AGENDA

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, August 18, 2009

Regular Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. ***Note:*** *Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. ROLL CALL. Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

4. CONSENT CALENDAR. The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

a. Minutes of the Planning Commission meeting of July 21, 2009 to be ordered filed.

5. **ACKNOWLEDGEMENT OF SERVICE**. The Planning Commission has requested the attendance of the City Administrator at this meeting in order to wish her farewell.

6. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

7. **CONSIDER DESIGN REVIEW PERMIT FOR SIGN AT PLAZA DE GUADALUPE, 4723 W. MAIN ST.** That the Planning Commission:

1) Receive a presentation from staff,
2) Provide an opportunity for the applicant to present the proposed project,
3) Receive any comments from the public, and
4) Take action on the request for a Design Review Permit.

8. **CONSIDERATION OF THE CITY OF GUADALUPE 2009 DRAFT HOUSING ELEMENT UPDATE AND ASSOCIATED NEGATIVE DECLARATION.** That the Planning Commission:

1) Receive a presentation from staff,
2) Conduct a public hearing on the draft Housing Element and associated Initial Study/Negative Declaration, and
3) Make a motion and vote to approve a resolution recommending that the City Council approve the 2009 Draft Housing Element Update and adopt the associated Initial Study/Negative Declaration.

9. **PLANNING DIRECTORS REPORT.**

10. **FUTURE AGENDA ITEMS.**

11. **ANNOUNCEMENTS.**

12. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 72 hours prior to the meeting. Dated this 18th day of August 2009.

By: _____
Carolyn Galloway-Cooper, Deputy City Clerk

Draft MINUTES

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, July 21, 2009

Regular Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Kenneth Chamness, Vice-Chair Jesse Ramirez, and Chair Carl Kraemer.

Staff present: Rob Mullane, City Planner.

1. **CALL TO ORDER.** 6:01 by Vice-Chair Kraemer

2. **PLEDGE OF ALLEGIANCE.** Conducted.

3. **INSTALLATION AND OATH OF OFFICE.** Oath of Office to recently appointed Commissioner Kenneth Chamness.

Conducted, Commissioner Chamness sworn in by Planning Secretary Rob Mullane.

4. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Kenneth Chamness, and Vice-Chair Carl Kraemer.

5. **ELECTION OF OFFICERS FOR PLANNING COMMISSION.** That the Planning Commission elect via separate actions the Chair, Vice, Chair, and Secretary of the Planning Commission for 2009-2010.

a. Election of Chair, Vice, Chair, and Secretary of the Planning Commission for 2009-2010.

Commissioner Kraemer nominated as Chair by Commissioner Huntley, seconded by Commissioner Ramirez. No other nominations. Vote carried 5-0.

Commissioner Ramirez nominated as Vice-Chair by Commissioner Ahumada, seconded by Commissioner Huntley. No other nominations. Vote carried 5-0.

Mr. Mullane elected as Planning Commission Secretary.

6. **CONSENT CALENDAR**. The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

a. Minutes of the Planning Commission meeting of May 19, 2009 to be ordered filed.

Motion: Huntley/Ahumada moved to approve the consent calendar.
VOTE: **Ayes: 3**
Noes: 0
Abstentions: 2 (Ramirez and Chamness)
Motion passed

7. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

8. **WORKSHOP: STATUS REPORT ON 2009 HOUSING ELEMENT UPDATE**. That the Planning Commission receive a presentation from Cal Poly staff on the Guadalupe Community Plan.

a. Written Staff Report (Rob Mullane).
b. Planning Commission discussion.
c. It is recommended that the Planning Commission receive a presentation from staff on the status of the 2009 Housing Element Update.

Mr. Mullane gave a brief report on the status of the draft Housing Element update and the main components of the Housing Element update. The May 2009 draft has been submitted to the State Housing and Community Development Department (HCD), and written comments from HCD are expected any day. The draft Negative Declaration (ND) is largely complete and will be released for public and agency review later this month. A revised draft Housing Element will be brought to the Commission for a recommendation to City Council along with the ND. These will likely be presented to the Commission for action in the form of a Resolution at the August 18, 2009 meeting. No action is required today.

The Commission had questions on the Housing Element's adoption timeline versus the State-mandated certification deadline, and the content of the policies and programs of the draft Housing Element. In particular, the need to accommodate large families was noted. Mr. Mullane noted that comments and direction from the Commission are welcome, and if conveyed to staff by early August, can be included as part of the staff report for consideration of the full Commission at the August 18th meeting.

9. PLANNING DIRECTORS REPORT.

Mr. Mullane reported that the main activity in Planning has been the Housing Element update efforts. There has, however, been some interest in new development applications, and these may be formally submitted in the next few weeks.

10. FUTURE AGENDA ITEMS.

a. Potential locations for skate park.

Mr. Mullane noted that this item was requested to be discussed at a future Commission meeting. It will be put on a future agenda.

Chair Kraemer noted that he talked with Ron Estabillo regarding this topic, and it will also be discussed by the City's Parks and Recreation Commission at one of their future meetings.

11. ANNOUNCEMENTS.

Commissioner Huntley reminded the audience to please neuter and spay their pets.

Chair Kraemer noted that City Administrator Carolyn Galloway-Cooper will be retiring in September and requested that she attend the August Planning Commission meeting so that the Commission may bid her farewell. The Commission concurred with this request. Mr. Mullane stated that he would extend this invitation Ms. Cooper to the August meeting.

12. ADJOURNMENT.

Meeting adjourned by motion (Ahumada/Huntley) and vote (5-0) at 7:10 pm.

Submitted by:

_____
Robert A. Mullane, City Planner
Planning Commission Secretary

Affirmed by:

_____
Carl Kraemer, Chair

REPORT TO THE PLANNING COMMISSION
August 18, 2009

Prepared By:	**Approved By:**
Rob Mullane, City Planner	**Carolyn Galloway-Cooper**

SUBJECT: Design Review of sign for Plaza De Guadalupe 4723 W. Main St. (Planning Application #2009-012-DRP, -SGN)

EXECUTIVE SUMMARY:

The City received an application for a monument sign for the Plaza De Guadalupe located at 4723 W. Main Street on July 14, 2009. The sign would be an illuminated monument sign with internal florescent lighting and graphics representing all tenants in Plaza De Guadalupe. The sign surface would be ten (10) feet in width and six (6) feet in height, for a total of sixty (60) square feet. Per the City's design review ordinance, new signage requires a minor Design Review Permit from the Planning Commission. At tonight's meeting the Planning Commission can approve, conditionally approve, or continue the item. Any approval or conditional approval would be done by motion and majority vote of the Commission.

RECOMMENDATION:

1) Receive a presentation from staff
2) Provide an opportunity for the applicant to present the proposed project
3) Receive any comments from the public
4) Take action on the request for a Design Review Permit

BACKGROUND:

The City received an application for a Sign Permit for a new sign at Plaza De Guadalupe on July 14, 2009. After a preliminary review of the application, Staff determined that the proposed sign would require a minor Design Review Permit (DRP) due to its size and location. The applicant, Mr. Bruno Bornino, was notified that a DRP was required in the review memo sent on July 28, 2009. The applicant subsequently submitted an application for a DRP. The DRP application was deemed complete for processing on August 7, 2009.

DISCUSSION:

The request is for a DRP for a new sign at Plaza De Guadalupe, located at 4723 W. Main Street. The proposed sign would be installed near the southeast corner of the property, near the corner of W. Main Street and Pioneer Street. The sign would be an illuminated

monument sign with internal florescent lighting and graphics representing all tenants in Plaza De Guadalupe. The monument would be ten (10) feet in width and a total of eight (8) feet in height. The sign surface would be approximate ten (10) feet in width and approximately six (6) feet in height, for a total of approximately sixty (60) square feet. It would be primarily constructed of sheet metal and would be mounted on a concrete foundation. The sign elevations would face east and west, and the sign would be setback eight (8) feet from the back of sidewalk along W. Main Street and fourteen (14) feet from the back of the sidewalk along Pioneer Street. The sign would be comprised of three colors to match the existing building for which the sign represents: orange-brown, brown, and light tan. The project site plans are shown in Exhibits A through C included in Attachment 1 to this staff report. Additional project information is contained in the following table.

Site Information

LOCATION	4723 W. Main Street
APN	113-360-001
ZONING	G-C General Commercial
LOT SIZE	1.68 acre
PRESENT USE	Various Commercial Retail Uses and City Library
SURROUNDING USES AND ZONING	North: R-1-M Single-Family Residential Medium Density East: R-1 Single-Family Residential South: Kermit Mckenzie Junior High School West: R-1-M Single-Family Residential Medium Density

The property consists of a 1.68-acre lot zoned General-Commercial, that is developed as a neighborhood serving commercial shopping center. There is approximately 22,000-sq ft of various retail commercial uses, and the site also includes the City's public library. The surrounding uses are noted in the above table, and a vicinity map/aerial photo is below.

Zoning Conformity

Staff has reviewed the request's conformity to zoning requirements and standards and notes no inconsistencies with zoning requirements.

CEQA Review

The project is exempt from CEQA pursuant to Section 15061(b)(3). This section of the CEQA Guidelines states:

> *…CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The request is for design review a proposed sign within an existing commercial complex. The request is in conformity to zoning requirements, and the scope of the Planning Commission's review is aesthetic considerations, with such review ensuring that significant aesthetic impacts do not result.

Planning Commission Consideration

The Design Review Permit process is set forth in Chapter 18.73 of the City's Zoning Code. The requirement for design review of signs is included in Section 18.73.010. Item 1 of the list in Section 18.73.010, part (b) requires a DRP for:

> *All new structures fronting a public street of visible from a public street on properties zoned General Commercial, Service Commercial, Neighborhood Commercial, or similar zoning.*

Signs are also specifically noted as requiring a minor Design Review Permit in the City's Planning Application fee schedule when the sign is greater than five (5) square feet and less than sixty four (64) square feet.

Planning Commission's authority over Design Review Permits is set forth in the Zoning Ordinance in Section 18.73.060. The Components of Review and Findings required for approval of a DRP are noted in Sections 18.73.090 and 18.73.100. In considering a DRP, the Planning Commission may approve as submitted, approve with conditions of approval, or provide direction to the applicant on recommended changes and continue the item to a future meeting of the Commission.

For this specific request, staff does not note any inconsistencies with zoning or any project components that conflict with the findings for approval, but many of these findings involve aesthetic considerations that are subjective and should be evaluated by the Commission.

The City Engineer has examined the application and reviewed the project's compliance with sight-distance requirements and notes no issues of concern. The sign is set inside the property, within the existing southerly extent of the southern buildings, and therefore no encroachment permit is assumed to be necessary. Notice of the pending DRP was posted on-site as required by Section 18.73.070 on August 7, 2009.

Next Steps

Should the Commission approve or conditionally approve the DRP, staff would issue the associated Sign Permit once any prior to issuance conditions—if any—have been met and

once the 10-day appeal period has run. The applicant would then be required to obtain an Electrical Permit from the Building and Fire Department and may be required to obtain a building permit.

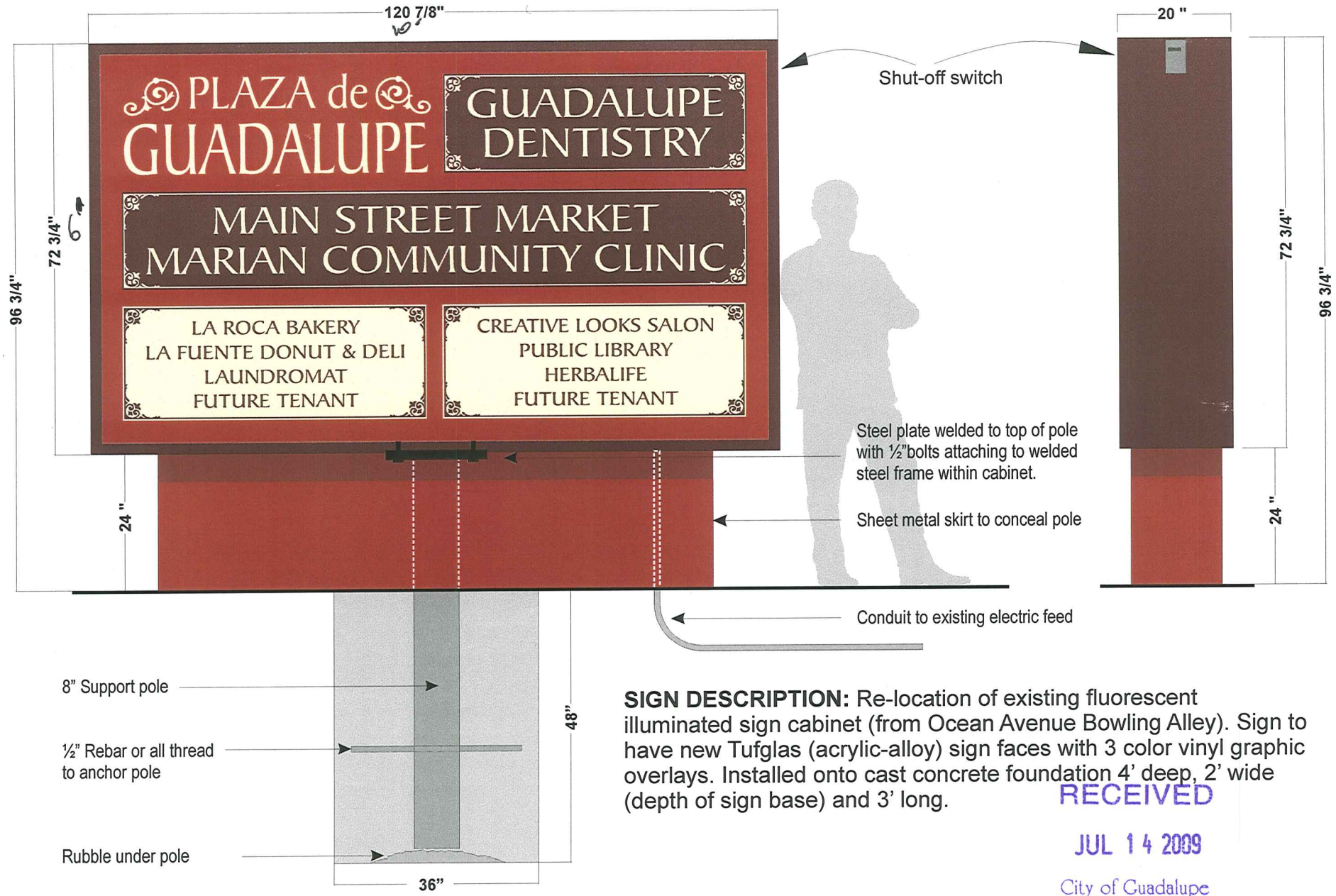
ATTACHMENTS:

1. Project Site Plans (Exhibits A through C)

AGENDA ITEM:

ATTACHMENT 1

Project Site Plans (Exhibits A through C)



SIGN DESCRIPTION: Re-location of existing fluorescent illuminated sign cabinet (from Ocean Avenue Bowling Alley). Sign to have new Tufglas (acrylic-alloy) sign faces with 3 color vinyl graphic overlays. Installed onto cast concrete foundation 4' deep, 2' wide (depth of sign base) and 3' long.

