

Regional Housing Needs Assessment Workshop

Regional Housing Needs Assessment Workshop Topics

RHNA Timelines

Methodology

Housing Needs Allocations

Summary of Comments

Other RHNA and Housing Element Comparisons

RHNA Timelines

Regional Housing Needs Planning Periods

- 1990 addressed 1990-1997 Planning Period.
- Interim suspension of mandate due to recession.
- 2001 addressed 2001-2008 Planning Period.
- Next RHNA cycle begins summer 2007, will address 2007-2014 Planning Period

Previous Regional Housing Needs Plan (RHNP) Timeline

November 2001	Regional Need Allocation by HCD
February 2002	SBCAG Board accepts HCD Countywide Need.
February – May, 2002	SBCAG prepares draft RHNP
June – December	Local and HCD review of draft Comments and Appeals
December 2002	RHNP adoption
Dec. 2001 to Dec. 2006	Local Housing Element preparation and adoption

Proposed Regional Housing Needs Plan Adoption Process

Aug/Sept '07	Consultation between HCD and COG regarding draft allocation.
October	Representatives of TPAC review allocation methodology and other elements of RHNP. SBCAG accepts HCD estimate of countywide housing need.
December	Preliminary draft RHNA methodology circulated for comment among TPAC members.
January '08	SBCAG authorizes release of draft and forwards to HCD for 30 day review and local agencies have 90 days. Public input begins.
April	End of 90-day comment period by local jurisdictions, public. Review of all comments by SBCAG staff and TPAC
June	Revised final RHNA, responding to HCD, SBCAG, jurisdictions comments, adopted by SBCAG. [Within 60 Days of draft release (90-day appeal window is open), SBCAG acts on proposed revisions by members]
August	60 day SBCAG appeal period on final RHNA, Revisions adopted into final RHNA. Final RHNA made available and forwarded to HCD.

RHNA Methodology

Countywide Housing Need Estimates

- Top down approach – Estimated by the state and assigned to COG's.
- Based on Dept. Of Finance with local input.
- 17,530 Units Countywide for 2001-2008 period.
- Initial allocation of 19,780 Units.

Strategy in Developing Regional Housing Needs Plan

- Address prescribed allocation factors in state law.
- Involve all cities and county via. TPAC, local review, public workshops.
- Solicit formal review by individual cities and county.

Issues Appealed to HCD

- Lower household growth based on lower historical growth rates, higher household size.
HCD-Regional housing needs are not household forecasts.
- Adjustment for State-approved gaming operations.
HCD-Adjustment accommodated.
- Lower vacancy rate allowance based on 1990,2000 Average.
HCD-Adjustment accommodated.

Issues Appealed to HCD Cont..

- Lower replacement housing allowance.
HCD-Request denied. Loss of units typically underestimated by local government.
- Credit for conflicting state policies, Coastal Zone restrictions, UCSB, VAFB growth.
HCD-Request denied. Must balance competing objectives.

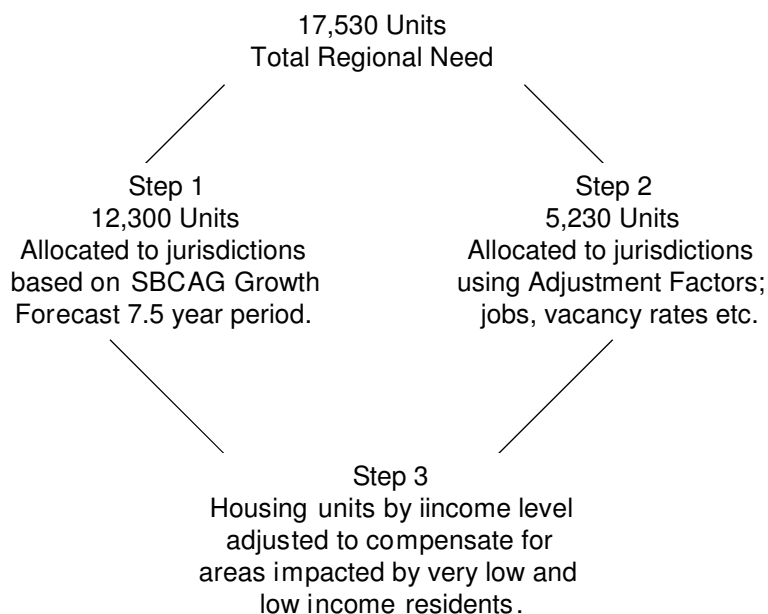
HCD Countywide Housing Needs Determination by Income Level in 2000

Income Category	Distribution	Housing Units
Very Low	23%	4,032
Low	17%	2,980
Moderate	18%	3,156
Above Moderate	42%	7,363
Total	100%	17,531

RHNP Allocation Factors

- Market demand for housing.
- Employment opportunities.
- Availability of suitable sites and public facilities.
- Commuting patterns.
- Type of housing.
- Loss of assisted units.
- Farmworker housing need.
- Reduce the concentration of lower income residents to avoid impaction of low income households.

