Overall, the City’s housing stock is in good condition. However, half of it is more than 30 years old and may require more regular maintenance and repair. Programs which assist lower-income and/or elderly homeowners with home maintenance and repair should continue to be an important part of the City’s housing program. The City takes a proactive approach toward housing conditions through its housing rehabilitation programs.

Since 2000, housing prices in the City have increased at a faster rate than household income. Many households in the City spend more than a third of their income on housing. The number of households that can comfortably afford the median priced home in the City — and the number that can afford the median priced apartment — has declined between 2000 and 2015. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap (see Chapter III, Resources, for a list of potential funding sources and programs).

E. Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one’s employment and income, family characteristics, disability, or other conditions. As a result, some Guadalupe residents may experience a higher incidence of overpayment, overcrowding, or other housing problems.



Special housing needs are those associated with specific demographic or occupational groups which call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with three or more bedroom (HUD, 2009). A thorough analysis of special housing needs helps a municipality identify groups with the most serious housing needs in order to develop and prioritize responsive programs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities, farmworkers, homeless persons and families, and extremely low-income households. Housing resources and constraints are further discussed in Chapters III and IV.

1. Elderly

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2010 Census, almost 18 percent (or 327 households) of the City’s 1,414 households were age 65 or older. From 2000-2010, the number of elderly households in Guadalupe increased from 295 to 327, representing almost 18 percent of the City’s total households (Table 21). This is similar to Santa Barbara County, where approximately 14 percent of the population is age 65 or older.

Table 21. Households by Age – Guadalupe, 2000 and 2010

Householder Age	2000		2010	
	Households	Households	Households	Percent
Up to 64 Years	1,119	1,119	1,483	81.93%
65 Years +	295	295	327	18.07%
Total	1,414	1,414	1,810	100.0%

Source: US Census Bureau, SF1: QT-H1&H2, 2000, 2010

Of the elderly householders in Guadalupe, 254 seniors are home-owners, making up almost 27 percent of owner-occupied households, and 73 seniors are renters, comprising 8 percent of renter-occupied units (Table 22). Because senior citizens are on fixed incomes, they particularly will need affordable housing, especially if homes become too costly to maintain or if rents increase. The remaining senior citizens, that do not rent or own their own homes, share their homes with other family members. Elderly parents may be living with their adult children or in another shared arrangement. As a result, units may become overcrowded.

Elderly persons may also have additional physical and social needs, particularly if they have no immediate family or lack mobility, either through physical impairments or lack of transportation alternatives. Their needs may include transportation, social service referrals, financial assistance/employment, long-term care for the home-bound, and day care.

Table 22. Household by Tenure and Age – Guadalupe, 2010

Age of Householder	Renter-Occupied		Owner-Occupied	
	Persons	Percent	Persons	Percent
15 to 24 years	49	5.61%	14	1.50%
25 to 34 years	241	27.57%	83	8.87%
35 to 44 years	234	26.77%	160	17.09%
45 to 54 years	176	20.14%	239	25.53%
55 to 64 years	101	11.56%	186	19.879%
65 to and over	73	8.35%	254	27.14%
Total	874	100.0%	936	100.0%

Source: US Census Bureau, SF 1: QT-H1, 2010



Long-range planning must continue to recognize elderly persons' needs and design programs to address the demand. Various organizations and programs can assist seniors with their housing needs in Guadalupe, including supportive services, rental subsidies, senior housing, and housing rehabilitation assistance.

The Guadalupe Senior Citizens Club offers many programs for the local seniors. The nutrition program serves lunch every day and meals can be delivered to homebound seniors (those unable to walk or drive to the community center). The Club will provide transportation to doctors' visits and shopping; a health nurse is also brought in regularly to check blood pressure and general health. The Club also serves as the food bank for Guadalupe. Bread and other perishable staples are brought in weekly, and commodities are brought in once a month. These goods are free of cost, with no restrictions on who can receive them.

The Housing Rehabilitation Loan Program is a federally-funded program that offers loans to low and moderate income homeowners living within Guadalupe. Deferred interest loans are offered to those over 62 and to persons with disabilities in order to repair, improve, or make their housing units ADA (Americans with Disabilities Act) compliant. The City's Redevelopment Agency also provides assistance for such repairs and improvements. There are also six affordable housing units specifically for seniors located on Tenth Street. Additional resources are discussed in Chapter III, Resources.

The Central Coast Commission for Senior Citizens has compiled a directory of services available for elderly persons in Santa Barbara County. Some of the services include adult educations, financial planning services, health facilities such as home nursing and mental health care, and recreation and community interaction programs.

To address elderly housing needs, the City could encourage developers to encourage builders to design housing units that can be used by all persons, regardless of physical ability. Units should also be affordable for seniors who are on a fixed income.

2. Large Households

Large households are defined by the US Census Bureau as households containing five or more persons. These households have special housing needs because there is often a limited supply of adequately sized, affordable housing units in a community. Even when larger units are available, the cost is generally higher than that of smaller units. In order to save for other basic necessities, such as food and health care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. In Guadalupe, limited supply of larger units and affordability are both issues for large households.

Table 23 lists the number of rooms by tenure, as reported in the 2010 Census. **It shows that there are 82 renter-occupied housing units and 259 owner-occupied housing units (341 total) in Guadalupe that have 6 or more rooms. However, there were 654 households that were considered large (five or more persons), as shown in Table 24.** This indicates that the total number of large housing units in the City is not sufficient to meet the needs of large families and overcrowding is an issue.

Table 23. Number of Bedrooms by Tenure – Guadalupe, 2012

Number of Rooms	Renter-Occupied	Owner-Occupied
1 room	8	12
2 rooms	0	0
3 rooms	73	28
4 rooms	412	127
5 rooms	284	520
6 rooms	71	150
7 rooms	0	72
8 rooms	11	25
9 or more rooms	0	12

Source: US Census Bureau, B25020, ACS 2012

Table 24 shows that larger units (6 or more rooms) are needed for both rent and purchase. In 2010, the Census reported that 351 large households rented their homes, while 303 large households purchased their homes.

Table 24. Persons per Unit – Guadalupe, 2010

Persons per Unit	Renter-Occupied		Owner-Occupied	
	Housing Units	Percent	Housing Units	Percent
1 Person	98	11.2%	115	12.3%
2 Persons	115	13.2%	217	23.2%
3 Persons	129	14.8%	145	15.5%
4 Persons	181	20.7%	156	16.7%
5 Persons	160	18.3%	123	13.1%
6 Persons	93	10.6%	93	9.9%
7 Persons	98	11.2%	87	9.3%
Total	874	100%	936	100%

Source: US Census Bureau, SF1: QT-H2, 2000

To address overcrowding and adequately supply large households with suitable housing, communities can provide incentives to facilitate the development of larger housing units with four or more bedrooms. A shortage of large units can be alleviated through community partnerships with entities that provide affordable housing ownership opportunities, such as first-time homebuyer programs and self-help housing (i.e., People’s Self Help Housing Corporation or Habitat for Humanity) to move renters into homeownership. General financial assistance which may be available to large households is discussed in Chapter III, Resources.

3. Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households typically have more limited opportunities for finding and maintaining affordable, decent, and safe housing.

In 2012, Guadalupe had 269 female-headed households (Table 25). Of these households, 54 percent (144 households) reported children under the age of 18 years. These households are particularly



vulnerable because they must balance the needs of their children with work responsibilities. According to the 2012 Census, 48 percent (32 households) of all female-headed households were living in poverty.

Table 25. Household Type – Guadalupe, 2012

Household Type	Renter-Occupied		Owner-Occupied		Total Households	Percent
	Households	Percent	Households	Percent		
Married couple family	410	47.73%	696	73.57%	1106	61.27%
Male householder, no wife present	98	11.41%	24	2.54%	122	6.76%
Female householder, no husband present	142	16.53%	127	13.42%	269	14.9%
Nonfamily households	209	24.33%	99	10.47%	308	17.06%
Total households	859	100%	946	100%	1,805	100.0%

Source: US Census Bureau, b11012, acs 2008-2012

The Boys and Girls Club is one resource for female-headed households with children. This organization has a branch in Guadalupe that offers many programs and opportunities for children and young adults. The River View townhomes also provide low-income housing and includes a community center, health clinic, learning center, and education assistance to children and adults.

In addition, the federal government Aid for Dependent Children program (AFDC) provides support for the children in single-parent families. Depending on household income, single-parent family households may also qualify for other federal housing assistance programs, such as Section 8 vouchers. This program subsidizes the balance of the rental cost in excess of 30 percent of the renter's gross income. The program enables the prospective tenant to take the subsidy out to the private market to search for rental housing. To further address the housing needs of female headed households, additional multifamily housing should be developed.

4. Persons with Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, and the higher health costs associated with their disability. The US Census defines four types of disability: physical, mental, sensory, and self care. Between 2008-2012, there were an estimated 650 non-institutionalized persons with a disability (American Community Survey).

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. These services may be provided by public or private agencies.

There is a need to adapt houses or apartments for wheelchairs and other special requirements for individuals with physical disabilities. Both Federal and State housing laws require certain features of adaptive design for physical accessibility in all multifamily residential buildings with four or more units built for first occupancy starting March 13, 1991. However, many dwelling units built before this date are not subject to these accessibility requirements. Requiring adaptive design features in new construction, for example, does not assist individuals – particularly seniors – who choose to remain in



their homes rather than move to assisted living facilities and/or other newly constructed units. Another accommodation to persons with physical disabilities is to locate new units in proximity to services and public transportation.

According to the Tri-Counties Regional Center, which provides support and services for individuals with developmental disabilities living in San Luis Obispo, Santa Barbara and Ventura Counties, 77 individuals from Guadalupe receive services from the Tri-Counties Regional Center. According to the 2000 Census, there are 230 persons (12 percent of all disabled individuals) with a severe mental disability in Guadalupe. Persons with mental disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate mentally disabled persons, but they will generally require more services and more monetary support. Jobs and incomes are limited, so affordable housing is important. Most mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are forced to live with other family members or with roommates. This may cause additional stress and problems. In some instances the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demands. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, Guadalupe may be too small for such apartments, which are typically found in larger cities. Because many mentally handicapped persons are unable to drive, access to public transportation for these residents is also important.

There are a limited number of day treatment facilities and programs in Guadalupe, including drop-in socialization centers, to serve persons with mental disabilities. These individuals do not have regional centers as do the persons with physical disabilities and there is no respite care to families who care for their relatives with mental disabilities on a 24-hour basis.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five units under construction after September 15, 1985, conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. However, despite these regulatory changes, the actual increase in the number of accessible units available on the current rental market has been small.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

The Santa Maria Independent Living Environment (SMILE) is a 24-hour residential care home for developmentally disabled adults. SMILE is located in Santa Maria, but it provides service for all of Santa Barbara County, as well as San Luis Obispo and Ventura counties. SMILE also provides job training and community integration services to its clients. Additionally, the Santa Barbara County Housing Authority's



Aftercare Program provides housing assistance to very low-income mentally, physically, or developmentally disabled persons who would not otherwise be able to live independently.

5. 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 support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). The 2000 Census reported that there were approximately 12,094 farmworkers in Santa Barbara County and 590 in the City of Guadalupe. The 2011 Census reports that there are approximately 16,732 in Santa Barbara County and 829 in the City of Guadalupe. This equals 26 percent of all employed persons in the City.

However, a study conducted in 2000 by the Migrant Health Program of the US Department of Health and Human Services, Migrant and Seasonal Farmworker Enumeration Profiles Study, also attempts to count farmworkers at the county level. They used several approaches. One estimates the crop acreage and labor required for growing and harvesting. The study also uses the unemployment insurance reports by employers similar to what the Employment Development Department tabulates. For nursery and greenhouse workers an estimate of the amount of area devoted to greenhouses was made. The results of this study showed that the Migrant Seasonal Farm Workers for Santa Barbara County was approximately 24,400 (SBCAG 2002 Regional Housing Needs Assessment).

Similarly, the US Department of Agriculture 2002 Census of Farmworkers reported 23,510 farmworkers. Approximately 35 percent of these farmworkers (8,132 workers) were categorized as seasonal and the remainder permanent. Discussions with local government agency personnel, staff at the local school district, and local businesses indicate that the figures may be much higher.

In addition, The U.S. Census of Agriculture (Ag Census) estimates that farms and ranches across Santa Barbara County hired 21,768 laborers in 2007, a 58-percent increase over a 15-year period. According to the Ag Census, while the number of hired farm laborers has increased, the number of farms has decreased—down 20 percent since 1992. As a result, the average number of workers per farm has doubled in 15 years. With an annual payroll of \$232 million, the average income per worker is under \$11,000 (Santa Barbara County 2010 Adopted Housing Element).

Multiplying the 2007 Census of Agriculture datum of 21,768 farmworkers by the



percentage of Santa Barbara County farmworkers estimated to be living in Guadalupe according to 2011 U.S. Census data, yields an estimate of 1,088 farmworkers living in Guadalupe (See Table 26). Since the average income per farmworker is estimated to be \$11,000 per year, all farmworkers are assumed to fall into the extremely low-income classification.

Table 26. Estimated Farmworker Population

Area	U.S. Census 2011 Farmworker Total	Percentage	U.S. Census of Agriculture Farmworker Estimates
Guadalupe	829	5%	*1088
Santa Barbara County	16,732	100%	21,768

Source: 2007 U.S. Census of Agriculture; U.S. Census Bureau ACS 5-year estimates DP03

*Santa Barbara 2007 Farmworkers total 21,768 X.05

As mentioned previously, the number of farm workers employed in the County has almost doubled within a fifteen year span; rising from 13,806 in 1992, to 21,768 in 2007. This is partially attributable to the rapid expansion of the vineyard and wine industry in the County, which has displaced cattle grazing (a non-labor intensive agricultural use), with crops that require care and harvesting. This scale and the type of agricultural production throughout the County, as well as the sector’s lasting importance to local and State economies, points to a significant need for decent and sanitary housing options for the workforce. In addition, the motivation to save as much of their paychecks as possible, so that earnings may be sent to their countries of origin to support families, often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay in the County. This further exacerbates the need for housing that is affordable to farmworkers in the region. According to local stakeholder interviews, in the past, migrant laborers have made use of inexpensive motels along major arterial roads in Santa Maria. However, these motels are now used year-round by individuals and families in need of affordable housing, and are not typically available as a source of migrant labor housing. This underscores the need for temporary housing for migrant laborers, and low-cost housing for permanent, low wage workers who remain in the County year-round (Santa Barbara County 2010 Adopted Housing Element).