RECEIVED
JUL 14 2009
City of Guadalupe
Planning Dept.

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C-45 LIC#827970
Liability Policy: #PAS41461576
Redwood Fire & Casuality #4407008650-081

DATE: July 7, 2009	PROJECT DESCRIPTION: Monument Sign for Plaza de Guadalupe		CLIENT CONTACT: Bruno Bornino
SHEET: 1 of 3	PROJECT ADDRESS: 4723 W Main St., Guadalupe, CA		CLIENT PHONE: 805-801-1759
SCALE: ½" = 1'	LANDLORD / PROPERTY MANAGER: Bruno Bornino	LANDLORD PHONE: 805-801-1759	CLIENT SIGNATURE:
SIGNCRAFT CONTACT: Bruce Severance	LANDLORD ADDRESS: 1183 Shannon Lane, Arroyo Grande, CA 93420		LANDLORD SIGNATURE:

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C-45 LIC#827970

Liability Policy: #PAS41461576

Redwood Fire & Casualty #4407008650-081

DATE: July 7, 2009	PROJECT DESCRIPTION: Monument Sign for Plaza de Guadalupe		CLIENT CONTACT: Bruno Bornino
SHEET: 2 of 3	PROJECT ADDRESS: 4723 W Main St., Guadalupe, CA		CLIENT PHONE: 805-801-1759
SCALE: 1/4" = 1'	LANDLORD / PROPERTY MANAGER: Bruno Bornino	LANDLORD PHONE: 805-801-1759	CLIENT SIGNATURE:
SIGNCRAFT CONTACT: Bruce Severance	LANDLORD ADDRESS: 1183 Shannon Lane, Arroyo Grande, CA 93420		LANDLORD SIGNATURE:

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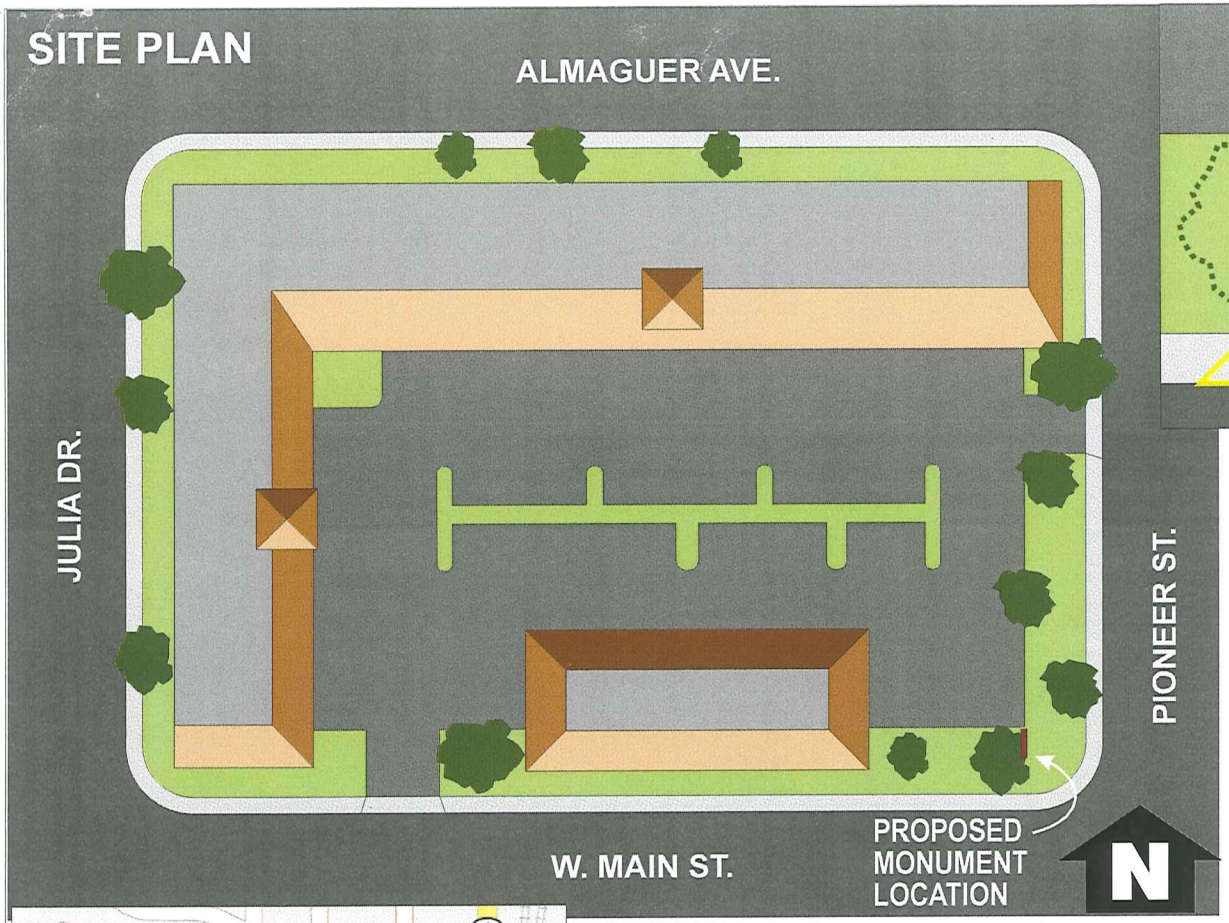
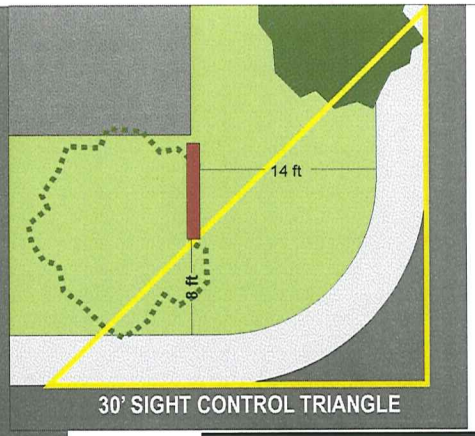
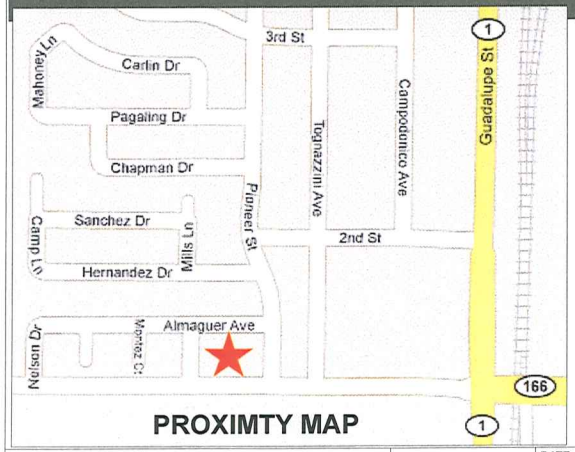
SITE PLAN







CERTIFICATE OF COMPLIANCE

Per Title 24 parts 1 and 6 of the California Code of Regulations.
This certificate applies only to sign lighting requirements.

The Principal Lighting Designer hereby certifies that the proposed outdoor sign design(s) represented in this set of permit documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application. The proposed sign(s) has been designed to meet the prescriptive lighting requirements contained in the applicable parts of Section 130(c) of Title 24, Part 6. The Principal Lighting Designer is eligible under the provisions of Division 3 of the Business and Professions Code by Section 5537.2 or 6737.3 to sign this document as the person responsible for its preparation, and is a licensed contractor performing this work.

QUANTITY OF SIGNS 1

LIGHTING TECHNOLOGY
- ☐ METAL HALIDE (N)
- ☐ NEON/COLD CATHODE (O)
- ☐ LED (P)
- ☒ HO FLUORESCENT (R)
- ☐ ELECTRONIC BALLASTS W/ 20kHz+ OUTPUT (S)

CONTROL LOCATION Electric panel

CONTROL IDENTIFICATION Labeled at panel

CONTROL TYPE
☒ TIMER ☐ PHOTOCELL ☐ OTHER

PRINCIPAL LIGHTING DESIGNER/DOCUMENTATION AUTHOR-NAME
Bruce Severance

SIGNATURE

DATE
7/8/2009

This statement replaces forms OLTG-1-C and OLT-4-C as allowed.

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C-45 LIC#827970
Liability Policy: #PAS41461576
Redwood Fire & Casuality #4407008650-081

DATE July 7, 2009	PROJECT DESCRIPTION Monument Sign for Plaza de Guadalupe		CLIENT CONTACT Bruno Bornino
SHEET 3 of 3	PROJECT ADDRESS 4723 W Main St., Guadalupe, CA		CLIENT PHONE 805-801-1759
SCALE None	LANDLORD / PROPERTY MANAGER Bruno Bornino	LANDLORD PHONE 805-801-1759	CLIENT SIGNATURE
SIGNCRAFT CONTACT Bruce Severance	LANDLORD ADDRESS 1183 Shannon Lane, Arroyo Grande, CA 93420		LANDLORD SIGNATURE

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REPORT TO THE PLANNING COMMISSION
August 18, 2009

Prepared by:	**Approved by:**
Rob Mullane, City Planner	**Carolyn Galloway-Cooper**

SUBJECT: Consideration of the City of Guadalupe 2009 Draft Housing Element Update and associated Negative Declaration

RECOMMENDATION:

1) Receive a presentation from staff,
2) Conduct a public hearing on the draft Housing Element and associated Initial Study/Negative Declaration, and
3) Make a motion and vote to approve a resolution recommending that the City Council approve the 2009 Draft Housing Element Update and adopt the associated Initial Study/Negative Declaration.

BACKGROUND:

The City's current Housing Element was adopted in 2004. The updated Housing Element will have a planning period of 2009 through 2014. The State's requirement is to have each local jurisdiction's Housing Element adopted and be under consideration for State Housing and Community Development Department (HCD) certification by August 31, 2009. Staff has been working diligently to demonstrate a good faith effort on compliance with this requirement and has been in frequent contact with State HCD staff on the City's progress towards certification.

DISCUSSION:

A Draft 2009 Housing Element Update has been prepared by the City to comply with the legal mandate that requires each local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The proposed Housing Element update sets forth goals, objectives, objectives, policies, and programs that together evidence the ability to meet the City's projected fair share of regional housing needs by the year 2014.

The number assigned to the City of Guadalupe pursuant to the Regional Housing Needs Allocation (RHNA) process is 88 new dwelling units. The current Land Use Element designates land sufficient to meet this requirement, and as such, the City will have sufficient land resources to achieve the new RHNA allocation for the 2009 Housing Element without the need for rezoning land to increase residential densities. The Housing

Element does not require the construction of these units but rather establishes policies that will allow for and support their development.

On May 27, 2009, the City released the draft Housing Element update for review and comment by the California Department of Housing and Community Development (HCD). HCD reported its finding in a letter dated July 31, 2009 (Attachment 1). Staff has incorporated HCD's comments into a revised August 2009 draft of the Housing Element update (Attachment No. 2).

State HCD Comments

State HCD, in their review of the May 2009 draft Housing Element update, recommended certain revisions to the draft Housing Element that should be made prior to the State being able to certify the Housing Element update. Among the recommended changes were:

- Further analysis and explanation of Guadalupe's planning permit processes, fees, and typical timelines;
- Additional analysis of housing needs for Extremely Low Income (ELI) households;
- Additional information on the methodology for determining the realistic residential development capacity for the vacant housing sites identified in Appendix B;
- Revisions and additions to the Housing programs to better accommodate or facilitate development of ELI housing and housing for other special needs groups; and
- Revisions to certain Housing programs to establish clearer timelines and deadlines.

State HCD also encouraged that the Revised DJ Farms Specific Plan Area retain some of the high-density, multi-family housing sites that are designated in the 1995 DJ Farms Specific Plan but absent from the Revised Specific Plan that is currently under consideration by the City Council. Staff has evaluated the adequacy of other (non-DJ Farms) vacant sites that retain the R-3 zoning and have determined that these other sites are sufficient to meet this RHNA cycle's need for high-density affordable housing. Nonetheless, staff will convey State HCD's comments regarding the Revised DJ Farms Specific Plan to the City Council for their consideration.

CEQA Review

The City also conducted an environmental review on the proposed Housing Element update per the requirements of the California Environmental Quality Act. The analysis concluded that the proposal would have no significant environmental effects on the environment, and a Negative Declaration was prepared. The Negative Declaration was duly noticed for public review and comment between July 27, 2009 and August 26, 2009.

As of the date of the preparation of the staff report, no comment letters have been received.

The revisions to the May 2009 draft Housing Element Update have been evaluated by staff, with the conclusion that these changes do not present new environmental impacts or impacts that were not addressed in the Negative Declaration. As such, the draft Negative Declaration is adequate environmental review under CEQA for the August 2009 draft Housing Element Update.

CONCLUSION:

The Planning Commission should consider the August 2009 Revised Draft Housing Element Update and the associated Initial Study/Negative Declaration are in conformance with State law and the City of Guadalupe's General Plan. The Planning Commission can direct additional changes to the August 2009 Revised Draft Housing Element Update as well as the Negative Declaration, prior to any action on these documents, and these changes would be made in revised documents and submitted to the City Council. The City Council is tentatively scheduled to take action on the Housing Element Update and the Negative Declaration on September 8, 2009.

Staff is recommending approval of this Draft Housing Element Update and associated Initial Study/Negative Declaration.

ALTERNATIVES:

The Planning may elect to continue the item to allow another review of the Housing Element update and/or the Negative Declaration, rather than taking action on the resolution at this meeting. The instance in which this may be advisable would be if there are extensive comments from the public or the Commission that would require substantial changes to the element or environmental review. In this alternative, the City Council's consideration of the Housing Element and ND would need to be rescheduled to a later date, likely early October. Such a delay would increase the length of time that the City is past the August 31, 2009 certification deadline and could potentially interfere with the obtaining of housing grant moneys that require a certified Housing Element to be in place.