Allocation Methodology



Step 1: Use SBCAG Growth Forecast to Allocate a Portion of Countywide Housing Need

- Allocates forecast (2001-2008) household growth to each jurisdiction.
- Based on the RGF 2000 adopted March 2002.
- Allocates 12,300 of 17,531 units

Step 2: Apply Adjustment Factors to Remainder of Total

Addresses HCD criteria:

- Existing jobs emphasized (X 5) to address jobs-housing issues.
- Vacancy rate subtracted providing benefit to areas with higher proportion of vacant units.
- Percentage adjustment factor multiplied by 5,230 units.

Other Potential Allocation Criteria

- Market demand for housing
 - Type and tenure of housing
 - Employment opportunities
 - Suitable sites and public services
 - Commuting patterns
 - Loss of Assisted multifamily units
 - Reduction of impaction
 - Special housing needs
- Allocation criteria data must be quantifiable, available for all jurisdictions etc..

Annexation Policy

Each of the two participating jurisdictions (city and county) will negotiate in good faith with a goal to achieve an equitable transfer of that portion of the county's RHNA projected to be met in the annexation area to the annexing jurisdiction by income level.

The redistribution of RHNA will be based on the pre-zoning for the annexation project approved by LAFCO at the time of the annexation.

There will be no net reduction in the RHNP allocations within the affected county or city or within the sum of housing need for both jurisdictions.

Step 3 Income Distribution Adjustment

Future distribution of new Very low and Low income households compared to countywide average and adjusted down if too high or up if too low.

Example:

	Jurisdiction A	Countywide	Down Adjustment
Very Low	41%	24%	-17%
Low	25%	17%	-8%
	Jurisdiction B		Adjustment Up
Very Low	12%	24%	+12%
Low	15%	17%	+2%

Census Countywide Income Distribution

Census Year	2000
Median Household Income	\$46,677
Very Low (<50% of Median)	\$23,338
Low (50%-80% of Median)	\$23,339-\$37,341
Mod. (80%-120% of Median)	\$37,342-\$56,012
Above Moderate (>120%)	\$56,013

Census Countywide Household Distribution

Census Year	2000
Number of Households	136,769
Very Low (<50% of Median)	23%
Low (50%-80% of Median)	17%
Mod. (80%-120% of Median)	18%
Above Moderate (>120%)	42%

Appeals Criteria

- Within 90 Days of board adoption
- Use accepted methodology and data.
- Consistent with State identified methodology.
- Provide evidence of incorrect methodology or faulty numbers.
- If one jurisdiction is reduced another must increase.

Appeals

- **Buellton**
Received a disproportionate share since short term growth rate was unusually high due to pent up demand.
- **Goleta**
They have not received from SBCAG the statutorily required data describing the assumptions and methodology used in the allocation.
Data is lacking for the specific boundaries of the new City of Goleta.
Goleta requests more time since their general plan update.
SBCAG erred in the growth forecast component for the City of Goleta.
Aggravates the existing jobs housing balance.
Out of proportion to many other jurisdictions.
Faces significant environmental constraints and lack of adequate infrastructure.
- **Lompoc**
Flaws in the allocation methodology farmworkers, population, and housing growth, an inappropriate correlation among allocation model components, and misuse of countywide totals for the North County allocation.

Appeal Options

- Retain final draft allocation approved in October
Staff believes the existing allocation meets the requirements of the law.
- Accept in total the appeal of one of the agencies and the consequent reallocation of need to other agencies.
- Some appellants are seeking relatively small reductions. The board may, therefore, want to consider a compromise by reallocating units from these jurisdictions to other agencies that may be willing to accept a small increase.

Appeal Results

- **Goleta**

Councilmember Lavagnino moved to adopt staff report findings denying Goleta's appeal.