Table 27. Santa Barbara County Top 10 Agricultural Products by Rank

Santa Barbara County Top 10 Agricultural Products by Rank			
2012 Rank	Crop	Value	2011 Rank
1	Strawberries	\$441,360,224	1
2	Broccoli	\$130,894,229	2
2	Wine Grapes	\$91,107,064	3
4	Head Lettuce	\$66,427,588	4
5	Avocados	\$56,148,583	5



6	Cauliflower	\$41,207,145	6
7	Celery	\$39,982,702	7
8	Cattle	\$31,781,250	8
9	Lily Cut Flowers	\$26,832,406	9
10	Gerbera Cut Flowers	\$25,197,957	10
1	Strawberries	\$441,360,224	1

Source: Santa Barbara County Agricultural Commissioner's Crop Report 2012

Conditions in Guadalupe appear to be consistent with this finding. Given the importance of agriculture and its labor force, the provision of adequate farmworker housing is a critical issue for Guadalupe as many of these workers are believed to be living in poor housing conditions and face the problems of overpayment and/or overcrowding. Local officials regularly receive complaints from tenants regarding overpayment, overcrowding, inadequate upkeep, and substandard, unsafe units. Farmworkers with inadequate kitchen facilities often make arrangements with local restaurants in Guadalupe to pay for food bills on a weekly basis. Although the restaurants serve an important need, this practice can be very expensive and adds to the overall living expenses of farm laborers.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to low and very low-income households. This should include both single and multiple room units. The City has recently approved the Guadalupe Court affordable housing project, including 38 extremely low, very low, and low-income rental housing units. The City also has several programs in place to increase affordable housing within the City. Examples of such programs include density bonuses for subdivisions that include an affordable housing component and an ongoing pursuit of state and federal monies to assist in the development of affordable housing.

6. Homeless

Homeless persons are those in need of temporary or emergency shelter. They are individuals who lack a fixed income and regular nighttime residence. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can include individuals who are victims of economic dislocation, physically disabled, teen parents with their children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

According to the Guadalupe Police Department, there are rarely any homeless persons in the City. According to a Point-In-Time count of homeless individuals encountered conducted by the Central Coast Collaborative on Homelessness in January 2013, one homeless individual was encountered in Guadalupe. In the past, homeless persons have been transient farmworkers who have not yet found a place to live and did not remain unsheltered for long. Most transients that have employment are able to



afford some form of shelter, although often in a form that includes conditions that are overcrowded or otherwise not completely adequate.

The need for an emergency shelter or transitional housing facility is not justified in Guadalupe based upon the rare occurrence homelessness in the City; however, such a facility is permitted by right in areas zoned R-3 for residential uses (further discussed in Chapter IV, Constraints). There are a number of services for the homeless in the City and County, including social services and year-round shelters located in Santa Maria and Santa Barbara. The Santa Barbara County Housing Authority has an office location in Guadalupe which provides public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

7. Extremely Low Income Households

Extremely low-income (ELI) is defined as a household with income less than 30 percent of area median income (HCD, 2013). The area median income in Santa Barbara County for a 4-person household is \$73,300 (HCD State Income Limits for 2013). For ELI households, this results in a household income of \$23,900 or less. ELI households have a variety of 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 (HCD, 2013). ELI households can face overpayment, overcrowding, and substandard housing conditions.

An effective means to address ELI housing needs is to facilitate development of single and multiple room rental housing, as well as supportive rental housing linked to a range of support services. Supportive housing is designed to enable residents to maintain stable housing and lead more productive lives (HCD, 2013). Services may include childcare, after-school tutoring, career counseling, etc. Currently, the River View affordable housing development in Guadalupe offers supportive services to its residents. The recently approved (October 2014) Guadalupe Court affordable housing project will also offer supportive services to its residents.

F. Assisted Housing At-Risk of Conversion

This section identifies all residential projects in Guadalupe that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions within the ten year period 2015-2025. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory of assisted units includes all units that have been assisted under any federal Department of Housing and Urban Development (HUD), state, local and/or other program.

1. Inventory of Potential At-Risk Units

Table 28 provides a list of developments within Guadalupe that participate in a federal, state, or local program that provided some form of assistance, either through financial subsidy or a control measure.



Table 28. Assisted Affordable Housing Developments – Guadalupe

Project Name	Address	Year	Number of Units	Authority	Program	Covenant Expires
Escalante Tract (Guadalupe Ranch Acres)	1050 Escalante Drive	1975	50	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartment complex rents to low-income families. Rent is based on a percentage of the family's income.	Permanent
Guadalupe Ranch Senior Apartments	4651 Tenth Street	1975	6	Federally Subsidized; administered by Santa Barbara County Housing Authority	Apartments for elderly low-income residents	Permanent
River View Townhomes	230 Calle Cesar Chavez	2003	80	People's Self Help Housing Corporation	80 affordable rental units, 39 of which are for farmworkers. Includes a community center, health clinic, and learning center.	Permanent
Point Sal Dunes	Point Sal Dunes Way	2000	18	Community Development Block Grant from the State of California	Provides 18 mortgage subsidies for the low-income residents. Units have a 30-year deed restriction that limits the resale price of these units to the average increase of median income in the County.	2030
Guadalupe Court	11th Street	2014	38	HOME Block Grant, administered by the State of California	38 affordable rental units, a community room and offices for owner staff and other service providers.	2070

2. Risk of Conversion

According to the Santa Barbara County Housing Authority and City data, there are currently no units at-risk of converting to market rate during the 2015-2025 time period.

G. Future Growth Needs

In accordance with State law, this section provides a quantification of Guadalupe's share of the regional housing need as established in the Regional Housing Needs Assessment (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG).

1. Overview of the Regional Housing Needs Assessment

The RHNA is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction based on California Department of Finance



regional population forecasts. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

SBCAG has the responsibility of preparing the RHNP for the cities within Santa Barbara County, which includes Guadalupe, and for the unincorporated portion of the County. The current RHNP was adopted in July 2013 and covers a period from February 15, 2015 through February 15, 2023. The methodology used by SBCAG to allocate housing units to each jurisdiction is summarized below.

SBCAG estimates the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County. The population change is then converted into housing units necessary to accommodate projected population increases. This estimate includes a vacancy rate that reflects a “healthy” housing market, and replacement of existing units that may be demolished.

The estimate of housing needs is then divided into four groups based on income: very low, low, moderate, and above moderate income. This step is to ensure that a sufficient quantity of housing is available for all income groups in the community.

The housing needs for each jurisdiction are first allocated based on the percentage of the total population that falls into each category. In other words, if 15 percent of the population is classified as low-income, then 15 percent of future housing needs should be affordable to households within that income category.

The allocations are then adjusted for factors particular to each jurisdiction, such as disproportionate housing types, number of renters, or number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over impaction of low-income in particular jurisdictions.

Recent legislation, Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009), affects the RHNA process and this fifth Housing Element cycle in several ways. The main changes in this cycle include the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), required coordination/consistency with the RTP and SCS per SB 375, and the length of the housing element cycle. The fifth cycle for the Santa Barbara County region covers an eight –year planning period (February 15, 2015 – February 15, 2023) in order to synchronize the housing element with the SBCAG 2014 -2022 Regional Housing Needs Allocation Plan. Previously, Housing Element updates were on a five - year cycle. (SBCAG Regional Housing Needs Allocation Plan, 2014 – 2022)

Table 29 shows SBCAG’s 2010 breakdown of existing households within Guadalupe by income group. The highest percentage, 36 percent, is in the ‘very low’ income group in Guadalupe. This means that Guadalupe will have to plan for a high proportion of ‘very low’ income housing units in the future.

According to the 2010 Census Bureau there were 1,810 households in Guadalupe. Of these 1,810 households 36 percent were very low income and 21 percent were low income. 15 percent were moderate income and 28 percent were above moderate income. With 57 percent of residents, more than half of the population of households, falling between the very low and low-income bracket, it is clear that providing affordable housing in Guadalupe is imperative. While the vast majority of residents were financially stable and thus able to afford housing costs, the median income of Guadalupe is not particularly high and thus affordability in housing is a problem for the City.



Table 29. Households by Income Group – Guadalupe, 2010

Income Group	Income Range	Households	Percent
Very Low	Less than \$23,338	652	36%
Low	\$23,338 to \$37,341	380	21%
Moderate	\$37,342 to \$56,012	272	15%
Above Moderate	More than \$56,013	507	28%
Total		1,810	100%

Source: US Census Bureau, DP1, 2010; SBCAG, Regional Growth Forecast 2040, December 2012

Most housing allocation plans simply apply the income percentages to the total number of needed housing units to determine the needed number of each type of housing. However, as briefly discussed above, SBCAG adjusts such percentages to account for special circumstances.

Based on this methodology, SBCAG projects a need for 49 new housing units to be constructed in Guadalupe by July 2022. Table 30 shows this housing needs allocation, as well as the percentage in each income category of the total allocation. Guadalupe needs to maintain a sufficient amount of affordable housing for ‘very low’ and ‘moderate’ income categories, as well as increase the amount of housing for ‘above moderate’. In addition, presuming that 50 percent of the very low-income households qualify as extremely low-income (ELI) households, 6 of the households allocated to the very low-income group will be designated for ELI needs.

Table 30. Guadalupe 2014-2022 Regional Housing Need Allocation by Income

Income Group	Households	Percent
Very Low *	12	24%
Low	8	16%
Moderate	13	27%
Above Moderate	16	33%
Total**	49	100%

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

* Half of these units, or 6, are allocated for Extremely Low-income (ELI) housing

**Miscalculation on SBCAG chart, which listed total as 50



III. RESOURCES FOR RESIDENTIAL DEVELOPMENT

A. Land Availability

Government Code Section 65583(a)(3) requires the Housing Element to contain “an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential development opportunities is provided in Appendix B. The results of this analysis are summarized below.

To accommodate the City’s share of the regional housing need (49 units), focus is placed on the development potential of vacant land zoned for residential uses (infill sites), underdeveloped General-Commercial sites that could accommodate mixed use development in the City’s Central Business District², and the DJ Farms Specific Plan area.

Development potential is based on the residential density standards outlined in the City’s General Plan, and refined by a consideration of whether site constraints and land use controls can achieve the permitted density. In general, the acreage of the parcel was multiplied by the allowable density under the General Plan’s Land Use Element, which is more restrictive than the minimum lot area per unit set forth in the Zoning Code. Any fractional component on the number of units allowed under the density standards was dropped. The application of density bonuses was not included in the allowable units calculation; rather, the allowable base land use density was used. A parcel by parcel evaluation of any unusual site characteristics or land use controls was conducted, and the allowable number of residential units was adjusted further downward if additional constraints to development were noted. Constraints that in some cases resulted in lower residential development potential included road access constraints, irregular lot shapes, difficulty (for additional subdivision) of meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints had enough of an effect to result in reduced residential capacity on approximately 15 percent of the lots. Adherence to this methodology provides a realistic residential capacity that takes into consideration any special or unusual circumstances.

Although in many cases, lot consolidation could result a larger percentage of buildable area and a higher number of housing units, this methodology to calculate development potential does not take this into account. It should be noted, however, that there are opportunities for lot consolidation, particularly in the City’s Central Business District. For example, development of multiple contiguous parcels has occurred in Guadalupe, with the Ruiz Apartments project on Olivera Street and the Dune Villas project on Eleventh Street representing recent examples (this is discussed in greater detail later in this subsection).

With respect to the degree to which the housing densities used in the residential development capacity methodology is realistic for Guadalupe, past development projects on multi-family residentially (R-3) zoned lots in the City have been approved or developed at a density of 20-units per acre. Examples of

² The General Plan Land Use Element defines the Central Business District as the area comprised of approximately seven City blocks whose boundaries consist of Pioneer Street to the west, Olivera Street to the east, Eleventh Street to the north, and Seventh Street to the south.



this include residential projects such as the 74-unit La Plaza Villas at 736-754 Olivera Street (built in 2006), the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010), the 38-unit Guadalupe Court (approved October 14, 2014), and the 34-unit Pioneer Street Apartments (currently in process).

1. Vacant Residential Parcels

According to the 2014 Land Use Inventory conducted by the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department, vacant land within the City’s existing residential zones, excluding the DJ Farms Specific Plan Area, equals 10.12 acres (Table 31). Based on the residential densities set forth in the Zoning Code and Land Use Element, and as further evaluated for site and planning constraints (refer to Table B-1 in Appendix B), these 10.12 acres can realistically accommodate approximately 102 units, which exceeds the needed 49 RHNA units.

Table 31. Existing Vacant Land Building Capacity Excluding DJ Farms Property

Zone	Vacant Land (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
R-1, R-1-SP	4.56	6	23
R-1-M, R-1-M-SP	0.37	10	0*
R-2, R-2-SP	1.03	10	10
R-3	4.16	20	69
Total	10.12	1	102

Source: Cal Poly Land Use Inventory, 2013; City of Guadalupe 2002 General Plan, Land Use Element, 2002; City of Guadalupe Zoning Code; DJ Farms Specific Plan, August 2012

Note: * Though zoned R-1-M, this parcel is designated for a park in the City’s Land Use Element.

While several (all but one) of the vacant higher density sites are less than one half acre in size, and all but four sites are less than one-third acre in size, an analysis of the suitability for residential development was included in the evaluation of realistic unit capacity in Appendix B. It should also be noted that the City’s Land Use Element has policies and programs that promote the consolidation of small lots, which would be expected to result in larger unit production potentials for consolidated properties. The City’s support for such consolidation of housing sites includes existing policies in the General Plan’s Economic Development/Redevelopment Element (refer to Policy 4, and Programs 1 and 3).³ In addition, the Planned Residential Development Overlay provides for flexibility in design and allows modifications to base zoning district development standards to provide for more efficient utilization of housing sites to generate additional housing units.

The City has been active in facilitating development of smaller lots to produce affordable housing projects. City support for such affordable housing projects is primarily through the application of the Planned Development overlay district, which provides for flexibility with respect to density, on-site

³ Economic Development/Redevelopment Policy 4 states: Revitalize the Central Business District by providing additional parking, upgrading properties, providing architectural compatibility and improved circulation. Economic Development/Redevelopment Program 1 states: Acquire and assemble land for redevelopment to new residential, commercial and industrial use. Economic Development/Redevelopment Program 3 states: Rehabilitate and reconstruct substandard commercial or residential structures.

parking requirements, and other design standards. In addition, the City has utilized reductions in water meter connection fees and the negotiation development agreements as an additional tools to promote affordable housing. For example, the City worked directly with Cabrillo Economic Development Corporation to approve a 38-unit multi-family affordable housing project on 3.12 acres located at 4202 11th Street in October 2014.

2. Mixed Use Development

Parcels zoned General-Commercial in the City's Central Business District allow for mixed use development and would provide additional housing opportunities, including those for lower income residents. According to the County of Santa Barbara Assessor's Office, there are 26.86 acres of commercially zoned land in the Central Business District that could accommodate mixed use development.