Attachments:

Attachment 1 – HCD Draft Housing Element Review Letter
Attachment 2 – August 2009 Revised Draft Housing Element Update
Attachment 3 – Draft Initial Study/Negative Declaration
Attachment 4 – Resolution No. PC 2009-008

ATTACHMENT 1

State HCD Draft Housing Element Review Letter

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov

July 31, 2009

RECEIVED
AUG 2009
CITY OF GUADALUPE
City Clerk or Deputy City Clerk

Mr. John Rickenbach
Contract City Planner
City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Dear Mr. Rickenbach:

RE: Review of the City of Guadalupe's Draft Housing Element

Thank you for submitting Guadalupe's draft housing element received for review on June 1, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on July 9, 2009 with Mr. Robert Mullane and Ms. Shawna Callery, with Rincon Consultants, Inc., facilitated the review.

The Department applauds Guadalupe's outreach efforts to involve all segments of the community in the housing element process and incorporating public input, and its partnership with California Polytechnic State University, San Luis Obispo, in developing the element. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include analyses of realistic residential capacity, sites with zoning for a variety of housing types and potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department is committed to assist Guadalupe in addressing all statutory requirements of housing element law. If you have any questions or need any additional technical assistance, please contact Jess Negrete, of our staff, at (916) 322-3185.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

Enclosures

APPENDIX

CITY OF GUADALUPE

The following changes would bring Guadalupe's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households (Section 65583(a)(1)).*

   While the element quantifies existing and projected extremely low-income (ELI) households, in accordance with Chapter 891, Statutes of 2006 (AB 2634), it must include an analysis of their housing needs. For example, the element could utilize tenure and overpayment information available from Census data. To assist the analysis, see the enclosed Comprehensive Housing Affordability Strategy (CHAS) data and sample analysis from the *Building Blocks*' website at http://www.hcd.ca.gov/hpd/housing_element2/EHN_extremelylowincome.php.

2. *Include 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 (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

   Guadalupe has a regional housing need allocation (RHNA) of 88 housing units, of which 32 units are for lower-income households. To address this need, the element relies on vacant sites, including sites in the DJ Farms Specific Plan Area. However, to demonstrate the adequacy of these sites and strategies to accommodate the City's share of the RHNA, the element must include analyses, as follows:

   Realistic Capacity: The element must describe the methodology for determining the residential development capacity of sites listed in Table B-1 (pages 71-73). The estimate of residential development capacity must consider land-use controls and site improvements, and could reflect recently built densities. In addition, in some cases, the inventory appears to assume greater than maximum allowable densities. For example, Site 115-121-007 is a .97 acre site and is listed with a capacity of 25 units, yet the element indicates the maximum allowable density in the R-3 zone is 20 units per acre. For your information, residential capacity estimates should not assume the provision of density bonuses.

Small Sites and Lot Consolidation Opportunities: All but one of the vacant high density sites (excluding the DJ Farms Specific Plan sites) are small, less than one-half acre in size (Table B-1, pages 71-73). Since small sites are necessary to accommodate the City's RHNA, the element should include an analysis of the suitability of smaller sites, including their potential for more intense residential development and ability to facilitate housing for lower-income households. The element could include a discussion of the City's Central Business District's program for lot consolidation to promote development of small sites and identify the sites with potential for lot consolidation. This analysis is particularly important given the necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing local, State or federal financial resources include at least 50 to 80 units. Refer to the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#capacity.

DJ Farms Specific Plan Area (DJ SPA): The element states the DJ SPA is being revised. The current DJ SPA identifies a residential capacity of 645 units, with 440 designated with densities appropriate for the development of housing affordable to lower-income households. The current DJ SPA also accounts for the majority of the City's R-3 zoned sites for higher density development (up to 20 units per acre). However, the revised DJ SPA eliminates the R-3 zone and replaces it with the RSL-1 zone that only allows up to 13 units per acre, the highest density allowed in the revised DJ SPA. While the element indicates the City's interest in promoting compact development to conserve energy and encourage public transit, as well as to increase competitiveness in funding opportunities listed in Program E.5, the revision to the DJ SPA appears in conflict with those goals. The Department encourages the City to reconsider the change in density in light of other goals in the element and broader objectives to address climate change and maximize the efficient use of land and preserve agricultural land resources. In addition, given the loss of residential capacity at appropriate densities to encourage and faciliate housing for lower-income households, the City may need to identify additional sites, such as potential capacity in the Central Business District, or include programs as appropriate to ensure adequate capacity to accommodate the regional housing need for lower-income households.

Sites with Zoning for a Variety of Housing Types

Transitional Housing and Supportive Housing: Pursuant to Chapter 633, Statutes of 2007 (SB 2), transitional and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The element must demonstrate consistency with this requirement.

Residential Care Facilities and Group Homes: Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family uses. Jurisdictions must 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 element must describe consistency with these requirements or include programs as appropriate.

3. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, and local processing and permit procedures. (Section 65583(a)(5)).*

   Fees and Exaction: Guadalupe requires 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, to pay a fee into its trust fund based upon two percent of the building valuation. This fee should be analyzed as a potential constraint to housing development, particularly affordable housing development. While the element states that the City Council may waive the fee, the procedure and process to waive the fee should be described in the element.

   Local Processing and Permit Procedures: While the element generally mentions there are various levels of review (page 40), it must specifically describe and analyze Guadalupe's permit processing and approval procedures by zone and housing type. To address this requirement, the element should discuss processing procedures and time for typical single- and multi-family projects, including type of permit, level of review, and any discretionary approval procedures. For additional information, see the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

   Design Review: The element states that some projects may require a Design Review Permit (page 40), but does not describe the design review procedures and/or process to obtain a permit. The element should include a description and analysis of the design review process, including identifying requirements, approval procedures and availability of guidelines or standards to facilitate approval certainty.

   Constraints on Persons with Disabilities: While the element includes a program to establish a reasonable accommodation procedure (page 56), it must analyze potential constraints on the development, maintenance, and improvement of housing for persons with disabilities. The analysis should address zoning, development standards, building codes, and approval procedures for the development of housing for persons with disabilities. Examples of standards and requirements that could be analyzed include: (1) any definitions of family in the zoning code; and, (2) spacing or concentration requirements. Refer to the Department's Chapter 671, Statutes of 2001 (SB 520), technical assistance memo and the *Building Blocks'* sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in finding A2, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning for a variety of types and incomes has not been established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to provide adequate sites consistent with Government Code Sections 65583.2 and 65583(c)(1) to permit owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households, and:

- permit a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- demonstrate at least 50 percent of the lower-income needs to be accommodated on sites designated for residential use only.

Since the element relies on small sites to accommodate the City's regional housing need, particularly for lower-income households, it should include specific programs to facilitate lot consolidation and development of housing on small sites.

As noted in finding A2, based on the outcomes of the analysis, the element may need to include a program to amend the zoning ordinance consistent with SB 2.

2. *Describe the amount and uses of fund in the redevelopment agency's Low and Moderate Income Housing Fund (Section 65583(c)).*

   While the element lists the current balance of the Low and Moderate Income Housing Fund at $1.2 million and estimates the annual amount expected to accrue, it should also describe the proposed uses of these funds, and where possible, relative to the programs described in the element.

3. *The housing element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households (Section 65583(c)(2)).*

   Pursuant to AB 2634, existing programs should be expanded, or programs added, to specifically assist in the development of a variety of housing types to meet the housing needs of ELI households. For example, programs could be included to prioritize some funding for the development of housing affordable to ELI households, and/or offer financial incentives or regulatory concessions to encourage the development of housing types, such as single-room occupancy units, which address the needs of this income group. In addition:

   Program A.7 (Funding Opportunities): Given resources available through the Housing Trust Fund of Santa Barbara County and the need to leverage the City's funding, the Program could be revised to include participation in the Trust Fund. Please see the enclosed contact information.

   Overcrowding: Programs A.7, A.8 (Redevelopment Agency Programs), and B.1 (CDBG Funds) could prioritize some funds for room additions for existing low-income households to help alleviate the impact of high overcrowding (40 percent of all households). Given the importance of addressing the need for units with more bedrooms, Program D.1 (Density Bonus for Four-Bedroom Units), could be expanded to include incentives for housing developments including some units with three bedrooms.

Program D.5 (Housing for Farmworkers): The Program should include specific timelines for meeting with farmworker advocacy groups and describe how the City will cooperate with the County and other agencies. Given the importance of addressing the housing needs of farmworkers in Guadalupe, the element could include additional actions to assist in the development of housing for farmworkers. For example, the element could commit the City to identify and pursue funding for housing for farmworkers. See the Department's *Financial Assistance Program Directory* at http://www.hcd.ca.gov/fa/LG_program_directory.pdf. Other resources include the United States Department of Agriculture at http://www.rurdev.usda.gov/ and Rural Community Assistance Corporation at http://www.rcac.org/.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

   As noted in finding A3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. Refer to the Department's SB 520 memo and the *Building Blocks'* sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php.

5. *The housing element shall include programs to "conserve and improve the condition of the existing affordable housing stock" (Section 65583(c)(4)).*

   Program B.1 (Rehabilitation Program Funding) should establish a definitive timeline for establishing grant application assistance. In addition to the CDBG programs, the City could also consider applying for HOME funds.

ATTACHMENT 2

August 2009 Revised Draft Housing Element Update

City of Guadalupe

DRAFT 2009 HOUSING ELEMENT UPDATE

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August ~~May~~ 2009

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CITY OF GUADALUPE
2009 DRAFT 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 2009 Housing Element Update sets forth policies and programs to address local housing needs through 2014. 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 2004 Housing Element. Based upon the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2009 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~~ is rural in nature with the predominant land use being agriculture. Guadalupe~~ serves as an agricultural service center for the productive Valley farms, providing the processing and shipping of many of the Valley's crops. ~~In addition~~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 2009, the City had an estimated population of 6,534 residents, of which over 80 percent were Hispanic or Latino (California Department of Finance, 2009). Approximately 40 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]. Historically, in part because of this increase in housing prices, overcrowding has been a major issue in Guadalupe, affecting up to 40 percent of households. This puts emphasis on the need for more affordable housing.

[1] The more recent downturn in the regional housing market, however, has made housing somewhat more affordable, with median home prices in the most recent 6-month period (from November 2008 to April 2009) being $139,500, according to recent home sales data collected for Guadalupe (Trulia, 2009).

The construction of projects identified as affordable housing projects in Guadalupe started in the 1980s. The first were Treasure Park and Bonita Pacifica which provided assistance for home ownership. As of January 2007, 282 housing units in Guadalupe were designated for families in need, seniors, farmworkers, homeowners, and the disabled. Slightly more than half of these are owner-occupied with the rest being rentals. People's Self-Help Housing, Habitat for Humanity, Santa Barbara County Housing Authority, and Community Development Block Grant have provided financing and administration of programs in Guadalupe.

Guadalupe's housing stock consists of approximately 1,836 residential units (Cal Poly Land Use Inventory, 2008). Of these, 78 percent are single-family houses or condos, 21 percent are multi-family units, and 1 percent are mobile homes and trailers. 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 neighborhood upgrading 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 was actively encouraged in the following ways:

- Five community workshops were held on October 23, 2008; November 20, 2008; February 5, 2009; February 26, 2009; and March 12, 2009 to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns;
- Public notices of community workshops were mailed to households in utility bills in advance of each meeting;
- Workshop advertisements were posted in local businesses' windows and on the City's website;
- Public notices of the workshops were sent home with local elementary and junior high school students;
- All notices were mailed out/posted in English and Spanish;
- Students from the California Polytechnic State University, San Luis Obispo, City and Regional Planning Department, spoke with residents during their land use inventory field work and distributed flyers about upcoming meetings;
- Workshops were held at different locations—City Hall and Senior Center;
- Workshops were presented in English and Spanish;
- Stakeholders meeting (January 13, 2009);
- Planning Commission Workshops (March 17, 2009 and July 21, 2009~~future meeting, date TBD~~);
- City Council Workshops (March 24, 2009 and September 8, 2009~~future meeting, date TBD~~);
- Public review of the Draft Housing Element (~~date TBD~~July 17, 2009 through September 7, 2009);
- Public hearing before the Planning Commission (August 18, 2009~~future meeting, date TBD~~) and City Council (September 8, 2009~~future meeting, date TBD~~); and,
- Review of the Draft Element by the State Department of Housing and Community Development (submitted May 27, 2009; Review Letter received July 31, 2009; and Certification of Compliance received 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. These community aspirations are captured in this update of the Element.

Figure 1. November 20, 2008 Community Outreach Meeting, Guadalupe

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 ~~five~~ 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. ~~Finally, Chapter 6 describes energy conservation opportunities in regards to housing.~~ A review of the 2004 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. Supplemental data was also obtained through field surveys. 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 almost 16 percent. The California Department of Finance estimates that as of January 1, 2009, Guadalupe had a population of 6,534, representing 1.5 percent of Santa Barbara County's total population of 431,312.

Table 1. Population Growth Trends – Guadalupe vs. Santa Barbara County, 1990-2009

	1990	2000	2009	Percent Change (1990-2000)	Percent Change (2000-2009)
Guadalupe	5,479	5,659	6,534	3.3%	15.5%
Santa Barbara County	369,608	399,347	431,312	8.1%	8.0%

Sources: US Census Bureau, SF3:PF1, 1990, 2000; California Department of Finance, Report E-5, 2009

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 2000. 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 26.7 for the City vs. 34.2 for the County). In 2000, 47 percent of City residents were under the age of 25 and 76 percent of the population was under the age of 45. Senior citizens represented the smallest proportion of the population at 9 percent.

Table 2. Age Distribution – Guadalupe vs. Santa Barbara County, 2000

Age Group	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total population	5,659	100.0%	399,347	100.0%
Under 18 years	2,017	35.6%	99,502	24.9%
18 to 24 years	663	11.7%	53,126	13.3%
25 to 44 years	1,635	28.9%	115,763	29.0%
45 to 64 years	862	15.2%	80,191	20.1%
65 to 74 years	289	5.1%	25,338	6.3%
75 to 84 years	147	2.6%	18,531	4.6%
85 years and over	46	0.8%	6,896	1.7%
Median age (years)	26.7		33.4	

Source: US Census Bureau, SF1: QT-P1, 2000

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 85 percent of City residents identify themselves as Hispanic or Latino in origin, whereas only 34 percent of County residents are in this category. Guadalupe's proportion of Hispanic and Latino citizens has remained stable since 1990 (Table 3).