The motion was seconded by Guadalupe Mayor Arca and carried with Supervisor Urbanske and Councilmember Hawxhurst opposed.

- **Lompoc, Buellton**

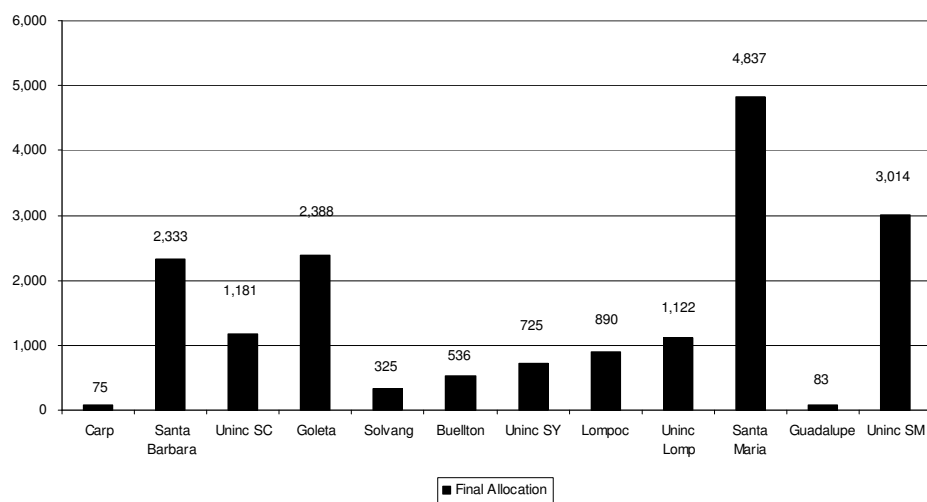
Councilmember Lavagnino moved to modify the plan based on Lompoc Alternative A (prior staff alternative 3) in response to the appeals by Lompoc and Buellton with the following equity adjustment for Buellton, lowering their allocation from 576 to 536 units by reallocating 20 of these units to the Lompoc Unincorporated region and 20 units to the Santa Maria Unincorporated region.

RHNA Allocation

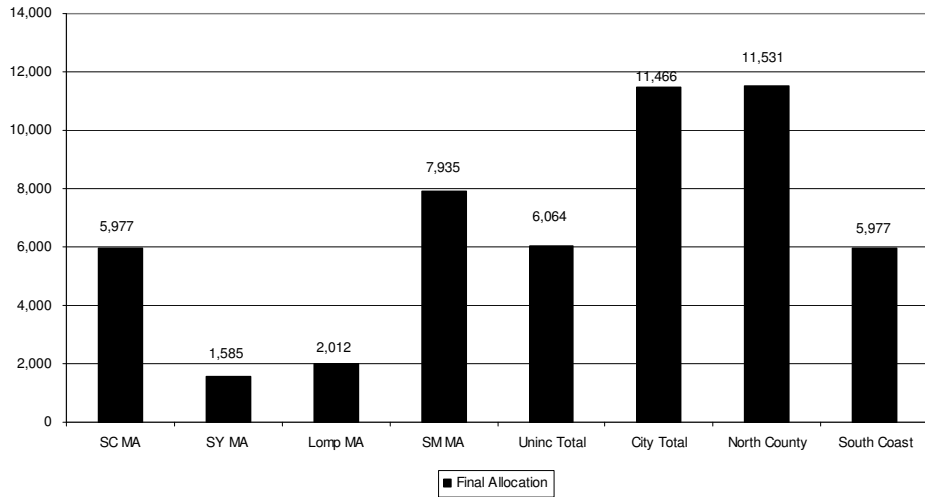
Summary of Housing Allocation

- Largest number of units assigned to Santa Barbara, Goleta and Santa Maria City and Uninc.
- Allocation significantly influenced by existing jobs and future housing.
- Cities generally assigned a reduced share of new lower income units and unincorporated areas assigned a larger share of new lower income units.
- Assigned housing need exceeds residential capacity in City of Goleta.