As stated above, for the purposes of calculating the realistic unit capacity, no assumptions on lot consolidation were included, although lot consolidation would provide increased residential capacity. Based on maximum building intensity standards set forth in the General Plan Land Use Element, which allows a floor-to-area (FAR) of 0.35, and an assumption of 20 percent buildout potential, commercially zoned sites could realistically accommodate 54,874 square feet of residential development, or 77 dwelling units (refer to Table B-2 in Appendix B for a detailed methodology).

3. DJ Farms Specific Plan Area

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development. The Specific Plan adopted in 2012 calls for residential development for 146 acres of the Plan area, located in the southeastern section of the City, south of West Main Street/State Route 166, with up to 802 primary housing units (Table 32). Even in the absence of infill development elsewhere in the City, if only 34 percent of the projected housing in the DJ Farms Specific Plan area is developed, the 49 RHNA units can be accommodated.



Table 32. DJ Farms Specific Plan Area Vacant Land Building Capacity

Density	Land Available (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
Very Low	4.6	6 units/acre	15
Low	25.4	7 units/acre	108
Medium	71.4	8 units/acre	357
High	44.6	14 units/acre	322
Total	146		802

Source: Revised DJ Farms Specific Plan, August 2012

Other factors not specifically evaluated here include development of secondary dwelling units (granny units), redevelopment of underdeveloped parcels where full density potential is not realized, and General Plan amendments to up-zone property for the purposes of increasing residential density. While Guadalupe’s housing allocation can be met without exercising these options, these options present additional opportunities for housing and affordable housing in the City.

B. Financial Resources

Financing for infrastructure and housing improvements is available through Federal, State, and local programs.

1. Federal and State Resources

Community Development Block Grant Program (CDBG) – Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City continues to apply for CDBG funds for rehabilitation programs.

Housing Rehabilitation Loan Program (HRLP) – The HRLP is a federally funded program that offers loans to low and moderate income homeowners living within Santa Maria and Guadalupe. The program is designed to keep housing affordable for lower income homeowners and to maintain and upgrade the existing housing stock. It also offers deferred interest loans to seniors and persons with disabilities. HRLP also assists with making homes comply with the American Disabilities Act (ADA) and Building and Zoning Code.

Low-Income Housing Tax Credit Program – The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.



III. Resources for Residential Development

Other Federal and State Resources – Table 33 summarizes additional funding sources that can assist extremely low, very low, low, and moderate income persons/households, or developers of affordable housing projects. Many of these funding sources are typically used on a project-by-project basis and are not secure. However, they do represent available resources that could be used to ensure affordable and adequate housing in Guadalupe.

Table 33. Additional Federal, State, and Private Financial Resources

Program	Description	Eligible Activities
Federal Resources		
HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single family homes	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction rental assistance
U.S. Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program	Below market-rate loans for farmworker rental housing.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing.	<ul style="list-style-type: none"> • Rental assistance
USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes of low-income families and seniors.	<ul style="list-style-type: none"> • Rehabilitation
USDA Rural Development Section 533 Housing Preservation Grant (HPG) Program	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households.	<ul style="list-style-type: none"> • Rehabilitation
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay a percentage of their adjusted income toward rent.	<ul style="list-style-type: none"> • Rental assistance
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for profit housing entities to finance, build/rehabilitate, and manage housing for lower income owners and renters	<ul style="list-style-type: none"> • Rehabilitation • Administration
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCES and NHF are second loan programs for down payment assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	<ul style="list-style-type: none"> • Down payment assistance



III. Resources for Residential Development

Program	Description	Eligible Activities
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects.	<ul style="list-style-type: none"> • New rental housing operation • Administration • Acquisition
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multi-family projects.	<ul style="list-style-type: none"> • Rehab of apartments • Energy conservation
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meal services and other supportive services to frail elderly and disabled residents in federally assisted housing. Also supports remodeling to meet physical needs.	<ul style="list-style-type: none"> • Grants
HOPE 3 – Homeownership of Single-Family Homes	Program provides grants to State and local governments and nonprofit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or financed single-family properties.	<ul style="list-style-type: none"> • Grants
HOPE 6 – Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing and for Section 8 tenant-based assistance.	<ul style="list-style-type: none"> • Rent subsidies • Grants
HOPE II – Homeownership for Multifamily Housing	Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, financed or insured by HUD or other federal, state or local public agencies.	<ul style="list-style-type: none"> • Grants
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly.	<ul style="list-style-type: none"> • Rent subsidies • Construction • Rehabilitation
State Resources		
CalHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
Self-Help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers.	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction • Home buyers assistance
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	<ul style="list-style-type: none"> • New construction • Rehabilitation • Rental housing • Supportive housing for the disabled
Multi-Family Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations.	<ul style="list-style-type: none"> • Supportive housing



III. Resources for Residential Development

Program	Description	Eligible Activities
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing.	<ul style="list-style-type: none"> • New construction • Acquisition • Migrant housing • Housing with related health services
Weatherization Assistance Program	Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs.	<ul style="list-style-type: none"> • Improvements
Mobile Home Park Resident Ownership Program (MPROP)	Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents.	<ul style="list-style-type: none"> • Mobile homes
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects.	<ul style="list-style-type: none"> • Administration • New construction
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects.	<ul style="list-style-type: none"> • New rental housing • Preservation of affordable housing • Rehabilitation of apartments • Acquisition
Special Needs Affordable Housing Lending Program	All multifamily housing projects that serve at-risk tenants in need of special services.	<ul style="list-style-type: none"> • Rehabilitation of apartments • Acquisition • New rental housing
Private Resources		
Federal Home Loan Bank (FHLB) Affordable Housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities.	<ul style="list-style-type: none"> • New construction • New rental housing
Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development.	<ul style="list-style-type: none"> • New construction • New rental housing
Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, to create and maintain affordable housing, and to support other community economic development activities.	<ul style="list-style-type: none"> • Homebuyer assistance
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, minority assistance programs are available.	<ul style="list-style-type: none"> • Homebuyer assistance • Rehabilitation • Minority homeownership assistance
CCRC – California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing.	<ul style="list-style-type: none"> • New construction • Rehabilitation • Acquisition



III. Resources for Residential Development

Program	Description	Eligible Activities
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans.	<ul style="list-style-type: none"> • Acquisition loans • Business loans • Predevelopment/interim finance • Construction/rehabilitation loans
Vision Forward	To provide affordable housing to low-income residents throughout the United States.	<ul style="list-style-type: none"> • Acquisition loans • Construction/rehabilitation loans • Down payment assistance
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or for very low-, low- and moderate-income households and/or to finance the purchase, construction or rehabilitation of rental housing.	<ul style="list-style-type: none"> • Construction/rehabilitation loans • Grants • Long-term loans • Technical assistance

2. Local Resources

Guadalupe Redevelopment Agency (RDA) – As of February 1, 2012, the dissolution of all Redevelopment Agencies statewide ceased funding for affordable housing and redevelopment projects in Guadalupe.

Santa Barbara County Housing Authority – The Housing Authority provides rental housing and supportive services to eligible persons with limited incomes through a variety of resources. The agency develops and manages housing for low-income households; administers federal Section 8 rental housing assistance programs in the private rental market; and offers a HUD-certified comprehensive counseling agency that services homeowners and renters. The Santa Barbara County Housing Authority owns and manages the Escalante tract, a 58-unit affordable housing rental development in the northeastern portion of Guadalupe that was built in 1975.

Peoples' Self-Help Housing Corporation (PSHHC) – PSHHC is a housing and community development corporation serving San Luis Obispo, Santa Barbara, and Ventura counties. PSHHC helps low-income individuals, families, senior citizens and developmentally disabled individuals to obtain affordable housing. PSHHC also offers first-time homebuyers an opportunity to build their own homes in lieu of down payments, as was the case with the 50 affordable homes in the River View development in Guadalupe. PSHHC also owns and manages another affordable housing development in the City: the 80 River View Townhomes, which opened in 2003.

Habitat for Humanity – Habitat for Humanity is a non-profit organization dedicated to building affordable housing and rehabilitating damaged homes for lower income families. Homes are built with the help of volunteers and homeowner/partner families, and sold to partner families at no profit with affordable, no-interest loans. Currently, there is a partnership between Habitat for Humanity of Northern Santa Barbara County and the Cities of Santa Maria and Guadalupe, and the City is discussing partnering with Habitat for Humanity on the development of three separate affordable housing projects: one on the 800 block of Pioneer Street, one on Twelfth Street between Olivera Street and Pacheco Street, and the third on the 1100 block of Pacheco Street. All three of these housing sites are relatively small lots (between 5000-sq ft and 7,500-sq ft); however each is anticipated to be developed exclusively with affordable housing. The City's involvement includes assistance with the acquisition of the sites and provision of low-interest construction loans.



IV. CONSTRAINTS

In planning for the provision of RHNA housing, constraints to the development, maintenance, and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate these constraints where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental and non-governmental constraints.

A. Governmental Constraints

Governmental regulations, while intended to control development for the health, safety, and welfare of the community, can also unintentionally increase the costs of development and consequently the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, local development processing and permit procedures, fees and other exactions required of developers, and site improvement requirements. The following describes potential governmental constraints, which may affect the supply and cost of housing in Guadalupe.

1. Land Use Controls

General Plan

State law requires each city and county in California to prepare a long-term, comprehensive General Plan to guide its growth. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the General Plan elements must be internally consistent, and the City's zoning must be consistent with the General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

Guadalupe's Land Use Element establishes four residential land use designations within the City, as described in Table 34. They range in density from concentrated urban development to low density which promotes single family homes. The land use designations also encourage a variety of housing types and styles in both traditional and cluster type subdivisions. Through its Land Use Designations and Zoning Maps, the City has set forth a residential land use pattern that distributes the amount and types of residential development in order to ensure a diversity and mixture of housing types throughout the City.

Table 34. Guadalupe General Plan Residential Land Use Designations

Land Use Designation	Density	Housing Type
Low Density Residential	Up to 6 units per gross acre	Detached single-family housing
Medium Density Residential	Up to 10 units per gross acre	Duplexes, triplexes, townhouses, and similar multiple-unit housing
High Density Residential	Up to 20 units per gross acre	Apartments, townhouses, and other multiple structures which do not exceed three stories
Planned Residential Development	Provides up to 15 percent more housing units per acre in Low and Medium Density Housing Areas ⁴	Single-family and multiple-unit housing

Source: Guadalupe General Plan Land Use Element, 2002

⁴ In January 2008, the City's Zoning Code was amended to provide for a Planned Residential Development Overlay District.



IV. Constraints

The Planned Residential Development provisions are set forth in the Zoning Ordinance as an overlay district that provides for more effective use of certain housing sites by allowing more flexibility in the design through relaxed development standards. Specifically, this designation allows for deviation from standard setback requirements, removes minimum or maximum lots size standards, and enables reduced parking requirements. In order to obtain this overlay designation, the City Council must find that the project meets one or more of the following criteria from the Land Use Element:

- It provides facilities or amenities suited to a particular occupancy group (such as the elderly or families with children).
- It transfers allowable development within a site from areas of greater environmental sensitivity or hazard to areas of less sensitivity or hazard.
- It provides a greater range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the particular design achieve the intent of conventional standards (privacy, useable open spaces, adequate parking, compatibility with neighborhood character, and so on) as well as or better than the standards.
- It incorporates features which result in consumption of significantly less materials, energy, or water than conventional development.

Within each of the residential land use designations there are specific permitted and conditionally permitted uses which are outlined in the City Zoning Code. The Zoning Code also sets forth development standards for residential development.

The City's three Specific Plans—River View, Point Sal Dunes and DJ Farms—provide additional guidance on development standards for development within each plan area. The development standards are specific to each plan area, and can differ from the standards set in the zoning ordinance. Where the zoning ordinance and subdivision regulations differ from the Specific Plan, the requirements of the Specific Plan will take precedence. Conversely, unless otherwise prescribed by the Specific Plan, the standards and regulations of the underlying zoning district will apply. The General Plan and Zoning Ordinance assigns an "SP" suffix to the land use designations and zone districts subject to a Specific Plan. The SP designation is intended to alert developers and property owners that the property is subject to the development standards and other requirements of the Specific Plan.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods. The Zoning Code sets forth residential development standards for each zone district.

The five zones that allow residential development by right are as follows:

R-1, R-1-SP, and R/N-SP-CZ	Single Family (Low-Density) Residential District
R-1-M and R-1-M-SP	Single Family (Medium-Density) Residential District
R-2 and R-2-SP	Multiple Dwelling (Medium-Density) Residential District
R-3	Multiple Dwelling (High-Density) Residential District
PD	Planned Development Overlay



IV. Constraints

In addition to the residential zones listed above, four commercial zones permit varying levels of mixed-use and multiple-family residential development as either an allowed or conditionally permitted use. For example, in the General-Commercial zoning district, single-family or multiple dwellings are a permitted use if located above a permitted commercial use, and are subject to a Conditional Use Permit if not associated or mixed with a permitted commercial use (located on a floor above a permitted use). These zoning districts are as follows:

MIX	Mixed-Use District	C-S	Commercial Service District
G-C	General Commercial District	C-N	Commercial Neighborhood District

A summary of the development standards for the zoning districts that permit residential development is provided in Table 35. These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing. Similarly as stated in the General Plan, a project located within a Planned Development (PD) overlay zone can be granted a density bonus of up to 15 percent for R-1, R-1-M, and R-2 districts if the project advances affordable housing goals.

Table 35. Development Standards from Guadalupe Zoning Code

Zoning Designation	Minimum Lot Size (sq ft)	Density (units/acre)	Setback Requirements (feet)				Height Limit
			Front	Rear	Side	Corner Lot	
R-1	6,000	5	20	15	5	10	2 stories, maximum of 35 feet above finished grade
R-1-M	3,400	10	10	15	5	10	2 stories, maximum of 35 feet above finished grade
R-2	3,000	14	20	15	5	10	2 stories, maximum of 35 feet above finished grade
R-3	1,700	20*	20	15	5	10	2 stories, maximum of 35 feet above finished grade
PD**							
MIX	None	6	None	None	None	None	50 feet above finished grade
G-C	None	Not specified	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval
C-S	None	Not specified	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval
C-N	None	4	None	None	None	None	50 feet above finished grade. Can be higher with conditional use permit approval

*1,700 sq ft minimum lot size excludes roads, sidewalks, and other infrastructure needs. Gross density of 20 units per acre established in the Land Use Element.

**Where a PD overlay is applied, any standards identified or set in the approved planned development shall take precedence over the underlying zone district standards. However, for standards that are not specifically set or identified in the planned development, those standards in the underlying zone shall remain in effect.

Source: Guadalupe Zoning Code

Table 36 provides a summary of the residential uses permitted by the City’s zoning regulations. Low-income housing can be accommodated in all zones permitting residential use in Guadalupe, provided they meet site development standards. Zoning constraints on housing types are further described below.