The City's racial composition also differs from that of the County in that 46 percent of Guadalupe residents identify themselves white, while 73 percent of County residents identify themselves as white. The proportion of Guadalupe residents who identify themselves as white increased from 30 percent in 1990 to 46 percent in 2000.

Table 3. Population by Race/Ethnicity – Guadalupe vs. Santa Barbara County, 2000

Race	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
Total Population	5,659	100.0%	399,347	100.0%
White alone	2,577	45.5%	290,418	72.7%
Black or African American alone	40	0.7%	9,195	2.3%
American Indian and Alaska Native alone	105	1.9%	4,784	1.2%
Asian alone	333	5.9%	16,344	4.1%
Native Hawaiian and Other Pacific Islander alone	9	0.2%	700	0.2%
Some other race alone	2,190	38.7%	60,683	15.2%
Two or more races	405	7.1%	17,223	4.3%
Hispanic or Latino (of any race)	4,781	84.5%	136,668	34.2%
Not Hispanic or Latino	878	15.5%	262,679	65.8%

Source: US Census Bureau, SF1: DP-1, 2000

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. In addition, the City's large Hispanic population reveals the need for larger homes because the Hispanic Origin population characteristically has higher birth rates that often result in larger

families and household sizes (SBCAG, 2003). 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 2000 Census, a total of 2,271, or 59 percent of Guadalupe residents, were in the labor force, with an unemployment rate of 5.1 percent. Table 4 shows that a somewhat smaller proportion of the City's population is in the labor force as compared to the County. Guadalupe also has a higher unemployment rate, which according to the California Employment Development Department, increased to 10.9 percent in 2009 for the City and 8.5 percent for the County.

Table 4. Labor Force and Unemployment Rates – Guadalupe vs. Santa Barbara, 2000

	Guadalupe		Santa Barbara County	
	Persons	Percent	Persons	Percent
In Labor Force*	2,271	58.8%	196,304	63.1%
-Employed	2,075	53.7%	180,716	58.1%
-Not Employed	196	5.1%	13,004	4.2%
Not in Labor Force	1,592	41.2%	114,625	36.9%

*Ages 16 years and older in labor force
Source: US Census Bureau, SF 3:P43, P53, 2000

In 2000, the largest industry employing Guadalupe residents was agriculture, constituting 28 percent of Guadalupe's working residents (Table 5). 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. Results of this census indicate that 60 percent of Guadalupe residents were employed in industries that pay low-level wages and 30 percent are employed in industries that pay mid-level wages. Collectively, these employment industries constituted 90 percent of the workforce.

Table 5. Employment by Industry – Guadalupe, 2000

Industry	Persons	Percent	Average Annual Salary
Agriculture, forestry, fishing and hunting, and mining	590	28.4%	$18,331
Construction	102	4.9%	$37,901
Manufacturing	131	6.3%	$41,119
Wholesale trade	101	4.9%	$48,143
Retail trade	306	14.7%	$24,445
Transportation and warehousing, and utilities	90	4.3%	$33,049
Educational, health and social services	199	9.6%	$23,637
Arts, entertainment, recreation, accommodation and food services	188	9.1%	$33,870
Other services (except public administration)	95	4.6%	$25,541
Public administration	51	2.5%	$25,432
Professional, scientific, management, administrative, and waste management services	147	7.1%	$53,247
Finance, insurance, real estate, and rental and leasing	75	3.6%	$62,289

Source: US Census Bureau, SF 3:DP-3, 2000; US Economic Census, 2002

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 2006-2016. Total employment is expected to grow by 9.3 percent during this period and 18,200 new jobs are anticipated. This would bring the employment of Santa Barbara County to approximately 213,000 by 2016 (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 7,000 jobs by 2016.

Table 6. Projected Job Growth by Occupation – Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area, 2006-2016

Occupation Title	Annual Average Employment		Employment Change	
	2006	2016	Numerical	Percent
Farming, Natural Resources, and Mining	1,100	1,300	200	18.2%
Construction	10,500	11,600	1,100	10.5%
Manufacturing	13,600	14,800	1,200	8.8%
Trade, Transportation, and Utilities	28,200	30,900	2,700	9.6%
Wholesale Trade	4,900	5,200	300	6.1%
Retail Trade	20,300	22,300	2,000	9.9%
Transportation, Warehousing, and Utilities	3,100	3,400	300	9.7%
Information	4,000	4,100	100	2.5%
Financial Activities	8,700	8,700	0	0.0%
Professional and Business Services	22,300	25,600	3,300	14.8%
Education Services, Health Care and Social Assistance	19,500	22,000	2,500	12.8%
Leisure and Hospitality	22,700	25,000	2,300	10.1%
Government	36,100	38,300	2,200	6.1%
Total Employment	**195,000**	**213,200**	**18,200**	**9.3%**

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 (2007), 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.

Current research suggests that a reasonable a 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 most recent Economic Census (2002), Guadalupe's job/housing ratio was substantially unbalanced at 0.25, with four 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 24 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 2008, there were 1,786 households in Guadalupe (ESRI, 2008). Between 1990 and 2000, households increased at a rate of 0.5 percent per year. Between 2000 and 2008, 372 new households were added, and the rate of change increased to 3.3 percent per year (Table 7).

Table 7. Household Growth Trends – Guadalupe, 1990-2008

Year	Households	Numerical Change	Annual Percent Change
1990	1,352	-	-
2000	1,414	62	0.5%
2008	1,786	372	3.3%

Source: US Census Bureau, SF1: P15, 1990, 2000; ESRI, 2008

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 2000 Census. Family households comprised approximately 86 percent of all

households in the City, which is approximately 21 percent higher than the County. Of the family households in Guadalupe, 62.5 percent had children under the age of 18. Non-family households made up 14 percent of the population.

Table 8. Household Composition – Guadalupe vs. Santa Barbara County, 2000

Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total Households	1,414	100.0%	136,622	100.0%
Families	1,217	86.1%	89,555	65.5%
- w/children under 18	761	62.5%	44,205	32.4%
Non-family households	197	13.9%	47,067	34.5%
Average household size	4.0		2.8	

Source: US Census Bureau, SF1: P18, H12, 2000

Guadalupe also has a much larger percentage households that have four or more persons than Santa Barbara County (Table 9). In Guadalupe, 57 percent of households are comprised of four or more persons, compared to just 29 percent of households in the County. Guadalupe's average household size is 4.0 persons compared to 2.8 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, 2000

Persons per Household	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Total households	1,414	100.0%	136,622	100.0%
1-person household	159	11.2%	33,210	24.3%
2-person household	231	16.3%	43,966	32.2%
3-person household	217	15.3%	20,298	14.9%
4-person household	265	18.7%	19,108	14%
5-person household	244	17.3%	9,946	7.3%
6-person household	150	10.6%	4,721	3.5%
7-or-more-person household	148	10.5%	5,373	3.9%
Average household size	4.0		2.8	

Source: US Census Bureau, SF1: H13, 2000

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 2000 Census, the median household income in Guadalupe was the lowest of cities in Santa Barbara County at $31,205 (Table 11). More recent data indicates that the median household income in Guadalupe increased to $41,461, as of 2008, but it still remains lower than that of neighboring jurisdictions such as Santa Barbara County which has a median household income of $57,509 (ESRI, 2008). This demonstrates the need for affordable housing to adequately accommodate the residents with lower incomes.

Table 10. Household Income – Guadalupe, 2000

Income Range	Households
Less than $10,000	185
$10,000 to $19,999	249
$20,000 to $34,999	259
$30,000 to $39,999	237
$40,000 to $49,999	123
$50,000 to $59,999	156
$60,000 to $74,999	107
$75,000 to $99,999	127
$100,000 or more	77

Source: US Census Bureau, SF3:P52, 2000

Table 11. Median Household Income – Santa Barbara County and Cities, 2000

Jurisdiction Name	Median Household Income	Percent of County Median Income
Santa Barbara County	$46,677	100%
Buellton	$48,490	104%
Carpinteria	$47,729	102%
Goleta	$60,314	129%
Lompoc	$37,587	81%
Santa Maria	$36,541	78%
Guadalupe	**$31,205**	**67%**

Source: US Census Bureau, SF3:P53, 2000

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, 2000

Income Group	Income Range	Households	Percent of Households
Very Low	Less than $23,338	509	36%
Low	$23,338 to $37,341	297	21%
Moderate	$37,342 to $56,012	212	15%
Above Moderate	More than $56,013	396	28%

Source: SBCAG Regional Housing Needs Assessment, 2008; HCD Income Group Monthly Payments, Santa Barbara County, 2003

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. In Guadalupe, approximately 299 households are in the ELI category (HCD, CHAS Database 2000).

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 2008, the City of Guadalupe contained 1,836 housing units (Cal Poly Land Use Inventory, 2008), which is a net increase of 386 units (or 27 percent) since the 2000 Census. The housing stock is comprised mostly of single-family detached homes, which make up 63 percent of all units, while multi-family units make up about 28 percent of the total. Nine percent of units are single-family attached units. Mobile homes comprise the remaining 0.3 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 (discussed in previous sections), mobile homes are probably too small to suit the housing needs of many of the residents.

Table 13. Housing Unit Type – Guadalupe vs. Santa Barbara County, 2008

Housing Type	Guadalupe		Santa Barbara County	
	Number	Percent	Number	Percent
Single-Family	1,325	72.2%	62,062	65.4%
Detached	1,157	63.0%	90,421	57.9%
Attached	168	9.2%	11,675	7.5%
Multi-Family	505	27.5%	45,346	29.0%
Mobile Home	6	0.3%	8,779	5.6%
Total Units	**1,836**	**100.0%**	**156,221**	**100.0%**

Source: Cal Poly Land Use Inventory, 2008; California Department of Finance, Report E-5, 2008

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. In addition, the City's Redevelopment Agency provides funding for housing rehabilitation, including for residential components to buildings being retrofitted under the City's Unreinforced Masonry Program.

Table 14. Age of Housing Stock – Guadalupe

Year Built	Housing Units	Percent
Total	1,836	100%
Built 2001 to January 2009	368	20.0%
Built 1999 to 2000	0	0.0%
Built 1995 to 1998	65	3.8%
Built 1990 to 1994	144	8.5%
Built 1980 to 1989	379	22.4%
Built 1970 to 1979	158	9.3%
Built 1960 to 1969	320	18.9%
Built 1950 to 1959	210	12.4%
Built 1940 to 1949	52	3.1%
Built 1939 or earlier	140	8.3%

Source: US Census Bureau, SF3:H34, 2000; Cal Poly Land Use Inventory, 2008

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 vast 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 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 2008, 65 percent of occupied housing units were occupied by home-owners, while 35 percent were occupied by renters. It also reveals that ownership rates have increased slowly over the last 28 years.

Table 16. Housing Tenure of Occupied Units – Guadalupe, 1990-2008

	1990		2000		2008	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Occupied housing units	1,352	98.1%	1,414	97.5%	1,786	97.3%
Owner-occupied housing units	805	58.4%	780	55.2%	1,157	64.8%
Renter-occupied housing units	547	41.6%	634	44.8%	629	35.2%
Vacant housing units	26	1.9%	36	2.5%	50	2.7%
Total housing units	**1,378**	**100.0%**	**1,450**	**100.0%**	**1,836**	**100.0%**

Source: US Census Bureau, SF1: QT-H1, 1990, 2000; ESRI, 2008

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 2.8 percent in 2008 (ESRI, 2008). 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.

Table 17. Occupancy Status of Housing Stock – Guadalupe, 2008

	2008	
	Number of Units	Percent of Total Units
Occupied housing units	1,786	97.3%
Vacant housing units	50	2.8%
Total Housing Units	1,836	100.0%

Source: ESRI, 2008

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)[2]. This indicates that home prices were increasing at about 13 percent a year, which outpaces the area income growth as shown in Figure 1. While home prices over this period increased, the 2008 median sale price was still 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

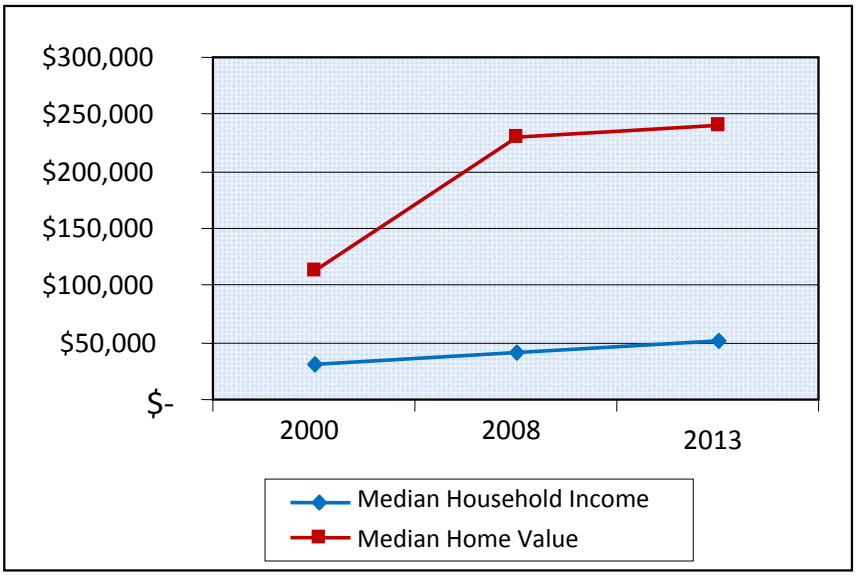


Figure 2. Median Household Income vs. Median Home Value – Guadalupe, 2000-2013
Source: ESRI, 2008

With regard to rental units, the median rent in Guadalupe in 2000 was $509 per month for all types of housing. Table 18 shows the number of units by value of contract rent payments in 2000.

Table 18. Values of Contract Rent Payments – Guadalupe, 2000

Value	Number	Percent
Less than $249	104	16%
$250 to $349	25	4%
$350 to $449	109	17%
$450 to $549	145	23%
$550 to $649	145	23%

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

Value	Number	Percent
$650 to $749	26	4%
$750 to $899	33	5%
$900 and above	11	2%
No Cash Rent	31	5%
Un-accounted	6	1%
Total	**634**	**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 39 percent, of all Guadalupe residents are overpaying for housing (534 households). Of those households overpaying, half were homeowners and half were renters.

Examining the number of low-income households[3] that are overpaying, the table reveals that there are 155 low-income households, 98 of which are overpaying for housing. This means that 63 percent of low-income households are overpaying. Of the 98 households that are overpaying, 24 are homeowners and 74 are renters.