Housing Unit Allocation by Jurisdiction



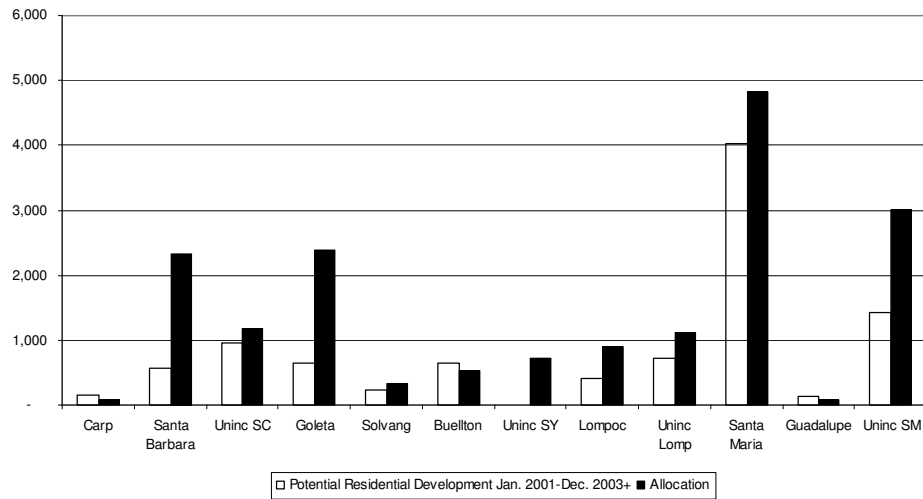
Housing Unit Allocation by Region



RHNA Allocation as a Proportion of Existing Housing



Potential New Units 2001-2003 Compared to the RHNA Allocation



Summary of Comments

Summary of Workshop Comments

Address county farm worker housing needs, noting the increase in vineyard production.

Jobs – Housing Imbalance

- More housing in the north county will not alleviate the jobs housing imbalance in south coast.
- Consider promoting job growth in north county to help alleviate imbalance.
- Allocate more housing need to South Coast communities who need to provide for more workforce housing.
- Use commuting in allocation of housing needs.

Summary of Workshop Comments (cont.)

Address housing and transportation together with growth alternatives.

Reject HCD state housing allocation due to environmental and other constraints.

Affirm that communities must be able to stop growing.

Intense debate in the south coast between those who want no more growth and those who want more affordable housing.

Summary of Local Agency Comments

Jurisdiction	Comment Summary	Response
County of Santa Barbara	Overestimating Land Use Capacity. Jobs Housing Balance. Housing credit 50/50 for annexations.	Noted and adjusted accordingly. Examining other scenarios. Existing jobs housing policies. Requirement in state housing law. Formula accepted in principle and modified based on SBCAG direction.
City of Santa Barbara	Farm worker identification. Jobs, Housing, Transportation Linkage.	Eliminate input or improve data source – policy issue Existing jobs housing balance policies.
City of Carpinteria	Farm worker identification.	Eliminate RHNA input and address in individual housing element – policy issue. Data issues
City of Goleta	Requires data showing assumptions. General Plan not completed.	Methodology and data used in the current draft RHNA allocation and SBCAG Growth Forecast. HCD recommends the RHNA help guide the General Plan and Housing Element.
City of Solvang	No comment as of August 23.	
City of Buellton	Allocation is proportionately higher than other cities. Very low and low allocation is too high due to large overall housing allocation.	Market demand, resulting from the high number of new units recently produced and forecast for the city. Overall assignment is policy issue Year 2000 census data modifies allocation.
City of Lompoc	No comment as of August 23.	
City of Guadalupe	No comment as of August 23.	
City of Santa Maria	No comment as of August 23.	
H.C.D.	Jobs housing balance.	Not primary focus of RHNA. However, SBCAG evaluated other scenarios

RHNA and Housing Element Comparisons

RHNA Comparison

- SCAG-Integrated Growth Forecast, Blueprint, RTP, RHNA. (687,000 units)
- SACOG-Blueprint based approach. (169,000 units)
- ABAG-Household forecast growth 40%, household growth near transit 10%, existing employment 20%, employment growth 20%. (214,000 units)
- Fresno-Proportion of past growth trends applied to RHNA allocation. (52,000 units)

Housing Element Compliance as of 02/07

Jurisdiction	Local Adoption	HCD Compliance Certification
• BUELLTON	06/04	12/22/2004
• CARPINTERIA	03/04	07/22/2004
• GOLETA	11/06	IN REVIEW
• GUADALUPE	06/04	07/09/2004
• LOMPOC	11/03	02/19/2004
• SANTA BARBARA	08/04	09/28/2004
• S. B. COUNTY	05/06	08/02/2006
• SANTA MARIA	02/06	IN REVIEW
• SOLVANG	04/06	05/19/2006