Table 36. Allowed Residential Development by Zone

	R-1	R-1-M	R-2	R-3	PD	MIX	G-C	C-S	C-N
Single-family detached	P	P	P	P	P				
Single-family (duplex)		P	P	P	P				
Multi-family			P	P	P	C	P		C
Mobile homes				C					
Dwelling Groups ⁵			C	P*	P	C	C		C
Farmworker housing			P	P	P	C	P		C
Care facilities			C	P*			C		C**
Single room occupancy			P	P	P	P	P		C
Emergency shelters				P			C	C	C

*Provided that there is no more than one residing occupant for each 500 square feet of land in the lot or parcel on which the use is located.

**Providing care for six or more persons

P = Permitted C = Conditional Use Permit

Source: Guadalupe Zoning Code

Zoning for a Variety of Housing Types

Emergency Shelters, Transitional Housing and Supportive Housing. In 2007, the State Legislature adopted Senate Bill (SB) 2, which requires local jurisdictions to identify one or more zoning districts where emergency shelters are permitted by right (without requiring a conditional use permit) in its zoning code, and amend its zoning code to allow “transitional housing” and “supportive housing” (as defined per Health and Safety Code Sections 50675.2(h) and 50675.14(b)) by right in residential zoning districts. SB 2 also provides that “emergency shelters” (as defined in Health and Safety Code Section 50801(e)) may only be subject to those development and management standards that apply to residential development within the same zone except that a local government may apply written, objective standards that include all of the following:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of client exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City’s Zoning Code lists Emergency Shelters as a use permitted by right within the R-3 zone, and a conditionally permitted in all C-S, C-N, and G-C zones; transitional and supportive housing are not

⁵ 18.08.100 of the Guadalupe Municipal Code defines "Dwelling groups" as a group of 2 or more detached or semidetached one-family, two-family or multiple dwellings occupying a parcel of land in one ownership, and having any yard or court in common, but not including motels, hotels, boardinghouses or rest homes. (Ord. 189 Art. 7, 1980)



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specified in the Zoning Code. **Thus, Program A.4 in the Housing Action Plan proposes a zoning code amendment be initiated and completed within one year of adoption of the 2015 Housing Element Update to comply with SB 2.**

Residential Care Facilities and Group Homes. Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) requires local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family uses. Jurisdictions must further allow licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning code currently does not allow such facilities on properties zoned single-family residential (R-1 and R-1-M). Such facilities are conditionally allowed in the R-2 (Medium Density Residential) and G-C (General Commercial) zoning districts, and permitted in the R-3 (High Density Residential) district. In the R-2 and R-3 zoning districts, the Zoning Code limits the size of such facilities to no more than one occupant per 500 sq ft of lot area. To comply with State law, Program A.4 of the Housing Element proposes a zoning code amendment to demonstrate consistency with this requirement **within one year of adoption of the 2015 Housing Element Update.** This program also ensures that the City does not have particular conditions for group homes that will be providing services on-site that would affect the development of conversion of residences to meet the needs of persons with disabilities.

Farmworker Housing. Farmworker housing is allowed by right in all R-2, R-3, MIX, and G-C zones and is treated as any other multifamily housing unit in Guadalupe. The Housing Element includes Programs D.1 and D.5 to facilitate the development of farmworker housing in Guadalupe.

Housing for Persons with Disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Code adopted by the City of Guadalupe incorporates accessibility standards contained in Title 24 of the California Administrative Code.

Adherence to zoning and development standards set forth in the City's Zoning Code can present a potential constraint on the development, maintenance, and improvement of housing for persons with disabilities. Such standards do not pose a major constraint for new construction or redevelopment on larger parcels, as for these cases, there is typically ample design flexibility to include accommodations for persons with disabilities. However, for redevelopment or retrofitting of existing buildings on smaller lots, setback requirements, in particular, may conflict with the provision of accommodations for persons with disabilities. Housing Element Program D.3 would provide a procedure to allow for some modification of zoning standards short of a variance to provide for accommodations for persons with disabilities.

Notwithstanding zoning and development standard-related constraints, the City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and issuance of building permits. The City takes into account special needs by allowing for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary



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hardship in enforcing the Code. In addition, the Housing Element includes Program D.3 to establish a formal and written procedure to reasonably accommodate accessibility needs. As part of this program, the City will provide information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing. In addition to providing disabled access in new construction projects, Guadalupe also provides funding for retrofitting existing rental and owner-occupied housing for ADA access under the City's Housing Rehabilitation Programs.

Single Room Occupancy. Single room occupancy units are small studio-type apartment, typically reserved for extremely low-income persons. This use is permitted by right in all R-2, R-3, and G-C zones and requires a conditional use permit in the MIX and C-N zones. It is only subject to those development and management standards that apply to residential development within the same zone. The Housing Element includes Program D.1 to facilitate the development of single room occupancy units in Guadalupe.

Mobile and Manufactured Homes. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. At this time, mobile and manufactured homes are conditionally permitted uses in the R-3 zone in Guadalupe. Thus, the Housing Element includes Program A.4 to comply with State law.

Parking and Street Standards Requirements

Excessive parking standards can pose a significant constraint of housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand. Parking standards from the Guadalupe Zoning Code are listed in Table 37. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

Table 37. Parking Standards

Type of Use	Requires Spaces
Single dwelling unit*	1 space per 800 square feet; not more than 2 spaces required
Multiple dwelling unit*	1.5 spaces per dwelling unit
Convalescent and care facilities	1 space per 4 guest beds and 1 space per 2 employees per shift

*Parking requirements may be reduced as part of a Planned Residential Development

Source: Guadalupe Zoning Code

Parking requirements may be reduced as part of a Planned Residential Development Overlay. At this time, however, there are no other formal provisions in place to provide parking reductions where less



need is demonstrated, particularly for persons with disabilities. The Housing Element includes Program D.3 to establish a formal and written procedure to reasonably accommodate accessibility needs, including reduced parking for housing for persons with special needs.

Street Standards

The Street width standards for Guadalupe area as follows:

- Residential Street – 52 feet wide
- Collector Street – 56 feet wide
- Local Arterial – 72 to 84 feet wide
- Principal Arterial – 106 to 126 feet wide

Curbs and Sidewalks

Weakened Plane Joints shall be used for all joints, except expansion joints shall be placed in curbs, gutters, and sidewalks at BCR and ECR and around utility poles located in sidewalk areas. Curbs and gutters shall be constructed separately from sidewalks. Weakened Plane Joints shall be constructed at regular intervals, not exceeding 10 feet in walks or 20 feet in gutters. Sidewalks and curb joints shall be aligned. Curb and gutter widths are generally 24 inches. Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete. CI curbs shall be anchored with dowels or epoxy. The grade line shall be measured at the curb line at top of curb. All exposed corners on PCC curbs and gutters are to be rounded with a ½-in. Concrete shall be integral with the curb unless otherwise specified. Sidewalk widths are to be from four to six feet.

Other Potential Governmental Constraints

The City's General Plan has an existing policy and an existing program that requires payment of affordable housing development fees for certain large developments. The pertinent policy and associated program is from the City's 2004 Housing Element, and this policy and program are retained in this Housing Element as Policy A.9 and Program A.6. For new housing projects of at least 50 units, if located on land that has received an increase in allowable density through a general plan amendment, rezoning, or specific plan, a fee paid into an affordable housing trust fund is required. The fee is assessed at 2% of the building valuation of the development. The fee may be waived by the City Council if it is determined by the Council that the project provides lower income housing units commensurate with that which would likely be generated through the collection of this fee. The applicant seeking such a waiver, would request this as part of the project's consideration and present the rationale for how the subject project meets the criteria for the waiver. This affordable housing fee requirement would not be expected to present a significant constraint on projects of this nature and size coming forward, as the economic benefit of the upzoning and higher unit count would be larger than the cost of complying with this policy and program. Furthermore, for projects with an affordable housing component that would equal or exceed the value of the calculated fee, the fee could be waived by the City Council.

Building Codes

The Guadalupe Building Code is based on the 2007 California Building Code (CBC) which determines the minimum residential construction requirements for all of California. The CBC ensures safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect the public's health, safety, and welfare. The City has not adopted any universal design elements in the Building Code.



Like most cities, Guadalupe responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the problem is assessed. Serious violations, including any that pose health and safety issues, are responded to promptly by the City. The City encourages voluntary compliance through letters and phone calls and/or site visits. If compliance cannot be attained in this manner, the City may take more aggressive action through the legal process.

The City's philosophy has been to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City seeks to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There is no indication that code enforcement actions have unnecessarily restricted the use of older buildings or inhibited rehabilitation.

2. Residential Development Processing Procedures

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. **Due to budgetary constraints, the Planning Commission was disbanded in 2012 and therefore the City of Guadalupe City Council is involved in making decisions about all large, discretionary development projects.** Smaller projects that do not include a rezone and/or general plan amendment, a subdivision of land, a Conditional Use Permit, or a Variance, are processed at the staff level through an "over the counter" Zoning Clearance. The City also has a design review process, which may be required for residential developments, depending on the scope and location of the proposed development. The Design Review Process is discussed in more detail later in this subsection.

All planning permit applications, once submitted, undergo review for completeness by staff. Discretionary actions, for example: Rezones, Tract Maps, and Conditional Use Permits, undergo environmental review pursuant to the California Environmental Quality Act. For Zoning Clearances, once the application has been deemed complete, staff reviews it for conformity to the Zoning Code and General Plan. If the project is in conformity to the Zoning Code and General Plan, staff issues Zoning Clearance, and the applicant is able to apply for and obtain a Building Permit. In practice, most Planning applications undergo concurrent Planning Department review and Building Department plan check, such that the applicant is often able to obtain a Building permit as soon as Zoning Clearance is issued.

A possible constraint associated with development review is the time it takes to get through the entitlement and permitting process, although City staff strives to assist applicants through the process, which has been effective in reducing the overall duration of the permit processing. In 2007, the City put into place a Development Review Committee to ensure that the processing of discretionary permit applications is conducted efficiently and with minimal staff delays. Project review by the Development Review Committee is not a constraint, but rather provides a venue for minimizing staff processing times. The Development Review Committee includes representatives from all City Departments with responsibility for review of discretionary development projects, including Planning, Building, Fire, City Engineer, and Public Works. The committee reviews discretionary applications that have been submitted and provide feedback to applicants on any missing or insufficient items during the application completeness process. Once the application is deemed complete and scheduled for decision-maker consideration, the Development Review Committee will review the application again to develop department-specific recommended conditions of approval. The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases. Table 38 indicates

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typical permit processing time requirements. As noted in the table, a typical single-family residential subdivision takes on average 6 to 12 months to process, depending on whether a tract map or parcel map is required. A typical multi-family residential development requires a Design Review Permit and Zoning Clearance and has an average processing time of 2 to 3 months. Hence, development processing procedures in the City of Guadalupe do not present a significant constraint to housing production.

Table 38. Typical Permit Processing Time Requirements

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	30 days	City Staff
Minor Use Permit	30 days	City Staff
Conditional Use Permit	3 months	City Council
Variance	3 months	City Council
Zone Change	6 months	City Council
General Plan Amendment	6 months	City Council
Design Review	2 to 3 months	City Council
Tract Maps	12 months	City Council
Parcel Maps	6 months	City Council
Initial Environmental Study	30 days	Planning Staff
Negative Declaration	2 months	City Council
Environmental Impact Report	9 months	City Council

The Design Review Process is set forth in the City's Zoning Code. The Design Review requirements comprise Chapter 18.73, which was inserted into the Zoning Code by Ordinance No. 2008-393, adopted in April 2008. This chapter lists the procedure, components of review, as well as findings required for approval. For projects requiring a design review permit (DRP), plans and a planning application is submitted, reviewed by staff for completeness, and then scheduled for consideration by the Planning Commission. A separate DRP is not required when the project has a component that already would require Planning Commission or City Council review: for example a parcel map, tract map, or a conditional use permit. The DRP requirement is only triggered for those projects that would otherwise only require a Zoning Clearance or a Sign Permit.

Certain residential projects, notably most⁶ single-family residential projects are exempt from a DRP. Duplexes not on Main Street or Guadalupe Street, or in the City's Central Business District, are similarly exempt. The DRP requirement would most typically occur in the case of multi-family or mixed-use development in the City's Central Business District, or multi-family development elsewhere in the City. While the requirement for a DRP does add to the project's permit fees (\$1,500 to \$3,500 for minor/major DRP), it does not result in a substantial constraint or disincentive to development. The purview of the City Council is specific to the design of the project; compliance with other Zoning Code regulations development standards is evaluated at the staff level. Section 18.73.90 of the Zoning Code describes eight design components the City Council considers upon application for a DRP. In addition, Section 18.73.100, sets forth the thirteen findings the City Council shall make prior to approval of a DRP. These findings represent specific design objectives by which staff evaluates the development. They are intended to enhance the appearance and value of property and the livability of neighborhoods. They do

⁶ An exception to this exemption applies to single-family residential projects with frontage on Main or Guadalupe Streets that are visible from these streets.



not represent a constraint to development, but are simply to ensure orderly and safe development in the City. Nonetheless, to provide greater certainty for residential projects subject to the Design Review Process, Program A.9 in the Housing Action Plan proposes to establish design guidelines that illustrate appropriate standards.

When processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and is handled based on the scope of the change. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility and ADA requirements are followed. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

3. Development Fees

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. The three main types of development and permitting fees are: 1) Planning Application fees, which are collected at the outset of a project; 2) Development Impact Fees; and 3) plan check fees, which are collected at the end of the process during issuance of the building permit(s). Many of these fees are assessed based on the magnitude of the project's impact or on the extent of the benefit that will be derived.

The City's planning application fees were updated in September 2013 (See Appendix C for Guadalupe Planning Department fee schedule). The intent of this revision was to better ensure that the City collects sufficient funds to cover the staff costs of processing the application. Many of the City's discretionary permit application fees are now actual cost based with deposits collected at time of application submittal. Most ministerial permits are assessed as one-time set fees. All development projects including the development of new residential units require a Zoning Clearance, which is a ministerial permit that allows staff to confirm that the proposed development meets Zoning Code standards and requirements. Development projects may also require a Design Review Permit, although most single-family residential projects and additions are exempt from this requirement. Larger development projects may require a tract map or a conditional use permit, and some projects will require a rezone or planned residential development. The most common planning fee costs are included in Table 39, and the complete schedule of fees is included as Appendix C.

The development impact fees charged by the City are not excessive and are lower than or equal to those levied in surrounding cities and thus do not present a significant obstacle to production of affordable housing. Guadalupe collects a parks development fee and a public facilities fee. Park development fees per residential unit are \$150. Public facilities fees are \$0.10/square foot on multi-family projects. The Guadalupe Union School District also charges school fees. For large development projects, other development impact fees (traffic, sewer service, etc.) may be assessed as part of a Development Agreement.