Table 19. Gross Rental Costs as a Percent of Household Income – Guadalupe, 1999

Percent of Income Spent on Housing	Household Income Range							
	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	Total	Percent of Households
Renter-Occupied Units								
Less than 20 percent	14	0	27	49	37	26	153	24%
20 to 24 percent	0	15	26	31	13	0	85	14%
25 to 29 percent	0	7	65	4	0	0	76	12%
30 to 34 percent	6	7	16	6	0	0	35	6%
35 percent or more	68	128	38	0	0	0	234	37%
Not computed	22	5	9	0	0	10	46	7%
Total	**110**	**162**	**181**	**90**	**50**	**36**	**629**	**100%**
Owner-Occupied Units								
Less than 20 percent	6	27	41	27	92	124	317	41%
20 to 24 percent	5	15	12	21	28	9	90	12%
25 to 29 percent	10	0	30	14	42	7	103	13%
30 to 34 percent	0	10	21	13	25	12	81	10%
35 percent or more	24	63	54	20	18	5	184	24%
Total	**45**	**115**	**158**	**95**	**205**	**157**	**775**	**100%**

Source: US Census Bureau, SF3: H73, H97, 2000

[3] Calculated as households with incomes less than 80 percent of the area median income (HCD, 2009).

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 2000 Census, 40 percent of all households in Guadalupe were overcrowded, compared to 13 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, 2000

Household Type	Guadalupe		Santa Barbara County	
	Households	Percent	Households	Percent
Owner-occupied	780	55.2%	76,611	56.1%
Overcrowded	132	16.9%	2,411	3.1%
Severely overcrowded	138	9.3%	2,670	3.5%
Renter-occupied	634	44.8%	60,011	43.9%
Overcrowded	110	17.4%	4,774	8.0%
Severely overcrowded	181	28.5%	7,780	13.0%
Total households	**1,414**	**100%**	**136,622**	**100%**

Source: US Census Bureau, SF3:H20, 2000

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, including those provided by the Guadalupe Redevelopment Agency.

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 2008. 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 1990 Census, almost 20 percent (or 265 households) of the City's 1,352 households were age 65 or older. In 2000, the number of elderly households in Guadalupe increased from 265 to 295, representing almost 21 percent of the City's total households (Table 21). This is similar to Santa Barbara County, where approximately 23 percent of the population is age 65 or older.

Table 21. Households by Age – Guadalupe, 1990 and 2000

	1990		2000	
Householder Age	**Households**	**Percent**	**Households**	**Percent**
Up to 64 Years	1,087	80.4%	1,119	79.1%
65 Years +	265	19.6%	295	20.9%
Total	**1,352**	**100.0%**	**1,414**	**100.0%**

Source: US Census Bureau, SF1: QT-H1, 1990, 2000

Of the elderly householders in Guadalupe, 223 seniors are home-owners, making up almost 29 percent of owner-occupied households, and 72 seniors are renters, comprising 11 percent of renter-occupied units (Table 22). This is similar to Santa Barbara County, where elderly persons make up 32 percent of owner-occupied households and 11 percent of renter-occupied households. However, 11 percent of the elderly homeowners (24 individuals) and 31 percent (22 individuals) of the elderly renters are below poverty level. 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. Householders by Tenure and Age – Guadalupe, 2000

Age of Householder	Renter-Occupied		Owner-Occupied	
	Persons	Percent	Persons	Percent
15 to 24 years	46	7.3%	12	1.5%
25 to 34 years	186	29.3%	54	6.9%
35 to 44 years	166	26.2%	202	25.9%
45 to 54 years	112	17.7%	173	22.2%
55 to 64 years	52	8.2%	116	14.9%
65 to and over	72	11.4%	223	28.6%
Total	**634**	**100.0%**	**780**	**100.0%**

Source: US Census Bureau, SF 1: QT-H1, 2000

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 2000 Census. It shows that there are 258 renter-occupied housing units and 77 owner-occupied housing units (335 total) in Guadalupe that have 6 or more rooms. However, there were 542 households that were considered large (five or more persons), as shown in Table 23. 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, 2000

Number of Rooms	Renter-Occupied	Owner-Occupied
1 room	0	63
2 rooms	61	134
3 rooms	191	113
4 rooms	48	128
5 rooms	245	114
6 rooms	146	54
7 rooms	56	23
8 rooms	37	0
9 or more rooms	19	0

Source: US Census Bureau, SF3: H42, 2000

Table 24 shows that larger units (6 or more rooms) are needed for both rent and purchase. In 2000, the Census reported that 270 large households rented their homes, while 272 large households purchased their homes.

Table 24. Persons per Unit – Guadalupe, 2000

Persons per Unit	Renter-Occupied		Owner-Occupied	
	Housing Units	Percent	Housing Units	Percent
1 Person	69	11%	90	11%
2 Persons	73	12%	158	20%
3 Persons	96	15%	121	16%
4 Persons	126	20%	139	18%
5 Persons	122	19%	122	16%
6 Persons	76	12%	74	10%
7 Persons	72	11%	76	10%
Total	**634**	**100%**	**780**	**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 2000, Guadalupe had 239 female-headed households (Table 25). Of these households, 55 percent (131 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 2000 Census, 29 percent (32 households) of all female-headed households were living in poverty.

Table 25. Household Type – Guadalupe, 2000

Household Type	Renter-Occupied		Owner-Occupied		Total Households	Percent
	Households	Percent	Households	Percent		
Married couple family	364	57.4%	524	67.2%	888	62.8%
Male householder, no wife present	52	8.2%	38	4.9%	90	6.4%
Female householder, no husband present	125	19.7%	114	14.6%	239	16.9%
Nonfamily households	93	14.7%	104	13.3%	197	13.9%
Total households	**634**	**100%**	**780**	**100%**	**1,414**	**100.0%**

Source: US Census Bureau, SF3: H19, 2000

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. In 2000, 35 percent of Guadalupe residents (1,959 persons) reported having one or more disabilities.

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.

Table 26 shows disabilities by type. The most pervasive disabilities for the general population and Guadalupe are physical and mental disabilities, accounting for more than 30 percent of all disabilities. Depending on the nature and severity of the disability, persons with disabilities have different housing needs.

Table 26. Persons with Disabilities by Disability Type – Guadalupe, 2000

Type of Disability	Number of Persons	Percent
Sensory disability	154	7.9%
Physical disability	369	18.8%
Mental disability	230	11.7%
Self-care disability	157	8.0%
Go-outside-home disability	414	21.1%
Employment disability	635	32.4%
Total disabilities	**1,959**	**100%**

Source: US Census Bureau, SF3, P41, 2000

According to the 2000 Census, persons with physical disabilities in Guadalupe number 369, which is 19 percent of the total disabled population. To accommodate this group, there is a need to adapt houses or apartments for wheelchairs and other special requirements. 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 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).

The 2000 Census reported that there are approximately 24,400 farmworkers in Santa Barbara County and 6,266 in the Santa Maria-Guadalupe area. 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. The 2000 Census also estimates that 531 individuals in the City of

Guadalupe are employed in the agricultural industry. Agriculture is one of the lowest paid sectors in the labor market. The average reported wage for agricultural workers is $18,600 (US Employment Development Department, 2009).

A significant housing issue facing Guadalupe in general, and farmworkers in particular, is a lack of affordable housing, which results in overcrowding. Discussions with knowledgeable members of the community suggest that farmworkers are living in extremely congested housing arrangements. Studies of the living conditions of migrant farmworkers in California also found that most farmworkers live in substandard conditions because the low wages and short or intermittent tenancy of migrant workers leaves them susceptible to the rent demands of local landlords.

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. Currently, the River View affordable housing development maintains 39 rental units for farmworkers. 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. 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, 2009). The area median income in Santa Barbara County is $46,677. For ELI households, this results in a household income of $14,003 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, 2009). ELI households can also face overpayment, overcrowding, and substandard housing conditions.

In 2000, approximately 299 ELI households resided in Guadalupe, representing 21.1 percent of the total households (HCD, Comprehensive Housing Affordability Strategy, 2000). Of these households 69.9 percent were renters and 30.1 percent were home owners. Most (85.6 percent) ELI households reported experiencing housing problems, such as overpayment and/or overcrowding. For example, 72.2 percent of ELI households in Guadalupe were in overpayment situations, spending more than 30 percent of its gross income on housing, compared to 36 percent for all households. Meanwhile, 45.8 percent of ELI households paid more than 50 percent of their income toward housing costs, compared to 14.2 percent for all households.

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, 2009). 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.

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 2009-2019. 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 27 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 27. 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

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 2009-2019 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 June 2008 and covers a period from January 2007 through July 2014. 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.

Table 28 shows SBCAG's 2000 breakdown of existing households within Guadalupe by income group, which is also depicted in Figure 3. 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.

Table 28. Households by Income Group – Guadalupe, 2000

Income Group	Income Range	Households	Percent
Very Low	Less than $23,338	509	36%
Low	$23,338 to $37,341	297	21%
Moderate	$37,342 to $56,012	212	15%
Above Moderate	More than $56,013	396	28%
Total	**-**	**1,414**	**100%**

Source: US Census Bureau, SF3, P52, 2000; SBCAG, Regional Housing Needs Plan, 2008

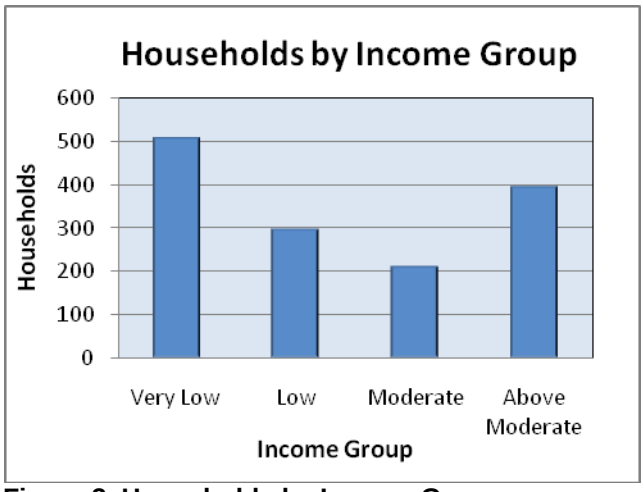


Figure 3. Households by Income Group
Source: SBCAG, Regional Housing Needs Plan, 2008

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 88 new housing units to be constructed in Guadalupe by July 2014. Table 29 shows this housing needs allocation, as well as the percentage in each income category of the total allocation. As evident in Table 29, 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, 10 of the households allocated to the very low-income group will be designated for ELI needs.

Table 29. Guadalupe 2007-2014 Regional Housing Need Allocation by Income

Income Group	Households	Percent
Very Low *	20	23%
Low	15	17%
Moderate	20	23%
Above Moderate	33	37%
Total	**88**	**100%**

Source: SBCAG, Regional Housing Needs Allocation Plan, 2008
* Half of these units, or 10, are allocated for Extremely Low-income (ELI) housing

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 (88 units), focus is placed on development potential of vacant land (infill sites) and the DJ Farms Specific Plan area. Development potential is based on the residential density standards outlined in the City's ~~Zoning Code~~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.

While more efficient residential development could be achieved through the consolidation of adjacent vacant sites, where smaller sites can be combined to provide for a larger percentage of buildable area and hence a higher number of housing units, the development capacity methodology does not rely on such consolidation. There are opportunities for such consolidation, however, particularly in the City's Central Business District, as discussed in more 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, recent 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 this include the -recently-built and approved residential projects such as the 74-unit La Plaza Villas at 736-754 Oliveira Street (built in 2006), and the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010).

According to the 2008 Land Use Inventory conducted by the California Polytechnic State University, City and Regional Planning Department, excluding the DJ Farms Specific Plan Area, vacant land within the City's existing residential zones equals ~~10.51~~10.72 acres (Table 30). Based on the residential densities set forth in the Zoning Code and Land Use Element as further evaluated for site and planning constraints (refer to Table B-1 in Appendix B), these ~~10.51~~10.72 acres can realistically accommodate approximately ~~118~~ 112 units, which exceeds the needed 88 RHNA units.

Table 30. 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	~~5.82~~5.16	6	~~34~~26
R-1-M, R-1-M-SP	~~0~~0.37	10	0*
R-2, R-2-SP	1.03	10~~11.5~~[4]	~~11~~10
R-3	~~3.66~~4.16	20	~~73~~76
Total	**~~10.51~~10.72**	**-**	**~~118~~112**

Source: Cal Poly Land Use Inventory, 2008; City of Guadalupe 2002 General Plan, Land Use Element, 2002; City of Guadalupe Zoning Code; DJ Farms Specific Plan, May 1995

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 in the City's Central Business District, which would be expected to result in larger unit production potentials for consolidated properties. The City's support for such consolidation of housing sites and redevelopment efforts includes existing policies in the General Plan's Economic Development/Redevelopment Element (refer to Policy 4, and Programs 1 and 3).[5] 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. There are also opportunities for mixed use development in the City's Central Business District and on parcels elsewhere in the City that are zoned General-Commercial that would provide additional housing opportunities, including those for lower income residents. However, as stated above, for the purposes of calculating the realistic unit capacity, no assumptions on lot consolidation were included, nor was it assumed that the planned residential development overlay would be used to achieve higher housing production.

At 209 acres of undeveloped land, the DJ Farms Specific Plan area also provides ample opportunities for both market-rate and affordable residential development.[6] The May 1995 adopted Plan calls for the development of 51.5 acres of the Plan area, located in the southeastern section of the City, south of West Main Street/State Route 166, with up to 645 primary housing units[7] (Table 31). Even in the

~~[4] 10 units/acre density from Land Use Element plus up to 15% density bonus, for maximum density of 11.5 units/acre.~~

[5] 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.

[6] A revision to the DJ Farms Specific Plan has been proposed and is under consideration by City decision makers. The revision would increase the total residential development potential of the DJ Farms Specific Plan area to approximately 980 additional primary residential uses and an estimated 78 second units on 126 acres (DJ Farms Revised Specific Plan, 2006). As the Revised Specific Plan has not been adopted and because the revised plan would result in more rather than less residential development potential, the analysis of vacant residential sites in this element utilizes the potential residential buildout in the 1995 DJ Farms Specific Plan.

[7] Housing density as currently zoned would range from 6 to 10 units per acre, which would yield lower residential buildout capacity.

absence of infill development elsewhere in the City, if only 14 percent of the projected housing in the DJ Farms Specific Plan area is developed, the 88 units can be accommodated.

