

# CITY OF GUADALUPE

## 2019 – 2027 Housing Element

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FINAL

Submitted by the City of Guadalupe

3/15/2019

This report is prepared with the assistance of the City and Regional Planning Department of the California Polytechnic State University, San Luis Obispo

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# 1.0 Introduction

The California legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main goal for housing. Recognizing the important role local government planning plays 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 or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). The housing element is also subject to mandatory review and certification by HCD. The City of Guadalupe is on a 4-year review cycle.

This 2019 update of Guadalupe’s Housing Element includes policies and programs to address the City’s housing needs through 2027. It serves as the short-term version of the long-term vision encapsulated in the Draft 2040 Guadalupe General Plan which addresses comprehensive housing needs for residents of all income levels within the City through 2040 and serves as one of the bastions for allocation of land use in the future. This 2019 update 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 2015 Housing Element. Based on the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2019 update of the Housing Element establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City.

## 1.1 Community Context

The City of Guadalupe is located within the rich agricultural region of the Santa Maria Valley, in the northwest portion of Santa Barbara County. It was incorporated in 1946. Surrounded by farmlands, the City serves as an agricultural service center for processing and shipping of many of the crops from the productive farms in the valley. The predominant land use within City limits is residential as the City provides homes for persons employed in the production, processing, and shipping of agricultural products among others. Compared to other cities in the County, Guadalupe has been a relatively stable community, experiencing modest population growth over the past three decades.

The City occupies approximately 1.31 square miles including the sphere of influence. According to the American Community Survey of the United States Census Bureau, Guadalupe had a population of 6,770 in 2010, 7,218 in 2015, and 7,313 in 2017. Between 2010 and 2017, the population of Guadalupe grew at a rate of 1.1 percent, while Santa Barbara County grew at 0.9 percent. Approximately 89 percent of the population claims Hispanic origin with the majority (83 percent) of Mexican descent. With much of the workforce involved in agriculture, median household income is below State and County medians triggering the need for affordable workforce housing. Household incomes are in general among the lowest in Santa Barbara County and as a result, many Guadalupe residents fall in the income ranges that need affordable housing.

Between 2000 and 2009, Guadalupe's median home value more than doubled to \$313,500, significantly outpacing the area's income growth; since then, however, Guadalupe's median home price decreased by 35 percent to a 2015 median home value of \$203,100 and rebounded to \$221,400 in 2017 (US Census, ACS 2009, 2015, 2017). Historically, in part because of increases in housing prices, overcrowding has been a major issue in Guadalupe, putting emphasis on the need for more affordable housing.

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

In 2017, Guadalupe's housing stock consisted of approximately 1,983 residential units. Of these, 77 percent were single-family houses or condos, 23 percent were multi-family units including 1 percent mobile homes and trailers (US Census, ACS 2017). Most of the residential growth (88 percent) occurred before the year 2000 with more than half of the housing stock in Guadalupe over 30 years old, the age when most homes begin to require major repairs.

## 1.2 Public Participation

This housing element is a product of broad community participation by residents and stakeholders of Guadalupe, including City Staff, the School District, and City Council jointly with the preparation of the General Plan. Input from all segments of the community is to help assure that appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. During preparation of the update to the Housing Element, citizen and stakeholder participation was actively sought in the following ways:

- Four community workshops (10/12/2017, 11/7/2017, 3/7/2018, and 3/21/2018), and a hearing held jointly with Council Meeting (10/23/2018) to gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns;
- Public notices of the community workshops were posted on the City's website, in the local newspaper, and at City Hall.
- Notices were in both English and Spanish; they were also mailed out in addition to postings; and
- Then following other activities are anticipated:
  - The Draft Housing Element to be reviewed by the State Department of Housing and Community Development (HCD). All comments provided by HCD would be addressed
  - A public hearing jointly with Council Meeting to discuss the Housing Element following revisions due to comments on this draft from HCD.

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

### **1.3 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's updated Administrative Draft 2040 General Plan consists of thirteen elements. These include the original mandated elements on land use, circulation, housing, conservation, open space, noise, and safety. The Plan also includes Environmental Justice and Air Quality elements as mandated by Senate Bill 100 for disadvantaged communities. For further depth, the General Plan has four optional elements including economic development, public services and facilities, community design, and health. There is also a Coastal Zone Element that applies to the River View Specific Plan Area in the westernmost part of the City. This Housing Element builds upon the other elements and is consistent with the policies in 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 Housing Element is updated through time, it should maintain internal consistency with the General Plan.

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 are provided with a copy of the Housing Element upon adoption.