The actual total development impact fee per unit is based on all fees that are required for the particular project. Some fees may not be applicable to particular projects. Some fees are based on sliding scale for size of unit or number of units in a multi-family project. Typical fees range between \$6,000 and up for a

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single family unit and up to \$22,000 for a multi-family project of seven units or more; again, this depends on if grading plan check fees or other fees apply and how many units are being built.

Development and processing fees are lower in Guadalupe than in other areas. Further, Guadalupe's serious financial condition makes further reductions in already low fees infeasible. It is the City's intent to give high priority for processing low-income residential projects, though in reality, the processing time for all types of projects is considerably less in Guadalupe than other cities in the area.

Table 39. Fees that Affect Housing Production

Common Community Development Department Fee Schedule, 2013		
Type of Fee	Cost or Initial Deposit for Actual Cost-Based Fee	
Zoning Clearance - change in use only	\$150	set fee
Zoning Clearance - New single family unit or duplex	\$250	set fee
Zoning Clearance – multi-family development or commercial	\$400	set fee
CUP/DRP – home occupation permit	\$250	Set fee
CUP/DRP – minor	\$1,500	Deposit
CUP/DRP – major	\$3,500	Deposit
Pre-Application Review – minor	\$330	Set fee
Pre-Application Review - major	\$2,500	deposit
Specific Plan - New	\$8,000	deposit
Zoning Code Text Amendment	\$2,500	Deposit
Zone Code Change – minor	\$5,000	Deposit
Zone Code Change - major	\$7,500	Deposit
Planned Development – minor	\$330	Set fee
Planned Development - major	\$2,500	Deposit
Tentative Parcel Map	\$3,000	deposit
Tentative Tract Map	\$5,000	deposit
Final Map	\$7,500	deposit
General Plan Amendment and Zone Change - minor	\$10,000	deposit
General Plan Amendment and Zone Change - major	\$15,000	deposit
Encroachment Permit	\$63	
Public Improvement Plan Checking	\$1,460 per subdivision or \$290 per single lot	
Public Facility and Traffic Impact Fees	Subdivision = \$300 per lot Annexation = \$800 per lot	
Building Permit	Fee required by the CBC	
Grading Permit	Fee required by the CBC	
Water Connection Fee	set fee based on the diameter of the service line	
Sewer**	\$3,542	per single-family residence

*Multi-family sewer connection per residential unit \$2,361

See Appendix C for Guadalupe Planning Department fee schedule

Source: Guadalupe Planning Department

On- and Off-Site Improvements

In order to provide a safe and suitable environment for residential development, the City requires that certain public improvements be made. Each dwelling unit must connect to the City's water and sewer



systems and project sites must properly capture and discharge runoff water into detention basins and/or storm drain systems. The City also requires that curbs, gutters, and sidewalks be placed along the frontage of every lot on which new construction or significant alteration is done. Public facility and traffic impact fees are listed in Table 39 above, and are reasonably related to the project. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Guadalupe. The City does not impose any unusual requirements as conditions of approval for new development. City regulations are intended to generally encourage private development and new construction.

4. Regional Constraints

Regional constraints result, in part, from decisions made by the Santa Barbara Local Agency Formation Commission (LAFCo), a supra-local planning agency that ensures the logical and orderly growth of cities. Guadalupe's Sphere of Influence in 2008—the City's ultimate anticipated growth boundary—is congruent with the City limits, thus precluding outward expansion to meet housing needs without LAFCo approval. This is an important governmental constraint to meeting the City's housing needs.

B. Non-Governmental Constraints

Although non-governmental constraints are primarily market-driven and generally outside direct government control, local governments can influence and offset the negative impact of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to existing conditions. While the cost of new housing is influenced by factors beyond a locality's control, municipalities can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

1. Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, which is a problem common throughout the State, and particularly in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately 56 percent of the City's total tax revenue while in other California cities this percentage is as much as 25 percent. The City cannot maintain needed services without steady funding (City of Guadalupe Budget 2014-2015 numbers utilized).

Availability of Financing

The availability of financing affects a person's ability to purchase and/or improve an existing home. For example, in Guadalupe, it can be difficult for Very Low, Low, and Moderate income first-time homebuyers to acquire sufficient savings and income to pay for a down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for these income groups to rehabilitate their homes. However, a number of private financing and government assistance programs are available to the community, as discussed in Chapter III, Resources.

Cost of Land

Land costs vary according to a number of factors, and can influence the type of project built. Cost considerations include the price of the land per square foot determined by the current market as well as the intended use, the number of proposed units or density of development permitted on the site. Location, zoning, and the size of a parcel will also affect the cost of land. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely be more valuable, and thus more expensive, than a remote piece of land that is zoned for agricultural uses.

Primary data on direct land costs in Guadalupe are scarce. Discussion with a member of the County Assessor's office suggested that \$50,000 to \$66,000 was a reasonable "ballpark estimate" of the value of a single family residential lot with water and sewer service (Housing Element, 2004). This estimate still seems valid for the current year as median home prices in Guadalupe are approximately \$199,400 (ESRI 2014).

Site Improvement Costs

Non-governmental site improvement costs can include the cost of providing access to the site, clearing the site, and grading building pad area(s). In the case of a subdivision, such costs may also include major subdivision improvements including building roads and installing new infrastructure. As with land costs, several variables affect the amount of improvement costs including site topography (which is relatively flat in Guadalupe) and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements, as these services are required to ensure the development is constructed according to established codes and standards. In the case of the DJ Farms Lot 5 subdivision (approved in November 2014), costs added approximately \$65,000 per lot. There is no substantial difference in lot development costs.

Cost of Construction

Construction costs can vary widely depending on the environmental conditions and scale of development at the site. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. In Guadalupe, expansive soils and mitigation of liquefaction risk often necessitate more extensive footings for houses that can increase construction costs. Multiple family residences such as apartments can generally be constructed for slightly less than single-family residences. With the aid of the RSMeans software, the average cost of a good quality of construction for multifamily apartment style housing would be an average of \$130 per square foot (this assumes a prevailing wage rate).

Prevailing Wages

State and federal law require that any affordable housing project that is assisted with government funds (e.g., CDBG, HOME, LMIH, and other federal and state funds) be constructed using prevailing wages per wage determinations adopted by the State Department of Industrial Relations and/or Federal Department of Labor. Prevailing wages typically add 25 to 30 percent to the cost of construction.

2. Citizen Behavior

Housing preferences have changed in the last fifty to sixty years, as consumers have more recently tended to prefer larger detached houses. These expectations are often unrealistic given the high cost of



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living in California. Bias towards single-family residences can result in neighbors opposing more dense and/or affordable housing.

New housing also produces increased traffic and noise. These perceptions can result in community disdain with all types of development, including housing, commercial and industrial. Community opposition can impair a city's ability to meet its housing and economic goals. **However, community opposition to single-family or multi-family development is most often not a factor and therefore does not pose a constraint to housing development in Guadalupe.**

3. Environmental Constraints

Residential development in the City has the potential to be constrained by environmental factors including: City boundaries and limits, protected agriculture, coastal zone proximity, flood zones, and seismic faults. Environmental constraints in an around Guadalupe are illustrated in Figure 2.



Figure 2: Environmental Constraints Map



IV. Constraints

The City's General Plan policies include measures to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. It is important to also note that these environmental factors do not substantially constrain the land identified in Appendix B to accommodate the City's fair share housing allocation.

Boundaries/Limits

The primary limit that defines the scope of the Housing Element is the City limit. Expansion to the north is restricted by the location of the Santa Maria River to the north of the City. Expansion to the east, south, and west is constrained by the fact that nearly all the land surrounding the City in these areas is under a Williamson Act contract and therefore is not currently developable.

Coastal Zone

The California Coastal Commission regulates development on parcels within the Coastal Zone. Such development must comply with the Local Coastal Program, which is approved and adopted by the Coastal Commission. In Guadalupe, approximately 60 acres in the southwestern portion of the City are within the coastal zone. The City annexed this land in 1990 and prepared a local coastal plan (LCP) that was certified by the California Coastal Commission. The existing uses for the site include a community park, single family residences, open space, and the City's wastewater treatment plan. **None of the 49 units allocated by SBCAG will be located in this portion of the City.**

Flood Zones

Portions of land northwest of the City limits located within 100-year and 500-year flood zones. However, none of these lands are currently developed or are considered for future residential development.

Seismic Faults

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621, et seq.) restricts development on the surface traces of known active faults mapped by the State Geologist. No Alquist-Priolo faults are within the City limits (California Geologic Survey, 1997). Twenty-one older commercial buildings in the City's downtown core have been determined to be unreinforced masonry (Cal Poly, 2009). The City is working with owners of these buildings to seismically upgrade these buildings on a case-by-case basis.

4. Infrastructure and Public Facilities

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units.

Both the City's water and sewage treatment systems are adequate to serve current and future needs. The City operates a wastewater treatment plant with a sewer capacity of about one million gallons per day. Based on a per capita wastewater generation of 80 gallons per day, the sewer could accommodate a population of about 12,000 residents. As shown in Table 40, sewer capacity will be more than adequate for the next five years.



IV. Constraints**Table 40. Sewer Capacity and Projected Sewer Demand**

2020 Population Projection (Persons)	Gallons Per Person/Day (2013 Usage)	2015 Demand (Gallons)	Capacity (Gallons)	Percent of Capacity
8,800	80	550,880	966,000	58%

*2010 population of 7,100 x 80 gallons per person/day x 4.0 persons (average household size)

Water

In regards to water, the City has two primary water supply sources: the Santa Maria Groundwater Basin and the State Water Project.

In 1997, the Santa Maria Valley Water Conservation District filed a lawsuit to adjudicate water rights in the Basin (Santa Maria Valley Water Conservation District vs. City of Santa Maria CV 770214, January 11, 2005). In June 2006, the Santa Maria Valley Water Conservation District negotiated a Settlement Agreement that set forth terms and conditions for a solution concerning the overall management of the Basin water resources, including rights to groundwater use. According to this agreement, Santa Maria, the Golden State Water Company, and the City of Guadalupe have preferential appropriative rights to surplus native groundwater. Therefore, these parties may pump groundwater without limitation unless a severe water shortage condition exists. In the event that a severe water shortage exists, the Court may require these parties to limit their pumping to their respective shares and assigned rights. The Court granted the City of Guadalupe 1,300 AFY of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005).

The City of Guadalupe derives all of its water supply from the State Water Project and the Santa Maria Ground Water Basin. Currently, the City operates two wells. The Fifth Street Well is located on Fifth Street and can pump 750 gallons per minute. In October 2008, the city added an additional well to the system (Obispo Tank Well) located just west of Obispo St. near its intersection with Fir Street. The new well serves as the lead well, which previously was the Fifth Street Well. The Fifth Street Well is now used as a back-up well. With the addition of the new well, the City will be pumping approximately 850 Acre-Feet per year from the Santa Maria Groundwater Basin. The City is also entitled to 550 Acre-Feet from the State Water Project, which is subject to change (on percent annual delivery) based on annual rainfall and Sierra Nevada snow pack.

Pursuant to the City's 2014 Water Master Plan Update, the City has scheduled its well operations and anticipated state water percent deliveries to provide approximately 1,633 acre-feet of water supply, which is sufficient to meet the approximate 1,462 Acre-Feet of average annual demand. Although the water supply sources appear sufficient to meet future demands, the City's existing water supply facilities lack redundancy under existing demands. Two additional groundwater wells totaling approximately 1,700 gpm are recommended to meet future demands and maintain adequate redundancy. Two wells, each with a minimum capacity of 850 gpm, are recommended so that the City can meet existing and future demands if any one of the City's wells were temporarily offline.



V. ENERGY CONSERVATION OPPORTUNITIES

This chapter describes opportunities for conserving energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also considerably reduce greenhouse gas emissions. Chapter VI, Housing Action Plan, provides the goals, policies, and programs for conserving energy in new housing developments and retrofits in Guadalupe.

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, setback features on thermostats, and water heating system insulation (tanks and pipes). State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

A. Planning and Land Use

In addition to mandatory requirements, the way land is zoned and used can conserve energy. For example, if the general plan and zoning code encourage residential subdivision in a relatively isolated area, far from commercial facilities such as grocery stores, residents must travel longer distances to take care of their daily shopping and service needs. Also, keeping housing and jobs in balance and near each other helps to reduce energy use for commuting. Longer trips usually necessitate using an automobile (resulting in gasoline consumption) rather than walking or cycling. Changing the land use pattern can also change energy use patterns. The intent of land use planning measures is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving shorter distances.

The small, compact nature of Guadalupe and its current land use pattern are inherently energy efficient. The City encourages infill development (development on vacant or underutilized lots) and compact, contiguous development. According to the Urban Land Institute publication: *Growing Cooler* (2008), “conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments.” Compact development results in secondary energy savings, or embodied energy. Embodied energy is the term used for the energy spent producing the materials and finished products, like sewer pipes, electrical lines, paving materials, etc. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City’s compact development also helps provide a convenient and accessible public transit system. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008). In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development has a density of 6 units per acre. **The future DJ Farms development will have an overall density of approximately 6 units per acre;**



individual residential tracts within the Specific Plan area will have densities ranging between 6 units per acre to 14 units per acre. The residential zones and mixed-use area near and in the Central Business District (CBD) of Guadalupe provides or has the potential to provide higher residential densities: up to 15 to 20 units per acre.

The City also promotes mixed-use development, particularly in the core areas of the community and along major roads, such as Guadalupe Street (State Route 1) and Main Street (State Route 166). Many residents, however, opt to do grocery and other shopping outside the city because Guadalupe lacks a large grocery store. There are stores within Guadalupe that may take care of daily essentials, but many drive to Santa Maria and neighboring communities to go shopping.

Continuing to encourage existing growth patterns will conserve energy and encourage public transit use. To reduce vehicle trips to neighboring cities, however, the City should continue to encourage additional commercial development.

B. Energy Efficient Practices and Technologies

Energy usage related to housing is largely a factor of indoor heating and cooling. Energy usage also correlates with the efficiency of appliances and other mechanical systems within buildings. This includes hot water heaters, dishwashers, washers and dryers, and plumbing fixtures. In order to conserve energy in new housing developments and retrofits, the City should encourage or require the use of any of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;
- Active solar water heating in exchange for less insulation and/or energy conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Weatherization of windows and doors;
- Individual meters for gas, electricity and water (to encourage conservation) in multi-family units;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to encourage walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

Currently, Pacific Gas & Electric provides a variety of energy conservation services for residents and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.



The California Alternate Rates for Energy Program (CARE) provides a 15 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

The REACH Program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

In addition, the State Department of Community Services & Development administers a home weatherization program as part of its Low-Income Home Energy Assistance Program (LIHEAP). This program provides free energy efficiency upgrades to the dwellings of low-income families to lower their monthly utility bills.