Table 31. DJ Farms Specific Plan Area Vacant Land Building Capacity

Density	Land Available (acres)	Allowable Density (units per acre)	Realistic Unit Capacity
Low	22.5	1-6 units/acre	135
Medium	7	6-10 units/acre	70
High	22	10-20 units/acre	440
Total	**51.5**		**645**

Source: DJ Farms Specific Plan, May 1995

Other factors not specifically evaluated here include development of residential units in the mixed-use and commercial zones, 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. However, Guadalupe's housing allocation can be met without exercising these options. Furthermore, an application for another new residential development, the Minami Specific Plan development, has recently been submitted to the City of Guadalupe for processing. The Minami Specific Plan involves an 87-acre property adjacent to the northeast corner of the City at the northeast corner of Peralta Street and Eleventh Street. The request, which includes an annexation request and approval of up to 497 new residential units, is under review for application completeness and environmental review has been initiated.

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). This program helped fund 18 mortgage subsidies for units within the Point Sal Dunes development. 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.

Other Federal and State Resources – Table 32 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 32. 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.	• 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	• 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.	• 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.	• 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.	• 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.	• 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.	• 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.	• 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	• Rehabilitation • Administration

Program	Description	Eligible Activities
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCCES 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	• Down payment assistance
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects.	• 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.	• 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.	• 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.	• 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.	• 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.	• Grants
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operating subsidies for supportive housing for the elderly.	• 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.	• 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.	• 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.	• Site acquisition • Rehabilitation • New construction • Home buyers assistance

Program	Description	Eligible Activities
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	• 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.	• Supportive housing
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing.	• 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.	• 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.	• 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.	• 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.	• 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.	• 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.	• 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.	• 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.	• Homebuyer assistance
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, minority assistance programs are available.	• Homebuyer assistance • Rehabilitation • Minority homeownership assistance

Program	Description	Eligible Activities
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.	• New construction • Rehabilitation • Acquisition
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans.	• Acquisition loans • Business loans • Predevelopment/interim finance • Construction/rehabilitation loans
Vision Forward	To provide affordable housing to low-income residents throughout the United States.	• 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.	• Construction/rehabilitation loans • Grants • Long-term loans • Technical assistance

2. Local Resources

Guadalupe Redevelopment Agency (RDA) – Established in 1985, the Redevelopment Agency has been involved in a variety of housing activities, including assisting in the provision of new affordable housing and providing rehabilitation assistance to improve existing housing. State law requires the Redevelopment Agency to set-aside no less than 20 percent of all tax increment revenue generated from redevelopment projects for affordable housing. These funds must be used for activities that increase, improve, or preserve the supply of affordable housing in the City. Redevelopment funds have historically been used to acquire land to support rehabilitation and development or redevelopment of medium- to high-density residential housing. In addition, the Agency continues to provide incentives for the development of affordable housing within the City, which include subsidies for land costs, grants and low-cost loans for housing rehabilitation. The Agency currently receives approximately $200,000 each year in their Low-income Housing fund, and the Redevelopment Agency in May 2009 approved an amendment to the Redevelopment Plan that would eliminate a cap on the RDA tax increment level and increase the annual funding levels for the Low-income Housing fund. For the current 2008-2009 fiscal year, the available fund balance is $1,200,000. It is anticipated that the available funds will be used to continue to fund housing rehabilitation programs, and to purchase properties for development of affordable housing through partnering with organizations such as Peoples' Self-Help Housing Corporation and the Santa Barbara County Housing Authority. The City is in initial discussions with such partners on acquiring two sites for affordable housing developments within the City.

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 a 4-unit housing project on the 900 block of Pioneer St.

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 33. 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 33. 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[8]	Single-family and multiple-unit housing

Source: Guadalupe General Plan Land Use Element, 2002

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

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 provide additional guidance on development standards.

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

In addition to the residential zones listed above, four commercial zones ~~conditionally~~ 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).

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 34. 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 ~~the City's~~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. ~~A summary of the residential uses permitted by the City's zoning regulations is provided in Table 35.~~

Table 34. 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					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 35 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 35. 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					

	R-1	R-1-M	R-2	R-3	PD	MIX	G-C	C-S	C-N
Group dwellings[9]			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 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 2009 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

[9] Group dwellings are defined in the Zoning Code, Section 18.08.100, as a group of two or more detached or semidetached one-family, two-family, or multiple dwellings occupying a parcel of land in one ownership, and have any yard or court in common, but not including motels, hotels, boardinghouses, or rest homes.

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. To comply with State law, Program A.4 of the Housing Element proposes a zoning code amendment to demonstrate consistency with this requirement.

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~~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 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.

Other Group Housing. Other group housing facilities are conditionally permitted in Commercial Zones, and are restricted to 1 person per 500 square feet in all zones. This restriction provides that overcrowding is avoided. It protects the individual's health, safety, and quality of life. Furthermore, Program A.4 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.

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 36. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

~~In addition, the recently added Planned Residential Development Overlay allows for some modification of parking requirements.~~

Table 36. 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.

~~*Special Needs Housing*~~

~~Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, single room occupancy units, and group homes. The City's provisions for these housing types are discussed below.~~

- ~~**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.~~

  ~~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 hardship in enforcing the Code.~~

  ~~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.~~
- ~~**Farmworker Housing –** Farmworker housing is allowed by right in all R-2 and R-3 zones and is treated as any other multifamily housing unit in Guadalupe.~~
- ~~**Emergency Shelters and Transitional Housing –** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Emergency shelters are permitted by right in all R-3 zones and conditionally permitted in all C-S, C-N, and G-C zones. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transition to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living. Transitional housing is a permitted use within the R-3 zone, and a conditionally permitted use within the R-2, MIX, and Commercially Zoned areas. Emergency shelters and transitional housing are subject to the same permitting processes as other residential developments in these zones without undue special regulatory requirements.~~
- ~~**Supportive Housing –** Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. It includes various configurations, but offers access to support services that enable tenants to live as independently as possible. Supportive housing is permitted in all R-3 zoning designations and~~

~~is subject to the same permitting processes as other housing developments in this zone without undue special regulatory requirements.~~

- ~~**Single Room Occupancy –** Single room occupancy units are small studio-type apartment, typically reserved for extremely low-income persons. This use is permitted in all R-2 and R-3 zones and is treated as any other multifamily housing unit.~~
- ~~**Residential Care Facilities –** 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. Residential care facilities, as well as convalescent care facilities, are permitted by-right in the R-3 zone. These facilities are conditionally permitted in all R-2, G-C, and C-N zones. These requirements do not pose a significant constraint on the establishment of such facilities.~~
- ~~**Other Group Housing –** Group housing facilities are conditionally permitted in Commercial Zones, and are restricted to 1 person per 500 square feet in all zones. This restriction provides that overcrowding is avoided. It protects the individual's health, safety, and quality of life. Furthermore, 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.~~

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. The City of Guadalupe Planning Commission and City Council are 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.

~~The~~ A possible~~major~~ constraint associated with development review is the time it takes to get through the entitlement and permitting process, although City staff strive 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 ~~permit~~ the processing ~~in Guadalupe~~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 37 indicates typical permit processing time requirements. Hence, development processing procedures in the City of Guadalupe do not present a significant constraint to housing production.

Table 37. 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	Planning Commission
Variance	3 months	City Council
Zone Change	6 months	City Council
General Plan Amendment	6 months	City Council
Design Review	2 months	Planning Commission
Tract Maps	12 months	City Council
Parcel Maps	6 months	City Council
Initial Environmental Study	30 days	Planning Staff
Negative Declaration	2 months	Planning Commission or City Council
Environmental Impact Report	9 months	Planning Commission or 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. 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. The City has no adopted design guidelines, but would use such guidelines in the design review process if adopted and available. In lieu of guidelines, the City uses guidance in the City's Land Use and Community Design and Historic Preservation Elements, and must make certain findings[10] as set forth in the design review ordinance before approving a DRP.

Certain residential projects, notably most[11] 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 slightly ($350 to $700) to the project's permit fees, it does not result in a substantial constraint or disincentive to development. The purview of the Planning Commission is specific to the design of the project; compliance with other Zoning Code regulations development standards are evaluated at the staff level.

[10] Findings for approval of a DRP are set forth in Section 18.73.100 of the Zoning Code. These are available to applicants through the City's Zoning Ordinance, which is posted on the City's website.
[11] An exception to this exemption applies to single-family residential projects with frontage on Main or Guadalupe Streets that are visible from these streets.

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~~, and no extra requirements are imposed~~. 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, and 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 revised in April 2008. 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 ~~37~~38, 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 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 $286. Public facilities fees are $0.15/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 single family unit and $22,000 an up for a multi-family project of say 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 much 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 37. Fees that Affect Housing Production

Common Community Development Department Fee Schedule, 2001		
Type of Fee	**Cost or Initial Deposit for Actual Cost-Based Fee**	
Zoning Clearance - change in use only	$115	set fee
Zoning Clearance - New single family unit or duplex	$115	set fee
Zoning Clearance – multi-family development or non-residential	$305	set fee
Design Review - minor	$350	set fee
Design Review - regular	$700	set fee
Planned Residential Development Overlay	$2,300 - $4,590	deposit
Conditional Use Permit (CUP)	$495 -$2,520	deposit
Specific Plan	$3,000- 6,000	deposit
Rezoning	$4,340-$5,990	deposit
Tentative Parcel Map	$2,200	deposit
Tentative Tract Map	$3,300	deposit
Final Map	$3,600	deposit
General Plan Amendment and Zone Change	$8,300 - $12,500	deposit
Encroachment Permit	$50	
Public Improvement Plan Checking	0.5% of construction cost estimates	
Public Works Inspections	$0-$500,000 = 10% of construction costs $500,000-$1,000,000 = 5% of costs $1,000,000 = 3% costs	
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*	$1,549	per residence
Sewer**	$2,324	per residence

*Water connection is a set fee based on the diameter of the service line
**Multi-family sewer connection per residential unit $1,549.77
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 ~~37~~ 38 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.

~~*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.~~

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 seven percent of the City's total revenue while in other California cities this percentage is as much as 25 percent. The City cannot maintain needed services without steady funding.

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 $139,000 (Trulia, 2009).

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 Point Sal subdivision, costs added approximately $25,000 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 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. This does not pose a constraint to housing development in Guadalupe.

3. Environmental Constraints

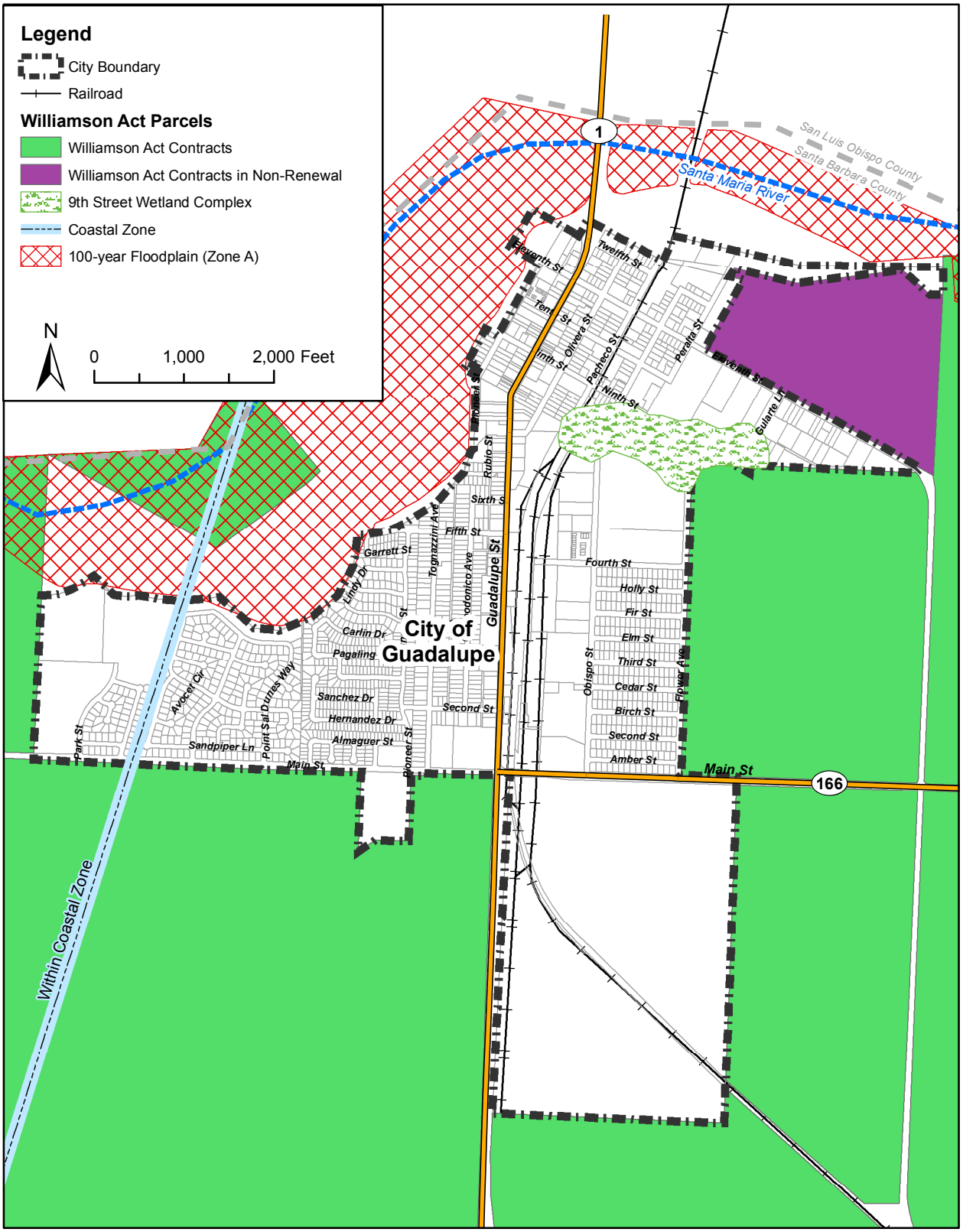
Residential development in the City has the potential to be constrained by environmental factors including: City boundaries and limits, protected agriculture, coastal zone proximity, flood zones, and seismic faults. Environmental constraints in an around Guadalupe are illustrated in Figure 4. The City's 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 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 88 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.



Base map source: Caltrans, 2007; Santa Barbara County, 2008; and U.S. Beaurea of the Census TIGER 2000 data.

Environmental Constraints

Figure 4

City of Guadalupe

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 ~~38~~39, sewer capacity will be more than adequate for the next five years.

Table 38. Sewer Capacity and Projected Sewer Demand

2015 Population Projection (Persons)	Gallons Per Person/Day (2008 Usage)	2015 Demand (Gallons)	Capacity (Gallons)	Percent of Capacity
6,886	80	550,880	966,000	58%

*2009 population of 6,534+ 88 units 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.

