

Notice of Availability & Notice of Intent to Adopt a Negative Declaration

To:	<input checked="" type="checkbox"/> Interested Individuals <input checked="" type="checkbox"/> County Clerk County of Santa Barbara <input checked="" type="checkbox"/> State Clearinghouse	From:	City of Guadalupe 918 Obispo Street Guadalupe, CA 93434
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Project Title/File No: City of Guadalupe 2015 Housing Element Update

Project Location: The planning area for the Housing Element comprises all land within the City of Guadalupe, as well as its sphere of influence.

Applicant: City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434

Project Contact: Andrew Carter, City Administrator
City of Guadalupe
918 Obispo Street
Guadalupe, CA 93434
(805) 356-3892

Project Description: The 2015 Housing Element Update has been prepared by the City of Guadalupe 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 updated Housing Element is a policy document that implements the different types of single-family, multifamily and mixed use developments that are envisioned by the Land Use Element. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element. Section 65588(a) of the California Government Code requires that each city shall update its Housing Element as frequently as appropriate, but at least once every 8 years, to evaluate all of the following:

(1) The appropriateness of the City's housing goals, objectives, and policies in contributing to the attainment of the statewide housing mandates.

(2) *The effectiveness of the City's housing element in attainment of the community's housing goals and objectives.*

(3) *The progress of the City in implementation of the housing element.*

As part of the Housing Element Update, the City's local housing needs are to be evaluated, and a realistic set of programs are to be developed in order to meet those needs. Section 65583(a) of the California Government Code requires Housing Elements to include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs, including the following:

An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;

An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analysis of the relationship of zoning and public facilities and services to these sites;

The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit;

An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels;

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;

An analysis of any special housing needs, such as those of the elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter;

An analysis of opportunities for energy conservation with respect to residential development; and

An analysis of existing assisted housing developments that are eligible for a change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

Regional Housing Needs Assessment. The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The Santa Barbara

County Association of Governments (SBCAG), which is responsible for all cities within Santa Barbara County, adopted a Regional Housing Needs Allocation (RHNA) Plan 2014-2022 in July, 2013 (RHNA Plan, 2013), distributing housing unit allocations amongst its member agencies. The State Department of Housing and Community Development (HCD) establishes the “future housing need” for the county and then SBCAG distributes this need by defining the number of additional housing units that are to be accommodated in the City’s Housing Element Update. The City is required to demonstrate how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is further required by state law through the Housing Element Update to demonstrate to HCD how the City would:

Increase the housing supply and the mix of housing types, tenure, and affordability in an equitable manner;

Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns;

Promote an improved intraregional relationship between jobs and housing and;

Allocate a lower portion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category.

According to SBCAG, the projected need for new housing construction by July 2022 in Guadalupe is 49 units. The following table shows this housing needs allocation, as well as the percentage in each income category of the total allocation.

Guadalupe 2014-2022 Regional Housing Need Allocation by Income

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

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

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

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

The City has performed a comprehensive evaluation of the potential impacts of the proposed project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code 21092(b)(1), et seq.). Pursuant to CEQA, the proposed project will not have a significant impact on the environment, as the Draft Initial Study/Negative Declaration does not identify any significant environmental effects.

This notice is to advise interested individuals that the City of Guadalupe intends to adopt a Negative Declaration for the project identified above.

The Draft Initial Study/Negative Declaration is available for review at the City of Guadalupe, 918 Obispo Street, Guadalupe, CA 93434 and the City's Public Library located at 4719 W Main St # D, Guadalupe, CA 93434 and on the City's website <http://www.ci.guadalupe.ca.us/>

The Initial Study/Negative Declaration is being circulated for a 30-day public review period beginning April 5, 2016 and ending May 4, 2016. Written comments should be submitted to the City of Guadalupe no later than 5:00 p.m. on May 4, 2016.

Public input on these matters is encouraged. However, all public comments should be focused on the project's environmental effects and whether they have been adequately addressed in the Initial Study/Negative Declaration. If you challenge the action taken on the project described in this notice in court, you may be limited to raising only those issues which were raised at the public hearing described in this notice, or in written correspondence delivered to the above at/or prior to the public hearing.

Signature:	_____	Date:	<u>4/5/2016</u>
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