VI. HOUSING ACTION PLAN

This chapter provides a statement of the community's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing in Guadalupe for the 2015 to 2023 planning period.

A. Affordable Housing Supply

Goal A: An adequate supply of affordable housing for all income levels.

Policies:

A.1. The City shall provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification.

~~**A.2.** The City may pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.~~

A.2. The City shall ensure that adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

A.3. The City shall give high priority for permit processing to low-income residential projects, and the highest priority for projects that provide housing units at the extremely-low income (ELI) level.

A.4. The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.

A.5. The City shall, through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers, apply for funds from the State and Federal governments to construct housing for low-income households.

A.6. The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.



~~**A.8.** The City's redevelopment agency shall utilize at least 20 percent of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for extremely low, very low, low, and moderate-income households, as required by State law.~~

A.7. All new housing projects of 50 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning, or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units. In cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.

A.8. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.

A.9. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.

A.10. The City shall require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.

A.11. The City shall encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.

A.12. The City shall allow legal, non-conforming dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.

A.13. To meet the City's needs to provide housing at the extremely low income (ELI) level, the City shall encourage projects that meet the housing needs of ELI households by offering financial incentives, financial assistance, and/or regulatory concessions to encourage the development of ELI units, such as that provided by single-room occupancy units. The City shall consider prioritizing its affordable housing development assistance to one or more projects that meet the City's ELI housing needs, as identified in the latest RHNA allocation.

Programs:

~~**A.1.** The City shall initiate annexation proceedings with Local Agency Formation Commission to add to the available land supply.~~

Responsible Department: City Administrator, Planning Department

Timeframe: Ongoing

Funding: Property owners will pay for cost of annexation proceedings



Expected Outcome: New land available for residential development

A.1. The City shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.

Responsible Department: City Administrator
Timeframe: Ongoing with an annual update report
Funding: General Fund
Expected Outcome: Annual review and priority report

A.2. The City shall establish priority water and sewer services procedures for developments with units affordable to lower-income households.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Priority water and service procedures

A.3. The City will comply with California State law allowing secondary units, mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. These uses may only be subject to those development and management standards that apply to residential development within the same zone. The City will also promote the use of secondary units by providing a public awareness campaign to property owners, builders, and developers.

Responsible Department: Planning Department
Timeframe: 2015-2016
Funding: General Fund
Expected Outcome: Zoning Ordinance Amendment and Annual Progress Report

A.4. The City shall require a 30-year continued affordability condition in projects that receive a density bonus that also utilize government funds. As an additional incentive, projects that do not use any government monies may be eligible for bonuses if the units have at least 20 years of continued affordability. The City will ensure all options comply with State density bonus laws.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Annual progress report

A.5. The City shall continue to require new housing projects of 50 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan to pay a fee equal to two percent of the building valuation (based upon building permits). Such fees are deposited into a housing trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units. These monies are collected to provide low or no-interest loans to allow additions to existing rental or



ownership units for low-income households. In all cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.

Responsible Department: Planning Department
Timeframe: Ongoing with an annual update report
Funding: General Fund
Expected Outcome: Additional funding for Housing Trust Fund

A.6. The City shall through a staff liaison continue to work with the Santa Barbara County Housing Authority, People’s Self Help Housing Corporation, or other non-profit agencies to secure funds through State and Federal programs for development of new low-income housing, and rehabilitation and/or room additions to relieve overcrowding for existing low-income households. Opportunities for the development of housing at the ELI level shall be a priority, until the City meets its ELI housing allocation in this RHNA cycle. The City will coordinate with the County applications for new funding and will provide letters of support and technical support to nonprofits. The City will also participate in the Housing Trust Fund of Santa Barbara County to leverage the City’s funding. A report will be provided annually to the City Council on progress in the endeavor.

Responsible Department: City Administrator
Timeframe: May of every year
Funding: Various Housing Development Funds/General Fund
Expected Outcome: Continued securing of funding for construction of low-income housing

A.7. **The City’s Successor Redevelopment Agency** shall continue to use a portion of its **available** funds to develop low-income housing, including that at the ELI level, and rehabilitate and/or provide room additions for existing low-income households, beginning in the fiscal year. A portion of these funds should be prioritized for room additions for existing low-income households to help alleviate the impact of high overcrowding.

Responsible Department: City Administrator
Timeframe: Ongoing with an annual update report
Funding: Redevelopment Agency revenues
Expected Outcome: Development of low-income housing

~~**A.8.** The City shall develop Design Guidelines that illustrate acceptable types of residential development to provide better certainty for the Design Review.~~

~~Responsible Department: Planning Department
Timeframe: 2010-2011
Funding: General Fund
Expected Outcome: Development of Design Guidelines~~

B. Conservation and Rehabilitation

Goal B: Conservation and rehabilitation of the City’s existing stock of affordable housing.



Policies:

~~**B.1.** The City shall fund redevelopment agency rehabilitation loan program to low-income households as redevelopment monies become available.~~

B.1. The City shall continue to coordinate with the Housing Authority to maintain Section 8 rent subsidies.

B.2. The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

B.3. Private financing of the rehabilitation of housing shall be encouraged.

B.4. The City shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.

B.5. The demolition of existing multi-family housing shall be allowed when: a) the structure(s) is found to be substandard and unsuitable for rehabilitation; b) tenants are provided reasonable notice and an opportunity to purchase the property; and c) relocation assistance is provided.

Programs:

B.1. If grant application assistance is available from the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other groups, the City shall apply annually for CDBG and HOME rehabilitation funds to enable rehabilitation (including room additions to help relieve overcrowding as allowed by law), for low-income households. The City shall monitor application deadlines for these granting opportunities and ensure that applications are submitted timely and are complete. The City shall determine if grant application assistance is necessary and available by June 1 of each year.

Responsible Department:	City Administrator
Timeframe:	Ongoing and at least once annually
Funding:	CDBG Technical Assistance/General Fund
Expected Outcome:	CDBG applications annually
Objective:	8 units rehabilitated

B.2. The City shall coordinate its efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies. A City staff liaison will have the responsibility of coordinating these efforts.

Responsible Department:	City Administrator
Timeframe:	Ongoing
Funding:	Planning Department budget
Expected Outcome:	Maintenance of existing Section 8 subsidies



C. At-Risk Units

Goal C: Preservation of all at-risk units in Guadalupe.

Policies:

C.1. The City shall strive to preserve all at-risk dwelling units in the unincorporated County.

C.2. At least two years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:

- The units constructed with the aid of government funding
- The units were required by an inclusionary zoning ordinance
- The project was granted a density bonus
- The project received other incentives

Such a notice shall be given at least to the following:

- The City;
- HCD;
- Santa Barbara County Housing Authority; and
- Residents of at-risk units.

Programs:

C.1. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives. The list shall include, at a minimum, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings

Responsible Department:	Planning Department
Timeframe:	Ongoing with an annual update report
Funding:	General Fund
Expected Outcome:	Annually updated list

C.2. The City shall add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units.

Responsible Department:	Planning Department
Timeframe:	Ongoing with an annual update report
Funding:	General Fund
Expected Outcome:	Revisions to all housing incentive and regulatory programs

D. Special Needs

Goal D: Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.

Policies

D.1. The City shall encourage the development of housing for farmworkers and large families.



D.2. Rehabilitation of rooming houses in the downtown shall be encouraged.

D.3. The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

D.4. The City shall provide information to migrant farmworkers about housing opportunities and services for in the area.

Programs:

D.1. The City shall amend its zoning ordinance to grant a density bonus, or exemption from the in-lieu fee requirement, or both, for projects that include three- and four-bedroom units, or single room occupancy units, as a significant portion of the total project. The thresholds for determining the number of such units and exact size of the density increase or fee exemption shall be determined during drafting of the ordinance.

Responsible Department: Planning Department
Timeframe: 2015-2016
Funding: General Fund
Expected Outcome: Zoning ordinance amendment

D.2. The City shall seek funding sources for housing rehabilitation to rehabilitate rooming houses located in the downtown. Possible sources include CDBG rehabilitation funds and other state and federal programs (listed in Chapter III, Resources). The City will review and apply for all possible funding sources as they become available.

Responsible Department: City Administrator
Timeframe: Ongoing
Funding: Various
Expected Outcome: Operating rehabilitation program
Objectives: Rehabilitate 8 units

D.3. The City shall adopt a procedure to make reasonable accommodations (i.e. modifications or exceptions) in its zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs an equal opportunity to use and enjoy a dwelling. The amendment to the Zoning Ordinance shall include a revised definition of family that is consistent with State housing law. It shall address all aspects of the Americans with Disabilities Act in regards to home construction, retrofitting restrictions, and parking requirements due to City Zoning Code. The City will also address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes.

Responsible Department: Planning Department
Timeframe: 2015-2016
Funding: General Fund
Expected Outcome: New ordinance



D.4. The City shall continue to provide information about housing opportunities and services for homeless persons to migrant farmworkers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material.

Responsible Department: Police Department, City Administrator
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Continued availability of housing information

D.5. The City shall cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing farmworker housing. As part of this cooperation, the City shall identify one or more sites that could support a farmworker housing development and consult with the site owner and/or housing partners on the feasibility of developing the site for farmworker housing. The City shall contact farmworker advocacy groups to participate and hold the hearings in both English and Spanish.

Responsible Department: Police Department, City Administrator
Timeframe: Ongoing, at least once annually
Funding: General Fund
Expected Outcome: Continued coordination and development of farmworker housing

E. Energy Conservation

Goal E: Energy efficient housing units that result in a reduction in energy costs to Guadalupe residents.

Policies:

E.1. All new dwelling units shall be required to meet current State requirements for energy efficiency, and retrofitting of existing units shall be encouraged.

E.2. New land use patterns shall encourage energy efficiency, to the extent possible.

Programs:

E.1. The City shall continue to implement Title 24 of the California Code on all new development.

Responsible Department: Building Department
Timeframe: Ongoing
Funding: Plan check fees
Expected Outcome: Implementation of Title 24

E.2. The City shall work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund/PG&E



Expected Outcome: Increased awareness of energy efficiency programs

E.3. The City shall amend the subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.

Responsible Department: Planning Department
Timeframe: 2015-2016
Funding: General Fund
Expected Outcome: Subdivision Ordinance amendment

E.4. New annexations to the City shall be contiguous to the existing City to maintain compact urban form and energy efficiency.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Efficient, contiguous City expansion

E.5. The City shall apply for or support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multifamily Housing Program (MHP) and California Tax Credit Allocation Committee resources which provide competitive advantage for affordable infill housing and affordable housing built close to jobs, transportation, and amenities.

Responsible Department: City Administrator
Timeframe: Ongoing
Funding: Various
Expected Outcome: Funding for rehabilitation program

E.6. Partner with public utility districts and private energy companies to promote free energy audits for low-income owners and renters, rebate programs for installing energy efficient features/appliances and public education about ideas to conserve energy.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: Various
Expected Outcome: Conserved energy

F. Equal Opportunity Housing

Goal F: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

F.1. The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability to have equal access to sound and affordable housing.



F.2. The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

Programs:

F.1. The City will continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall. And the City will continue to provide information in Spanish as well as review the need for any third language information in Guadalupe.

Responsible Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information regarding equal access to housing

F.2. The City will refer persons experiencing discrimination in housing to California Rural Legal Assistance. The City will cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances.

Responsible Department: All City Departments that receive complaints
Timeframe: Ongoing
Funding: General Fund
Expected Outcome: Distribution of information

F.3. The City shall notify People’s Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element.

Responsible Department: Planning Department
Timeframe: Prior to any public hearing
Funding: General Fund
Expected Outcome: Awareness of Housing Element updates, increased participation at housing workshops

G. Quantified Objectives

Table 41 provides an estimate of the number of units likely to be constructed by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources and constraints. The target of 49 units in total meets **the 2015-2023 RHNA** plan adopted for the City of Guadalupe by SBCAG (refer to Section II for a discussion of the City’s allocation in the RHNA process).



Table 41. Quantified Objectives

Program Category	New Construction Units
Extremely Low	6
Very Low	6
Low	8
Moderate	13
Above Moderate	16
Total	49



APPENDIX A: EVALUATION OF 2009 HOUSING ELEMENT

Government Code Section 65588(a) requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives, and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period, 2009 through 2014. This analysis also includes an assessment of the appropriateness of goals, objectives, policies, and programs.

A. Program Evaluation

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

B. Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period.

C. Progress in Meeting Quantified Objectives

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.