As of October 2008, the City has scheduled its well operations and anticipated state water percent deliveries to provide sufficient combined water to meet an approximate 1070 Acre-Feet annual demand. It should be noted that these demand totals exclude the demand from the DJ Farms Property, which

would change as a result of the implementation of the DJ Farms Specific Plan or Revised Specific Plan. Currently, agricultural operations at the DJ Farms Property require an estimated 800 Acre-Feet of groundwater per year; whereas under full buildout of the Revised Specific Plan, the property's water demand would be decreased to 694 Acre-Feet per year, with 463 Acre-Feet of this being provided through the groundwater basin, and the rest by State Water (DJ Farms Revised Specific Plan EIR, 2006).

The City's General Plan has identified several options to ensure adequate water supply availability, which include purchasing additional water from the State Water Project, construction of new wells, implementation of water conservation programs and managing the rate of future development to ensure consistency with available water supplies.

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 reduces 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 shipping 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 6 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 to 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 2007 to 2014 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.3. 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.4. 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.5. The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.

A.6. 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.7. 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 very low, low, and moderate-income households, as required by State law.

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 of 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.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.

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.

A.12. 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.13. 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.14. 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.15. 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:	On-going
Funding:	Property owners will pay for cost of annexation proceedings
Expected Outcome:	New land available for residential development

A.2. 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:	Annually
Funding:	General Fund
Expected Outcome:	Annual review and priority report

A.3. The City shall establish priority water and sewer services procedures for developments with units affordable to lower-income households.

Responsible Department:	Planning Department
Timeframe:	2010-2011

Funding: General Fund
Expected Outcome: Priority water and service procedures

A.4. 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, and transitional and supportive housing in all residential zones~~;~~ and transitional. 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 ~~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 the use of secondary units by providing a public awareness campaign to property owners, builders, and developers.

Responsible Department: Planning Department
Timeframe: 2010-2011
Funding: General Fund
Expected Outcome: Zoning Ordinance Amendment and Annual Progress Report

A.5. 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.6. The City requires 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~~of~~ privately initiated general plan amendment, rezoning or specific plan shall pay a fee equal to two percent of the building valuation (as determined from the building permit). Such fees are deposited 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. These monies are collected to provide low or no-interest loans to allow additions to existing rental or ownership units for low-income households. ~~The City will, as in program 4, ensure all options comply with State density bonus laws.~~

Responsible Department: Planning Department
Timeframe: Ongoing and annual report to the City Council
Funding: General Fund
Expected Outcome: Additional funding for Housing trust Fund

A.7. 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.8. The City's Redevelopment Agency shall continue to use a portion of its 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:	Annual Report to the City Council on progress of this program
Funding:	Redevelopment Agency revenues
Expected Outcome:	Development of low-income housing

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

B.3. The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.

B.4. Private financing of the rehabilitation of housing shall be encouraged.

B.5. 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.6. 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:	Planning Department
Timeframe:	On-going, Annually
Funding:	CDBG Technical Assistance/General Fund
Expected Outcome:	CDBG applications annually
Objective:	8 units rehabilitated

B2. 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

~~**B.3.** The City shall adopt an ordinance that requires tenant notice and relocation assistance in cases of demolition of multi-family housing. Such an ordinance shall provide for at least one year's notice to tenants except in cases of imminent risk to health or safety. The ordinance will also specify minimum requirements for relocation assistance for displaced tenants. Such assistance may include providing information about other available housing and providing a stipend to help offset moving expenses for low-income households.~~

~~Responsible Department:~~	~~Planning Department~~
~~Timeframe:~~	~~2010-2011~~
~~Funding:~~	~~General Fund~~
~~Expected Outcome:~~	~~New ordinance~~

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 Director
Timeframe:	2010-2011
Funding:	General Fund
Expected Outcome:	Zoning ordinance amendment

D.2. The City shall seek financing for its Redevelopment Agency's housing rehabilitation program to rehabilitate rooming houses located in the downtown. Possible sources include CDBG rehabilitation funds, tax increment financing through the redevelopment agency, 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. It shall ~~n 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, 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:	2010-2011
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:	Planning Director
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:	2011-2012
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 ~~39~~ 40 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 88 units in total meets the 2007-2014 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 39. Quantified Objectives

Program Category	New Construction Units	Rehabilitation Units
Extremely Low	10	
Very Low	10	
Low	12	3
Moderate	15	5
Above Moderate	33	
Total	**80**	**8**

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APPENDIX A: EVALUATION OF 2004 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, 2004 through 2008. This analysis also includes an assessment of the appropriateness of goals, objectives, policies, and programs. The findings from this evaluation have been instrumental in determining the City's 2009 Housing Action Plan within the Housing Element update.

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. 2004 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	On-going	Annexation request for Minami Specific Plan undergoing environmental review. Potential new annexation request for new RV Park under discussion with developer.	Continue program
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.	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	Planning Department	July 30, 2004	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. Comprehensive zoning ordinance update was brought forward, but was shelved. The City will need to reinitiate this process.	Continue program
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	On-going	On-going as part of City review of such projects.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
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	On-going 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	On-going 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	Habitat property and Unreinforced Masonry Program rehabilitation of rental units.	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
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	2004	A comprehensive zoning ordinance update was initiated, but was put on hold. The City will need to reinitiate this process.	~~Continue program~~Delete program. Adequate policy direction provided as Policies B.5 and B.6.

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
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	2004	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. The City will need to reinitiate this process.	Continue program
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. On-going 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	2004	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. The City will need to reinitiate this process.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
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	July, 2004	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 Director	August, 2004	On-going 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	On-going 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	2004	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 reinitiate this process.	Continue program
21. New annexations shall be contiguous to the existing City to increase compact urban forma and energy efficiency	Planning Department	Ongoing	Annexation (LAFCO 07-10) approved on September 6, 2007 met this criteria. On-going part of review of annexation projects that are proposed.	Continue program

Program	Responsible Agency	Timeframe	Evaluation/Accomplishments	Future Policies and Actions
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	2004	Transit opportunities and provision for non-vehicular mode of travel 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 reinitiate this process.	Continue program
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 and ongoing	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 2009 Housing Element as well as of the public hearings for consideration of the updated Housing Element.	Continue program

Table A-2. Appropriateness of 2004 Housing Element Goals and Policies – City of Guadalupe

Goal	Policy	Appropriateness
Goal A: To provide a continuing supple of affordable housing to meet the needs of existing and future Guadalupe residents in all income categories.		Still appropriate – retain
	Policy A.1. Adopt policies, programs and procedures to try to achieve its fair share regional housing allocation, including the numbers 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.	Still appropriate – retain
	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.	Still appropriate – retain
	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 of 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

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.	Still appropriate – retain
	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: • 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
Goal E: Continue to avoid significant homelessness in Guadalupe.		Still appropriate – retain
	Policy E.1. Provide information to migrant farm-workers about housing opportunities and services for homeless individuals in the area.	Still appropriate – retain
Goal F: Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Guadalupe residents.		Still appropriate – retain
	Policy F.1. Require all new dwelling units to meet current State requirements for energy efficiency; encourage retrofitting of existing units.	Still appropriate – retain
	Policy F.2. Encourage energy efficiency on new land use patterns.	Still appropriate – retain

Goal	Policy	Appropriateness
Goal G: 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 2001-July 2008 RHNP)

Income Category	Quantified Objective (housing units)	Progress (housing units)
New Construction		
Very Low	20	39
Low	14	91
Moderate	19	39[12]
Above Moderate	30	38[13]
Total	**83**	**207**

[12] Three apartment units were developed in 2006 as part of a mixed-use addition to the Lantern Hotel at 898 Guadalupe Street. Two of these apartments have rents at the moderate income level and one has a rent at the above moderate income level.

[13] Includes 74 rental units on 3.3 acre property (La Plaza Villas) which are market rate with rents that range between $875/mo and $1400/mo.

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 88 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 2008, 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 88 new housing units as follows:

Income Group	Households	Percent
Very Low*	20	23%
Low	15	17%
Moderate	20	23%
Above Moderate	33	37%
Total	**88**	**100%**

Source: SBCAG, Regional Housing Needs Allocation Plan, 2008
* Half of these units, or 10, are allocated for Extremely Low-income (ELI) housing

To accommodate the 88 new RHNA units, focus is placed on development potential of vacant land (infill sties) and the DJ Farms Specific Plan area. The methodology for determining the realistic residential development capacity is as follows.

Residential Development Capacity Methodology

~~D~~Residential development potential is based on the residential density standards outlined in the City's ~~Zoning Code~~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 2008, 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 62 acres of vacant land that is appropriately zoned, available, and suitable to accommodate the 88 RHNA units. As discussed in Chapter IV, Constraints, there are no known environmental constraints to development of these parcels 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 ~~763~~ 757 units, which exceeds the needed 88 RHNA units.

Table B-1. Vacant Residential Sites Inventory – Guadalupe, 2008

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	~~2~~0	Above Moderate, Moderate	Designated for Park~~None~~
113-370-037	0.27	Low Density	R-1	6	1	Above Moderate, Moderate	~~None~~Road Access Required
~~113-370-038~~	~~0.25~~	~~Low Density~~	~~R-1~~	~~6~~	~~1~~	~~Above Moderate, Moderate~~	~~None~~
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~~0.46~~	Low Density	R-1	6	~~3~~1	Above Moderate, Moderate	Split zoning; Subdivision potential reduced by minimum lot frontage requirements ~~None~~

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
~~115-042-008~~	~~0.23~~	~~Low Density~~	~~R-1~~	~~6~~	~~1~~	~~Above Moderate, Moderate~~	~~None~~
115-042-015	0.12	Low Density	R-1	6	~~0~~1	Above Moderate, Moderate	None
115-042-017	0.12	Low Density	R-1	6	1	Above Moderate, Moderate	Road Access Required
~~115-121-003~~	~~0.11~~	~~Low Density~~	~~R-1~~	~~6~~	~~0~~	~~Above Moderate, Moderate~~	~~None~~
115-122-001	0.~~18~~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~~52~~	Low Density	R-1	6	~~3~~2	Above Moderate, Moderate	~~None~~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	~~4~~3	Above Moderate, Moderate	~~None~~Subdivision potential reduced by minimum lot frontage requirements
115-082-021	1.03	Medium Density	R-2	10~~1.5~~[14]	~~15~~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[15]	1*~~2~~	Low, Very Low, Extremely Low	~~None~~Irregularly shaped lot
115-034-016	0.33	High Density	R-3	20	6~~8~~	Low, Very Low, Extremely Low	None
115-035-001	0.35	High Density	R-3	20	7~~9~~	Low, Very Low, Extremely Low	None
115-035-006	0.17	High Density	R-3	20	3~~4~~	Low, Very Low, Extremely Low	None
115-036-002	0.12	High Density	R-3	20	~~3~~2	Low, Very Low, Extremely Low	None
115-036-015	0.12	High Density	R-3	20	~~3~~2	Low, Very Low, Extremely Low	None
115-042-006	0.34	High Density	R-3	20	~~8~~6	Low, Very Low, Extremely Low	None

~~[14] 10 units/acre density from Land Use Element plus up to 15% density bonus, for maximum density of 11.5 units/acre.~~

[15] ~~Default density standard appropriate to accommodate housing for lower-income households in Santa Barbara County allowed under Government Code Section 65583.2(c)(3)(B).~~

Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du/acre)	Realistic Unit Capacity	Income Group Affordability	On-Site Constraints
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	~~4~~3	Low, Very Low, Extremely Low	None
115-102-015	0.17	High Density	R-3	20	~~4~~3	Low, Very Low, Extremely Low	Drainage crosses far southeastern corner of site~~None~~
115-102-016	0.17	High Density	R-3	20	~~4~~1	Low, Very Low, Extremely Low	Drainage crosses site ~~None~~
115-102-017	0.17	High Density	R-3	20	~~4~~3	Low, Very Low, Extremely Low	Drainage crosses southeastern corner of site~~None~~
115-102-018	0.17	High Density	R-3	20	~~4~~3	Low, Very Low, Extremely Low	Drainage crosses northwestern corner of site ~~None~~
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	0.0~~9~~8	High Density	R-3	20	~~3~~2	Low, Very Low, Extremely Low	None
115-121-007	0.97	High Density	R-3	20	~~25~~19	Low, Very Low, Extremely Low	None
115-063-019	0.18	High Density	R-3	20	~~4~~3	Low, Very Low, Extremely Low	None
Sub-Total					**~~118~~112**		
DJ Farms Specific Plan Area							
113-080-024*	22.5	Low Density	R-1-SP	1-6	135	Above Moderate, Moderate	None
	7	Medium Density	R-2-SP	6-10	70	Moderate, Low	None
	22	High Density	R-3-SP	10-20	440	Low, Very Low, Extremely Low	None
Sub-Total					**645**		
Total					**~~763~~757**		

* 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.

**The Specific Plan area has not yet been subdivided.

Source: Cal Poly Land Use Inventory, 2008; DJ Farms Specific Plan, 1995; City of Guadalupe General Plan; City of Guadalupe Zoning Code

Revised DJ Farms Specific Plan

The Revised DJ Farms Specific Plan (2006), as mentioned in the Land Availability discussion (Section III.A), would provide additional opportunities to meet housing needs in Guadalupe. The revision designates about 126 acres of the area for residential land use and would increase the total residential

development potential of the DJ Farms Specific Plan area to approximately 980 additional primary residential uses and an estimated 78 second units (Table B-2). One of the goals of the Revised Specific Plan is to provide additional housing for Guadalupe residents that is both affordable and attractive, and to "help meet Guadalupe's regional fair share housing allocation" (p. III-9). It also states that a variety of housing types should be developed to accommodate a range of household incomes.

As the Revised Specific Plan has not been adopted and because the revised plan would result in more rather than less residential development potential, the analysis of vacant residential sites in this element utilizes the potential residential buildout in the 1995 DJ Farms Specific Plan.

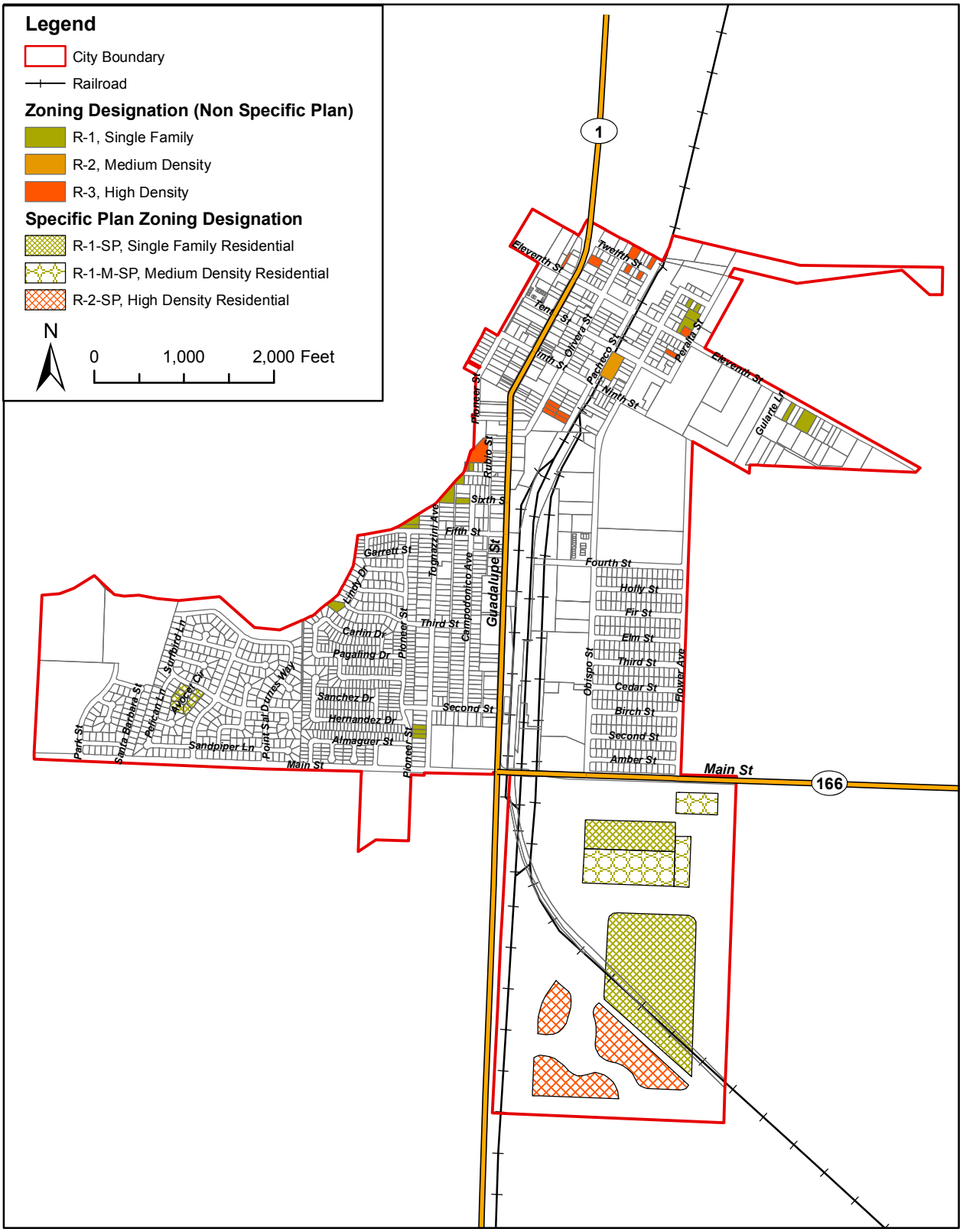
Table B-2. Proposed Residential Development for the Revised DJ Farms Specific Plan

Proposed Land Use Designation	Proposed Zoning Designation	Land Available (acres)	Proposed Density (units per acre)	Total Units**	Income Group Affordability	Environmental Constraints
Very Low Density	VLDR-5	20	5	97	Above Moderate	None
Low Density	LDR-8	50	8	395	Moderate	None
Low-Medium Density	LMDR-7	10	8	79	Moderate	None
Medium Density[16]	MDR-12	16	10	156	Low	None
Residential Small Lot[17]	RSL-1	30	13	331	Low	None
Total	-	126	-	980		-

*Total units assumes less than maximum allowable density will be built
Source: Revised DJ Farms Specific Plan, 2006

[16] The Revised Specific Plan calls for the development of second units (i.e. a casitas, granny flat, or above garage unit).

[17] The Revised Specific Plan states the Residential Small Lot (RSL-1) designation is intended to provide opportunities for the most affordable dwelling unit type and will be subject to a Planned Development Permit.



Base map source: U.S. Beaurea of the Census TIGER 2000 data;
Map images copyright © 2009 ESRI and its licensors.
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Vacant Residential Parcels

Figure B-1

APPENDIX C: DEVELOPMENT FEES

	Fee Description	Required Fee or Deposit	
1	Environmental Clearance Review - Major (w/ Notice of Exempt)	**$513.50**	**set fee**
2	Environmental Clearance Review - Minor (w/o NOE)	**$257.29**	**set fee**
3	Env N.D. - Simple	**$1,130.00**	**deposit**
4	Env N.D. - Complex (Mitigated Negative Declaration)	**100% estimated cost (minimum of $2608.00)**	**deposit**
5	Addendum EIR	**Minimum of 15% of contract cost (or $5,853.95, whichever is greater)**	**deposit**
6	EIR or Supplemental EIR (initial deposit set at 15% of estimated cost or $23,414.78, whichever is greater)	**Minimum of 15% of contract cost (minimum of $23,415.78, whichever is greater)**	**deposit**
7	Permit Compliance and/or Mitigation Monitoring	**TBD by staff ($1,000 min)**	**deposit**
8	Conditional Use Permit (CUP) minor (addition of <1500 s.f. or new use determination only)	**$495.00**	**deposit**
9	Conditional Use Permit (CUP) sub-major (new structure or addition of <5000 s.f.)	**$1,490.00**	**deposit**
10	Conditional Use Permit (CUP) major (addition or new structure of >5000 s.f.)	**$2,820.00**	**deposit**
11	CUP for Temporary Use - Planning Commission	**$363.00**	**deposit**
12	Temporary Structures - Zoning Administrator	**$245.40**	**deposit**
13	CUP - Temporary Use for outdoor sales	**$363.00**	**deposit**
14	Variance	**$1,315.00**	**deposit**
15	PD Overlay permit minor <10K s.f.	**$2,300.00**	**deposit**
16	PD permit major >10K s.f.	**$4,590.00**	**deposit**
17	Annexation - Minor (<10,000 s.f. lot area)	**$4,056.14**	**deposit**
18	Annexation and/or Sphere of Influence Amendment	**$8,770.00**	**deposit**
19	GP Amendment - text change only or minor (<10,000 s.f. development or lot area)	**$3,550.00**	**deposit**
20	GP Amendment - major (>10,000 s.f. development or lot area)	**$7,170.00**	**deposit**
21	Zoning Code Text Amendment	**$2,450.00**	**deposit**
22	Zoning Map Change - small (<10,000 s.f. development or lot area)	**$4,340.00**	**deposit**

	Fee Description	Required Fee or Deposit	
23	Zone Change-large (>10,000 s.f. development or lot area)	**$5,990.00**	**deposit**
24	Prelim. Parcel Map	**$375.00**	**deposit**
25	Prelim. Tract Map	**$1,727.54**	**deposit**
26	Lot Line Adjust	**$1,200.00**	**deposit**
27	Tentative Parcel Map	**$2,200.00**	**deposit**
28	Tentative Tract Map	**$3,300.00**	**deposit**
29	Sign Permit - small sign (< or = 5 s.f.)	**$50.81**	**set fee**
30	Sign Permit - medium sign (>5 s.f. and < or = 64 s.f.) - ZA	**$50.81**	**set fee (plus minor DRB fee)**
31	Sign Permit - for signs requiring Planning Commission CUP	**$495.00**	**deposit**
32	Time Extension	**$435.00**	**set fee**
33	Appeals	**$395.00**	**set fee[1]**
34	Landscape Plan Check - administrative review (single family or duplex)	**$190.00**	**set fee**
35	Landscape Plan Check - administrative review (multi-family or non-residential)	**$305.00**	**set fee**
36	Landscape Plan Check - appeal to Planning Commission	**$395.00**	**set fee**
37	Final Map	**$3,600.00**	**deposit**
38	GPZ - minor (<10,000 s.f. development or lot area)	**$8,300.00**	**deposit**
39	GPZ - major (>10,000 s.f. development or lot area)	**$12,500.00**	**deposit**
40	ABC License	**$205.40**	**set fee**
41	Lot Merger	**$430.00**	**deposit**
42	Cert of Compliance	**$545.00**	**deposit**
43	Extra Inspection (more than 2)	**$150.00**	**set fee**
44	Extra PC (more than 2)	**$350.00**	**set fee[2]**
45	Pre-Application Review Fee - minor (Planning Staff Consultation only)	**$250.00**	**set fee**
46	Pre-Application Review Fee - major (multiple Departments)	**$2,235.00**	**deposit**
47	Zoning Clearance - change in use only	**$115.00**	**set fee**
48	Zoning Clearance - single-family or duplex addition	**$115.00**	**set fee**
49	Zoning Clearance - New single-family unit or duplex (per lot)	**$190.00**	**set fee**
50	Zoning Clearance - Multi-family or non-residential	**$305.00**	**set fee**
51	Design Review Permit - regular	**$700.00**	**set fee**
52	Design Review Permit - minor (refer to Section 18.73.020)	**$350.00**	**set fee**
53	Design Review Permit - extra Planning Commission review (3rd or 4th round)	**$300.00**	**set fee[3]**

	Fee Description	Required Fee or Deposit	
54	Coastal Development Permit - Minor (residential addition)	**$290.00**	**deposit**
55	Coastal Development Permit - regular (all other CDPs)	**$495.00**	**deposit**
56	Planning Commission Conceptual Review (non-PD Overlay)	**$500.00**	**set fee**
57	Specific Plan - New	**$6,000.00**	**deposit**
58	Specific Plan - Revision or Amendment	**$3,000.00**	**deposit**
59	Development Agreement	**$6,610.00**	**deposit**

Notes:

Costs reported as deposits are actual cost based. Reported amount is for required initial deposit. Costs reported as set fee are fixed one-time costs.

For multiple permit applications that are deposit based, the highest of the initial deposit amount shall be due at application submittal. However, environmental fees or deposits and any set fees are to be added to permit application fees or deposits.

1. Set fee cost, for appellant that is not applicant. If applicant, actual costs charged to permit deposit on file. If no deposit exists, a deposit of $395.00 shall be collected.

2. Set fee cost, unless permit deposit is on file, in which case, the deposit account will be charged for actual costs.

3. Set fee charged prior to each extra round of review.

Planning Application Fee Schedule Last Revised April 8, 2008
New Fee Schedule Effective as of June 9,2008

ZONING / PUBLIC WORKS PERMIT FEES

DEVELOPMENT FEES:

1. Zoning permit fee.....$100.00 (development review) — $ 100.00 — ⇦If under 500sq.ft. Charge $36.00
2. Environmental Review.....$36.00 all zoning permits — $ 36.00
3. Public facilities fee.....$0.15/sq.ft 01 3215 000 — $_____
4. Park development fees.....↘

Residential	$286.00/unit
Industrial	$ .29/sq.ft.
Commercial	$ .21/sq.ft
Hotel/Motel	$214.00/room

$ _____

5. Landscape plan review.....$57.00 — $ 57.00

subtotal for development fees.....$ _____

****

PUBLIC IMPROVEMENT FEES:

6. Encroachment permit.....40.39 — $_____

   Deposit...see dev.fee schedule — $_____
7. Grading permit..... — $_____
8. Water Connection.....↘

3/4"	$ 1,549.77
1"	$ 1,743.39
1 ½"	$ 2,324.52
2"	$ 4,649.33
3"	$ 6,199.10
4"	$ 8,653.96
6"	$15,110.52

$ _____

9. Sewer Connection.....↘

A. Residential

Single family.....$ 2,324.52

Multi-family .....$ 1,549.77 (Per residential unit)

Hotel.....$ 2,324.52 and $1,291.43 per room

B. Non-Residential

Meter size:

3/4"	$ 2,324.52
1"	$ 2,615.52
1 ½"	$ 3,387.07
2"	$ 6,974.13
3"	$ 9,211.84
4"	$13,353.89

APPENDIX D: REFERENCES

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ATTACHMENT 3

Draft Initial Study/Negative Declaration

ATTACHMENT 4

Planning Commission Resolution No. 2009-008

RESOLUTION NO. PC 2009-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GUADALUPE RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND APPROVE THE 2009 DRAFT HOUSING ELEMENT UPDATE

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element, which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, State law requires that cities and counties comprehensively update their General Plan Housing Elements every five years to ensures their plans can accommodate future demand for housing; and

WHEREAS, on April 28, 2009, the City formally initiated work on an update to the General Plan Housing Element for the 2009-2014 planning period; and

WHEREAS, on May 27, 2009, the City authorized release of the 2009 Draft Housing Element Update for review and comment by the California Department of Housing and Community Development; responses to said comments have been incorporated into the August 2009 draft Housing Element; and

WHEREAS, on July 21, 2009, the Planning Commission conducted an informational public workshop on the draft Housing Element Update; and

WHEREAS, on August 18, 2009, the Planning Commission held a duly noticed public hearing on the August 2009 Revised Draft Housing Element as well as the associated July 2009 Negative Declaration; and has considered the testimony of all speakers at this public hearing; and

WHEREAS, the City conducted an initial environmental analysis on the proposed Housing Element Update per the requirements of the California Environmental Quality Act; said analysis concluded that the proposed Housing Element Update would have no significant environmental effects on the environment; a Negative Declaration was prepared and duly noticed for public review and comment between July 27, 2009 and August 26, 2009; with no comments being received to date.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Guadalupe as follows:

Section 1. As set forth in Article 10.6 of the California Government Code commencing with Section 65580, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; (iii) a program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Section 2. A revised draft Housing Element, dated August 2009, has been presented to the Planning Commission along the associated Initial Study/Negative Declaration, dated July 2009, prepared pursuant to the California Environmental Quality Act.

Section 3. The Planning Commission recommends that the City Council adopt the Negative Declaration and adopt the 2009 Housing Element update.

Section 4. The Planning Commission hereby authorizes and directs the Secretary of the Planning Commission to transmit a copy of this resolution to the City Council.

PASSED, APPROVED and ADOPTED at a regular meeting of the Planning Commission of the City of Guadalupe held this 18th day of August, 2009.

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Carl Kraemer, Chair

ATTEST:

I, **Robert A. Mullane**, Planning Commission Secretary of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing **Resolution No. PC 2009-008** has been duly signed by the Planning Commission Chair and attested by the Planning Commission Secretary, all at a meeting of the Planning Commission, held on **August 18, 2009,** and the same was approved and adopted.

Motion:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Robert A. Mullane
Planning Commission Secretary