Table A-1. 2009 Housing Element Program Evaluation – City of Guadalupe

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
1. Initiate annexation proceedings with Local Agency Formation Commission	City Administrator, Planning Department	Ongoing	Annexation request for Minami Specific Plan is no longer proposed. Potential new annexation request for new RV Park no longer under discussion. The City will continue to review annexation requests on a case by case basis.	The City will consider annexation requests on a case-by-case basis and will no longer initiate annexation proceedings with LAFCO
2. Evaluate adequacy of services and facilities for additional residential development, identify deficiencies, and set priorities	City Administrator	Annually	Ongoing part of development review process. The City has completed a Water and Wastewater System Master Plan and has initiated a Water and Wastewater Rate Study. That rate study will incorporate the cost of needed water & wastewater capital improvements.	Continue program
3. Comply with California State law allowing: second units in residential zones; mobile and manufactured housing in all residential zones; density bonuses for subdivisions that include an affordable housing component; relief from setback, parking, and other site development regulations, for projects that include an affordable housing component; and promote use of secondary units by providing a public awareness campaign to property owners, builders, and developers	City Administrator, Planning Department	Calendar Year 2016	A zoning ordinance amendment (Ordinance 2008-391) that established a Planned Residential Development Overlay was adopted in 2008. The Planned Development Overlay allows for flexibility in zoning ordinance standards for certain residential projects that are determined to be beneficial to the City or help achieve City goals for provision of housing to special needs groups or to provide affordable housing. The overlay also provides for density bonus of up to 15% for projects with an affordable housing component. A comprehensive zoning ordinance update is required to ensure compliance with California Density Bonus Law. The City needs to reinstate this process.	Continue program and prepare necessary zoning code amendments

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
4. Require a 30-year continued affordability condition in projects that receive a density bonus; provide bonuses to units that have at least 20 years of affordability that do not use any government monies; and ensure all options comply with State density bonus laws	Planning Department	Ongoing	Ongoing as part of City review of such projects.	Continue program
5. Require that new housing projects of at least 50 units in size on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation; deposit such fees into a trust fund that can be used to construct lower income housing, write-down land or financing costs, or rehabilitate or preserve existing units; provide low or no-interest loans with monies collected, to allow additions to existing rental or ownership units for low-income households; and ensure all options comply with State density bonus laws	Planning Department	Ongoing and annual report to the City Council	Ongoing as part of City review of such projects.	Continue program
6. Work with the Santa Barbara County Housing Authority, People's Self Help Housing Corporation, or other non-profit agencies to secure funds through state and federal programs for development of new low-income housing, and rehabilitation and/pr room additions for existing low-income households; coordinate with the county applications for new funding and provide letters of support and technical support to nonprofits; and provide a report annually to the City Council on progress	City Administrator	May of every year	Ongoing with correspondence going out annually.	Continue program
7. Use a portion of available funds to develop low-income housing, and rehabilitate and/or provide room additions for existing low-income households	City Administrator	Annually to City Council	Ongoing as part of City review of such projects.	Continue program
8. Apply annually for CDBG rehabilitation funds to enable rehabilitation for low-income households	Planning Department	Annually	The City has an existing loan from CDBG and uses these funds in the rehabilitation program.	Continue program
9. Coordinate efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy monies	City Administrator	Ongoing	Existing Section 8 rental subsidies are being maintained.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
10. Adopt an ordinance that requires tenant notice and relocation assistance in cases of demolition of multi-family housing; provide for at least one year's notice to tenants except in cases of imminent risk to health or safety; specify minimum requirements for relocation assistance for displaced tenants; and include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households	Planning Department	Remove Program	A comprehensive zoning ordinance update was initiated, but was put on hold.	Remove program, as it is not necessary to achieve consistency with Housing Element. Adequate policy direction provided as Policies B.5 and B.6.
11. Coordinate with the Santa Barbara County Housing Authority to maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through regulations or incentives; include on the list, the number of units, type of government program, and the date at which the units may convert to market-rate dwellings	Planning Department	Ongoing with an annual report	List has been developed by City and is periodically updated as new units are developed.	Continue program
12. Add to existing incentive programs, and include in all new incentive or regulatory programs, requirements, to give notice prior to conversion to market rate units	Planning Department	Ongoing with an annual report	15% density bonus for residential projects with affordable housing component has been included in zoning ordinance as part of the Planned Residential Development Ordinance (Ord. 2008-391). This ordinance also provides for flexibility in zoning standards to allow for creative designs and as an incentive to development and redevelopment. Notice requirements for conversion to market rate units are incorporated as conditions of approval in consideration of development permits.	Continue program
13. Amend the zoning ordinance to grant a density bonus, or exemption from the in-lieu fee requirement, or both, for projects that include four-bedroom units as a significant portion of the total project; and determine the number of such units and exact size of the density increase or fee exemption	Planning Director	Calendar Year 2016	Density bonus provision included in Planned Residential Development Ordinance (Ord. 2008-391). A more comprehensive zoning ordinance update was initiated, but was put on hold.	Continue program and prepare necessary zoning code amendments

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
14. Seek financing for the Redevelopment Agency's housing rehabilitation program to rehabilitate rooming houses located in the downtown, and review and apply for all possible funding sources as they come available	City Administrator	Annually	The City's Unreinforced Masonry Program provides funding for rehabilitation of housing in URM buildings. Ongoing effort for other projects.	Continue program
15. Adopt an ordinance that requires reasonable accommodations of the needs of disabled persons; address all aspects of the Americans with Disabilities Act in regards to home construction and retrofitting restrictions due to City Zoning Code; and address financial incentives for home developers who address SB 520 issues in new construction and retrofitting existing homes	Planning Department	Calendar Year 2016	Compliance with ADA reasonable accommodations requirements met with adherence to Building Code. For SB 520 issues, a comprehensive zoning ordinance update was initiated, but was put on hold.	Continue program and prepare necessary zoning code amendments
16. Provide information about housing opportunities and services for homeless persons to migrant farm-workers through the Police Department, as well as City Hall; provide information in both English and Spanish and provide other additional language material to other minority languages in the community; and survey the community for the need of other language material	Police Department, City Administrator	Ongoing	Information is provided as part of police patrols and contacts. Information is also available at City Hall.	Continue program
17. Cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing farm-worker housing; hold a public hearing to determine level and scope of needs in the community; and contact farm-worker advocacy groups to participate and hold the hearings in both English and Spanish	Planning Department	Ongoing	Ongoing outreach efforts with partner agencies. Need for farm-worker housing a component of Housing Element community workshops held on October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; and March 12, 2009.	Continue program
18. Require all new dwelling units to meet current State requirements for energy efficiency; and encourage retrofitting of existing units	Building Department	Ongoing	Title 24 requirements verified during Building Permit plan check process.	Continue program
19. Work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs; and consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs	Planning Department	Ongoing	Ongoing work with PGE and dissemination of energy efficiency in electrical utility bills.	Continue program
20. Amend subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access	Planning Department	Calendar Year 2016	Solar orientation considered as part of the development review process. A comprehensive update to the City's Subdivision Ordinance was initiated, but was put on hold. The City will need to reinstate this process.	Prepare necessary zoning code amendments

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
21. New annexations shall be contiguous to the existing City to increase compact urban form and energy efficiency	Planning Department	Ongoing	Annexation (LAFCO 07-10) approved on September 6, 2007 met this criteria. Review of annexation projects will occur on a case-by-case basis.	Continue program
22. Amend the zoning ordinance to allow for mixed residential and commercial development, where appropriate; and identify adequate sites that could allow mixed-use development	Planning Department	2004	Planned Residential Development Ordinance (Ord. 2008-391) allows for a commercial component to a primarily residential development. Mixed use development also in General Commercial Zoning District as well as in Mixed Use and Neighborhood Commercial Zoning Districts in DJ Farms Specific Plan Area.	Program completed
23. Amend the subdivision ordinance to require that new subdivisions include transit opportunities and bicycle and pedestrian routes	Planning Department	2013	Transit opportunities and provision for non-vehicular mode of travel were identified as part of the Bicycle and Pedestrian Master Plan adopted by the City in 2013.	Program Completed
24. Continue to provide information from the Housing Authority and Department of Equal Housing and Employment regarding housing and tenant rights at City Hall; and continue to provide information in Spanish as well as review the need for any third language information in Guadalupe	Planning Department	Ongoing	Information on housing and tenant rights is available at City Hall and provided as needed.	Continue program
25. Refer persons experiencing discrimination in housing to California Rural Legal Assistance; and sponsor workshops on fair housing laws and how those who are victims of discrimination to address their grievances	All City Departments that receive complaints	Workshop in November, 2005	Workshop held in November 2005. Referrals to California Rural Legal Assistance are made if complaints received.	Modify program, coordinating with neighboring jurisdictions and local organizations that sponsor workshops, due to limited funding.
26. Notify People's Self Help Housing Corporation, Santa Barbara County Housing Authority, California Rural Legal Assistance and local churches, as well as post notices at significant public locations, prior to any public hearing where the City is considering amending or updating the housing element	Planning Department	Prior to any public hearings	No amendments to the 2004 Housing Element were made. These agencies will be notified of the availability of the draft 2015 Housing Element as well as of the public hearings for consideration of the updated Housing Element.	Continue program

Table A-2. Appropriateness of 2009 Housing Element Goals and Policies – City of Guadalupe

Goal	Policy	Appropriateness
Goal A: An adequate supply of affordable housing for all income levels		Still appropriate – retain
	Policy A.1. Provide an adequate number of housing sites for both rent and purchase to accommodate its share of regional housing needs, including the number of units for each income classification.	Still appropriate – retain
	Policy A.2. Pursue land annexation to enable an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.	No longer appropriate – remove
	Policy A.3. Ensure that adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.	Still appropriate – retain
	Policy A.4. Give high priority for permit processing to low-income residential projects.	Still appropriate – retain
	Policy A.5. Support the efforts of the Santa Barbara County Housing Authority within the City.	Still appropriate – retain
	Policy A.6. Apply for funds from the state and federal governments to construct housing for low-income households.	Still appropriate – retain
	Policy A.7. Provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.	Still appropriate – retain
	Policy A.8. Utilize at least 20% of all tax increment proceeds for low and moderate income housing, in accordance with State law. Furthermore, portions of residential projects in the redevelopment area shall be developed for very low, low and moderate-income households, as required by State law.	No longer appropriate – remove
	Policy A.9. All new housing projects of 50 or more units on land that has received an increase in allowable density through either a public or privately initiated general plan amendment, rezoning or specific plan shall be required to pay a fee equal to two percent of the building valuation (based upon building permits) to be deposited in a housing trust fund. This fund may be used to construct lower income units, to write-down land or financing costs for lower income units, or for the rehabilitation or preservation of such units. In all cases where developers actually construct units for lower income households, the City Council may waive this requirement if the Council finds that the increase in lower income units is commensurate with the increase likely to be generated through the use of fees.	Still appropriate – retain
	Policy A.10. Housing for low-income households that is required in a new residential project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.	Still appropriate – retain
	Policy A.11. Low-income housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the City and not concentrated in a particular area or community.	Still appropriate – retain
	Policy A.12. Require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the project.	Still appropriate – retain
	Policy A.13. Encourage the development of multi-family dwellings in locations where adequate facilities are available and where such development would be consistent with neighborhood character.	Still appropriate – retain
	Policy A.14. Allow dwellings to be rehabilitated that do not meet current lot size requirements, setbacks yard requirements, and other current zoning requirements, so long as the non-conformity is not increased and there is no threat to public health and or safety.	Still appropriate – retain
	Policy A.15. Encourage the development of extremely low income (ELI) housing by offering financial incentives, financial assistance, and/or regulatory concessions.	Still appropriate – retain

Goal	Policy	Appropriateness
Goal B: To conserve and rehabilitate the City's current stock of affordable housing.		Still appropriate – retain
	Policy B.1. Fund redevelopment agency rehabilitation loan program to low-income households as redevelopment monies become available.	Redevelopment agency dissolved – remove
	Policy B.2. Coordinate with the Housing Authority to maintain Section 8 rent subsidies.	Still appropriate – retain
	Policy B.3. Apply for CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.	Still appropriate – retain
	Policy B.4. Encourage private financing of the rehabilitation of housing.	Still appropriate – retain
	Policy B.5. Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.	Still appropriate – retain
	Policy B.6. Allow the demolition of existing multi-family housing when a) the structure(s) is found to be substandard and unsuitable for rehabilitation, b) tenants are provided reasonable notice and an opportunity to purchase the property and, c) relocation assistance is provided.	Still appropriate – retain
Goal C: Preserve all at-risk units in Guadalupe.		Still appropriate – retain
	Policy C.1. Strive to preserve all at-risk dwelling units in Guadalupe.	Still appropriate – retain
	Policy C.2. At least 2 years notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances: <ul style="list-style-type: none"> • Units constructed with the aid of government funding. • Units were required by an inclusionary zoning ordinance. • Project was granted a density bonus. • Project received other incentives. Such a notice shall be given to the City, HCD, Santa Barbara County Housing Authority and Residents of at-risk units.	Still appropriate – retain
Goal D: Meet the housing needs of special groups of Guadalupe residents, including farm-workers, people with disabilities and large families.		Still appropriate – retain
	Policy D.1. Encourage development of housing for farm-workers and large families.	Still appropriate – retain
	Policy D.2. Encourage rehabilitation of rooming houses in the downtown.	Still appropriate – retain
	Policy D.3. Encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).	Still appropriate – retain
	Policy D.4 Provide information to migrant farmworkers about housing opportunities and services.	Still appropriate – retain
Goal E: Reduction in energy costs to Guadalupe residents through energy efficient housing		Still appropriate – retain
	Policy E.1. Require all new dwelling units to meet current State requirements for energy efficiency, and encourage retrofitting of existing units.	Still appropriate – retain
	Policy E.2. New land use patterns shall encourage energy efficiency.	Still appropriate – retain
Goal F: Assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.		Still appropriate – retain
	Policy G.1. Declare all persons regardless of race, creed, age or sex to have equal access to sound and affordable housing.	Still appropriate – retain
	Policy G.2. Promote the enforcement of the policies of the State Fair Employment and Housing Commission.	Still appropriate – retain

Table A-3. Progress in Achieving Quantified Objectives (January 2009-July 2014 RHNP)

Income Category	Quantified Objective (housing units)	Progress (housing units)
New Construction		
Extremely Low	10	
Very Low	10	0
Low	15 ¹	0
Moderate	20 ²	0
Above Moderate	33	0
Total	88	0

¹Includes 3 rehabilitation units

²includes 5 rehabilitation units

Following the bursting of the housing bubble in mid-2007, the United States entered a severe recession. The United States entered 2008 during a housing market correction and a subprime mortgage crisis. The National Bureau of Economic Research (NBER) dates the beginning of the recession as December 2007. The recovery since 2009 has been weak and both Gross Domestic Product (GDP) and job growth remain erratic and uneven (Wikipedia, Great Recession, 2015). As a result, construction of new housing units halted in the City of Guadalupe during the last housing cycle.



APPENDIX B: RESIDENTIAL LAND INVENTORY

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the local government’s regional housing need allocation with its residential development capacity. The inventory assisted the City in determining whether there are sufficient sites to accommodate the regional housing need of 49 residential units, and by income category. The site inventory and analysis also helped the City determine whether program actions needed to be adopted to “make sites available” with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction need. Preparing the inventory and accompanying site suitability analysis consisted of a two step process – determining site suitability and appropriate density.

In 2013, the Santa Barbara County Council of Governments approved the Regional Housing Needs Plan (RHNP). Guadalupe was assigned a portion of the regional housing need for a total of 49 new housing units as follows:

Table B-1. Summary of RHNP

Income Group	Households	Percent
Very Low*	12	24%
Low	8	16%
Moderate	13	27%
Above Moderate	16	33%
Total **	49	100%

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

* Half of these units, or 6, are allocated for Extremely Low-income (ELI) housing

**Miscalculation on SBCAG chart, which listed total as 50

To accommodate the 49 new RHNA units, focus is placed on development potential of vacant land (infill sites), the approved Guadalupe Court multi-family housing project and the DJ Farms Specific Plan area. The methodology for determining the realistic residential development capacity is as follows:

Residential Development Capacity Methodology

Residential development potential is based on the residential density standards outlined in the City’s General Plan and refined by a consideration of whether site constraints and land use controls can achieve the permitted density. In general, the acreage of the parcel was multiplied by the allowable density under the General Plan’s Land Use Element, which is more restrictive than the minimum lot area per unit set forth in the Zoning Code. Any fractional component on the number of units allowed under the density standards was dropped. The application of density bonuses was not included in the allowable units calculation; rather, the allowable base land use density was used. A parcel by parcel evaluation of any unusual site characteristics or land use controls was conducted, and the allowable number of residential units was adjusted further downward if additional constraints to development were noted. Constraints considered that in some cases resulted in a lower residential capacity included road access constraints, irregular lot shapes, difficulty (for additional subdivision) of meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints had enough of an affect to result in reduced residential capacity on approximately 15% of the vacant lots. Adherence to this methodology provides a realistic residential capacity that takes into consideration any special or unusual circumstances.



A. Vacant Land

In 2014, the California Polytechnic State University, City and Regional Planning Department, conducted a parcel-specific inventory of vacant land within the City. The inventory revealed that there are 10.12 acres of vacant land that is residentially zoned, available, and suitable to accommodate the 49 RHNA units. As discussed in Chapter IV, Constraints, known environmental constraints to development of these parcels have been factored into the analysis of realistic residential development capacity, and public service capacity levels are adequate. Table B-1 summarizes the vacant residential sites inventory and indicates realistic opportunities for the provision of housing to all income segments within the community. Based on the residential densities set forth in the Zoning Code, the sites can accommodate approximately 102 units.

Table B-1 shows that within the City, 10.12 acres of vacant land could realistically be developed with 102 affordable residential units. Of these 102 units, 69 could realistically be developed with low, very low, or extremely low income housing. Furthermore, there are additional opportunities for development of housing, including affordable housing, through mixed-use development on commercially-zoned properties in the City, as described below. Figure B-1 depicts vacant residential parcels listed in Table B-1 as well as the commercially-zoned properties that provide additional housing opportunities.

Table B-2. Vacant Residential Sites Inventory – Guadalupe, 2014

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
113-330-012	0.37	Low Density	R-1-M	6	0	Above Moderate, Moderate	Designated for Park
113-370-037	0.27	Low Density	R-1	6	1	Above Moderate, Moderate	Road Access Required
113-390-042	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-043	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-044	0.16	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-045	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-046	0.20	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-047	0.20	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-048	0.15	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-049	0.15	Low Density	R-1	6	1	Above Moderate, Moderate	None
113-390-050	0.19	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-003	0.12	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-006	0.34	Low Density	R-1	6	1	Above Moderate, Moderate	Subdivision potential reduced by minimum lot frontage requirements
115-042-007 (R-1 portion)	0.34	Low Density	R-1	6	1	Above Moderate, Moderate	Split zoning; Subdivision potential

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
							reduced by minimum lot frontage requirements
115-042-015	0.12	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-042-017	0.14	Low Density	R-1	6	1	Above Moderate, Moderate	Road Access Required
115-122-001	0.20	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-132-016	0.22	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-132-019	0.46	Low Density	R-1	6	2	Above Moderate, Moderate	Irregular shape and road access challenges
115-201-011	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-201-012	0.17	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-201-013	0.18	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-230-010	0.25	Low Density	R-1	6	1	Above Moderate, Moderate	None
115-230-013	0.62	Low Density	R-1	6	3	Above Moderate, Moderate	Subdivision potential reduced by minimum lot frontage requirements
115-082-021	1.03	Medium Density	R-2	10	10	Moderate, Low	None
115-020-026	0.17	High Density	R-3	20	6*	Low, Very Low, Extremely Low	Required, and obtained setback variance
115-032-005	0.11	High Density	R-3	20	1*	Low, Very Low, Extremely Low	Irregularly shaped lot
115-034-016	0.33	High Density	R-3	20	6	Low, Very Low, Extremely Low	None
115-035-001	0.35	High Density	R-3	20	7	Low, Very Low, Extremely Low	None
115-035-006	0.17	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-036-002	0.12	High Density	R-3	20	2	Low, Very Low, Extremely Low	None
115-036-015	0.12	High Density	R-3	20	2	Low, Very Low, Extremely Low	None
115-036-018	0.17	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-042-006	0.34	High Density	R-3	20	6	Low, Very Low, Extremely Low	None
115-042-007 (R-3 portion)	0.11	High Density	R-3	20	2	Low, Very Low, Extremely Low	Split Zoning on parcel
115-042-008	0.23	High Density	R-3	20	4	Low, Very Low, Extremely Low	None
115-102-013	0.17	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
115-102-015	0.17	High Density	R-3	20	3	Low, Very Low,	Drainage

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
						Extremely Low	crosses far southeastern corner of site
115-102-016	0.17	High Density	R-3	20	1	Low, Very Low, Extremely Low	Drainage crosses site
115-102-017	0.17	High Density	R-3	20	3	Low, Very Low, Extremely Low	Drainage crosses southeastern corner of site
115-102-018	0.17	High Density	R-3	20	3	Low, Very Low, Extremely Low	Drainage crosses northwestern corner of site
115-121-001	0.03	High Density	R-3	20	0	Low, Very Low, Extremely Low	Road Access or Lot Merger Required
115-121-002	0.08	High Density	R-3	20	2	Low, Very Low, Extremely Low	None
115-121-007	0.97	High Density	R-3	20	19	Low, Very Low, Extremely Low	None
115-063-019	0.18	High Density	R-3	20	3	Low, Very Low, Extremely Low	None
Total					102		

* APNs 115-020-026 and 115-032-005 have an approved Tentative Tract Map for a 7-unit condominium project known as the Dune Villas.

Source: Cal Poly Land Use Inventory, 2014; City of Guadalupe General Plan; City of Guadalupe Zoning Code

B. Mixed Use Development

Mixed use development in the City's Central Business District on parcels zoned General-Commercial would provide additional housing opportunities, including those for lower income residents. According to the County of Santa Barbara Assessor's Office (2009), there are 26.86 acres of commercially-zoned land on 106 parcels in the City's Central Business District that could accommodate mixed use development. Based on maximum building intensity standards set forth in the General Plan Land Use Element, which allows a floor-to-area (FAR) of 0.35, an assumption that only upper level would be developed with residential uses, and an assumption of 20 percent of maximum development potential, commercially-zoned sites in the Central Business District could accommodate 54,874 square feet of residential development, or 77 dwelling units (refer to Table B-2).

As stated above, for the purposes of calculating the realistic unit capacity, no assumptions on lot consolidation were included. In addition, the General Plan Land Use Element encourages property within the Central Business District to be developed to their full potential, and also promotes lot consolidation. The Central Business District is in the urbanized core of the City, without major constraints on development. Nonetheless, the 20 percent development potential assumption, which factors into account an estimate of what proportion of General-Commercial zoned properties will be developed with Mixed Use residential, provides a conservative estimate of the potential development and redevelopment of mixed use development in the Central Business District.

Table B-3. Mixed Use Development Potential

Parcel Number	Parcel Size (sq ft)	Zoning	Floor-Area Ratio	Maximum Developable Area	Maximum Residential Area*	Adjusted Potential Dwelling Units	On-Site Constraints
115-092-001	23,958	G-C	0.35	8,385.30	5,618.15	9	None
115-092-003	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-004	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-052-007	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-051-007	19,166	G-C	0.35	6,708.24	4,494.52	7	None
115-101-001	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-015	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-011	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-071-019	13,068	G-C	0.35	4,573.80	3,064.45	5	None
115-052-018	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-091-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-005	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-113-001	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-113-004	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-113-005	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-071-015	11,761	G-C	0.35	4,116.42	2,758.00	4	None
115-071-018	33,977	G-C	0.35	11,891.88	7,967.56	13	None
115-072-014	2,178	G-C	0.35	762.30	510.74	0	None
115-072-015	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-072-018	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-092-016	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-017	2,178	G-C	0.35	762.30	510.74	0	None
115-092-019	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-092-023	3,485	G-C	0.35	1,219.68	817.19	1	None
115-101-003	3,485	G-C	0.35	1,219.68	817.19	1	None
115-101-011	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-002	8,276	G-C	0.35	2,896.74	1,940.82	3	None
115-121-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-001	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-101-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-001	56,628	G-C	0.35	19,819.80	13,279.27	22	None
115-113-006	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-101-016	20,473	G-C	0.35	7,165.62	4,800.97	8	None
115-052-009	5,663	G-C	0.35	1,981.98	1,327.93	2	None
115-072-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-013	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-092-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-021	10,890	G-C	0.35	3,811.50	2,553.71	4	None



Parcel Number	Parcel Size (sq ft)	Zoning	Floor-Area Ratio	Maximum Developable Area	Maximum Residential Area*	Adjusted Potential Dwelling Units	On-Site Constraints
115-101-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-010	8,712	G-C	0.35	3,049.20	2,042.96	3	None
115-051-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-010	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-091-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-071-012	16,553	G-C	0.35	5,793.48	3,881.63	6	None
115-072-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-006	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-092-024	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-121-008	3,485	G-C	0.35	1,219.68	817.19	1	None
115-121-016	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-007	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-013	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-112-003	27,878	G-C	0.35	9,757.44	6,537.48	10	None
115-052-012	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-072-012	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-008	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-018	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-101-002	3,485	G-C	0.35	1,219.68	817.19	1	None
115-112-005	11,761	G-C	0.35	4,116.42	2,758.00	4	None
115-052-014	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-071-002	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-003	3,920	G-C	0.35	1,372.14	919.33	1	None
115-071-004	6,098	G-C	0.35	2,134.44	1,430.07	2	None
115-071-005	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-072-011	2,178	G-C	0.35	762.30	510.74	0	None
115-072-013	3,920	G-C	0.35	1,372.14	919.33	1	None
115-072-020	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-092-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-013	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-092-014	2,178	G-C	0.35	762.30	510.74	0	None
115-101-004	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-101-014	37,897	G-C	0.35	13,264.02	8,886.89	14	None
115-121-011	3,485	G-C	0.35	1,219.68	817.19	1	None
115-121-012	33,541	G-C	0.35	11,739.42	7,865.41	13	None
115-121-013	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-015	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-121-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-001	12,632	G-C	0.35	4,421.34	2,962.30	4	None
115-052-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None



Parcel Number	Parcel Size (sq ft)	Zoning	Floor-Area Ratio	Maximum Developable Area	Maximum Residential Area*	Adjusted Potential Dwelling Units	On-Site Constraints
115-052-016	13,939	G-C	0.35	4,878.72	3,268.74	5	None
115-071-001	18,295	G-C	0.35	6,403.32	4,290.22	7	None
115-091-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-008	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-091-013	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-133-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-051-005	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-003	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-004	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-005	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-011	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-007	6,534	G-C	0.35	2,286.90	1,532.22	2	None
115-072-008	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-072-009	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-020	9,148	G-C	0.35	3,201.66	2,145.11	3	None
115-101-010	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-018	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-019	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-121-020	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-121-022	2,178	G-C	0.35	762.30	510.74	0	None
115-113-007	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-051-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-002	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-051-009	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-052-006	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-071-016	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-071-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-015	2,178	G-C	0.35	762.30	510.74	0	None
115-101-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-101-013	30,056	G-C	0.35	10,519.74	7,048.23	11	None
115-121-021	1,307	G-C	0.35	457.38	306.44	0	None
Total Potential Mixed Use Units						386	
Total at 20% Buildout						77	

*Assumes only upper floors would accommodate residential development



C. DJ Farms Specific Plan

Adopted DJ Farms Specific Plan

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development. The 2012 adopted Specific Plan calls for the development the southeastern section of the City, south of West Main Street/State Route 166, with up to 802 primary housing units on approximately 145 acres. The remaining 65 acres will be developed with commercial uses, open space/spark uses, and a school. Even in the absence of infill development elsewhere in the City, if only six percent of the projected housing in the DJ Farms Specific Plan area is developed, the 49 units can be accommodated.

Table B-4. DJ Farms Specific Plan Area Vacant Land Building Capacity

Density	Land Available (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
Low	30	Up to 7 units/acre	123
Medium	71	Up to 8 units/acre	357
High	45	10-20 units/acre	322
Total	145		802

Source: DJ Farms Specific Plan, August 2012

Other factors not specifically evaluated in this table include development of additional mixed use residential units in the proposed commercial zones and secondary dwelling units (granny units). While Guadalupe's housing allocation can be met without exercising these options, these options present additional opportunities for housing and affordable housing in the City.



Figure B-1. Vacant Residential Parcels and Mixed Use Housing Opportunities



APPENDIX C: DEVELOPMENT FEES



MASTER FEE SCHEDULE -- PART 2

B - 4

Planning Department	New Fee
Environmental Clearance Review - Minor)	Deposit \$500
Environmental Clearance Review - Major) by determination of Planner	Deposit \$1,000
Negative Declaration - Simple	Deposit \$1,500
Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit \$3,500
EIR Addendum	Deposit \$7,500
EIR or Supplemental EIR	Deposit \$25,000
Certificate of Compliance	Deposit \$750
Mitigation Monitoring	Deposit \$1,250
Zoning Clearance - change in use only	Set Fee \$150
Zoning Clearance - home business application	Set Fee \$150
Zoning Clearance - new single family residential	Set Fee \$250
Zoning Clearance - new multi-family residential or commercial	Set Fee \$400
Lot Line Adjustment	Deposit \$1,500
Lot Merger	Deposit \$750
CUP/DRP - home occupation permit	Set Fee \$250
CUP/DRP - minor)	Deposit \$1,500
CUP/DRP - major) by determination of Planner	Deposit \$3,500
Temporary Use Permit	Deposit \$500
Variance	Deposit \$1,500
Pre-Application Review - minor)	Set Fee \$330
Pre-Application Review - major) by determination of Planner	Deposit \$2,500
Zoning Code Text Amendment	Deposit \$2,500
Zone Code Change - minor)	Deposit \$5,000
Zone Code Change - major) by determination of Planner	Deposit \$7,500
Planned Development - minor)	Deposit \$3,000
Planned Development - major) by determination of Planner	Deposit \$6,000
General Plan Amendment - minor)	Deposit \$4,000
General Plan Amendment - major) by determination of Planner	Deposit \$8,000
General Plan Amendment & Zone Change - minor)	Deposit \$10,000
General Plan Amendment & Zone Change - major) by determination of Planner	Deposit \$15,000
Preliminary Parcel Map	Deposit \$1,000
Tentative Parcel Map	Deposit \$3,000
Preliminary Track Map	Deposit \$2,000
Tentative Track Map	Deposit \$5,000
Final Map	Deposit \$7,500
Specific Plan - New	Deposit \$8,000
Specific Plan - Revision or Amendment	Deposit \$4,000
Development Agreement	Deposit \$10,000
Sphere of Influence Adjustment	Deposit \$5,000
Annexation	Deposit \$12,500
Time Extension or Appeal	Set Fee \$570
Sign Permit - minor	Set Fee \$110
Sign Permit - major (requiring Council approval)	Deposit \$600
Landscape Plan Check - minor)	Deposit \$400
Landscape Plan Check - major) by determination of Planner	Deposit \$800
City Council Conceptual Review	Set Fee \$750
Coastal Development Permit	Deposit \$1,000

Any requested services not covered by the Master Fee Schedule will be charged actual costs at full cost recovery. Full cost recovery = actual cost + 30% Administrative Overhead. A deposit may be required.

APPENDIX D: REFERENCES

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