The Department of Housing and Community Development (HCD) set a due date of February 15, 2019 for this 2019 revision of the Housing Element and required updates to the Safety and Conservation Elements (pursuant to GC Section 65302(g)), and an Environmental Justice Element (pursuant to GC Section 56430) of the General Plan on or before this update of the Housing Element. These elements have been appropriately updated during the development of the Draft 2040 Guadalupe General Plan.

### **1.4 Organization of the Element**

The Housing Element is organized into six chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element. Chapter 2 provides assessment of housing needs in terms of subject matters outlined by State law. It discusses characteristics of the population, employment, household, and housing stock; special housing needs; assisted housing at-risk of conversion; and future growth according to 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 nongovernmental 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. Appendix A provides a review of the 2015 Housing Element; Appendix B has detailed analysis of sites suitable for residential development; and Appendix C has a schedule of fees.

## 2.0 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 that assessment of housing needs based on analyses of general characteristics and trends in the population, employment, households, and housing stock. The chapter looks at characteristics of disadvantaged groups with special housing needs and whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the chapter examines the City's projected housing needs based on the Santa Barbara County Association of Governments' 2014-2022 Regional Housing Needs Allocation (RHNA).

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

### 2.1. Population Characteristics

#### 2.1.1 Population Growth Trends

Population growth is a primary determinant of housing need. The City of Guadalupe has experienced a steady population growth since 1990. Table 2-1 shows that between 1990 and 2017, the City's population increased by 33 percent to 7,313 people, which represented 1.7 percent of the total County population. Guadalupe's growth equates to an annual increase of 1.2 percent. By comparison, Santa Barbara County's total 2017 population of 442,996 represents an annual growth of 0.7 percent over the same period. Although a relatively small city, Guadalupe has been growing approximately one and a half times as fast as the County.

Table 2-1: Population Growth Trends. Guadalupe vs. Santa Barbara County, 1990 - 2017

Year	Guadalupe City	Santa Barbara County
1990	5,479	369,608
2000	5,659	399,347
2010	6,770	416,051
2015	7,218	435,850
2017	7,313	442,996
Percent Change (1990-2017)	33%	20%
Annual Percent Change (1990-2017)	1.2%	0.7%

Sources: U.S. Census Bureau, SF3:PF1, 1990, 2000; U.S. Census Bureau, 2006-2010 American Community Survey, Table S0101; U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Table S0101; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S0101

#### 2.1.2 Age

Age characteristics of the population influence housing needs as different age groups have different housing needs based on lifestyles, family types, income levels, and housing preferences. Table 2 -2 compares the age distributions of the population in the City and the County in 2017. The table depicts a more youthful population in Guadalupe than Santa Barbara County while the County has a higher share

of the senior population. For instance, in 2017, 46 percent of City residents were under the age of 25 compared to 38 percent in the County. Consistent with this distribution the median age of 27.7 years in the City contrasts with 33.7 years in the County in 2017.

Table 2-2: Age Distribution - Guadalupe vs. Santa Barbara County, 2017

Age Group	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
Under 18 years	2,533	34.6%	99,286	22.4%
18 to 24 years	848	11.6%	70,892	16.0%
25 to 44 years	1,961	26.8%	108,863	24.6%
45 to 64 years	1,335	18.3%	100,745	22.7%
65 to 74 years	251	3.4%	33,816	7.6%
75 to 84 years	293	4.0%	19,220	4.3%
85 years and over	92	1.3%	10,174	2.3%
<b>Total Population</b>	<b>7,313</b>	<b>100.0%</b>	<b>442,996</b>	<b>100.0%</b>
Median age (years)	27.7		33.7	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S0101

### 2.1.3 Race and Ethnicity

Table 2-3 reveals that the City of Guadalupe depicts a little more racial diversity than Santa Barbara County. While two thirds (68%) of the City’s population is white, three quarters of the County population (75%) is white. There are hardly any stark differences in the composition of other races between the City and the County. Where the difference is most noticeable is in Hispanic origin. While 45 percent of County residents claimed Hispanic origin in 2017, nearly two times the share or 89 percent of City residents claimed Hispanic origin.

Table 2-3: Population by Race/Ethnicity - Guadalupe City vs. Santa Barbara County, 2017

Race & Ethnicity	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
<i>Racial Distribution</i>				
White alone	4,968	67.9%	330,827	74.7%
Black or African-American alone	28	0.4%	8,307	1.9%
American Indian and Alaska Native alone	133	1.8%	3,869	0.9%
Asian alone	298	4.1%	23,927	5.4%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	732	0.2%
Some other race alone	1,732	23.7%	55,909	12.6%
Two or more races	154	2.1%	19,425	4.4%
<b>Total Population</b>	<b>7,313</b>	<b>100%</b>	<b>442,996</b>	<b>100%</b>
<i>Hispanic Origin</i>				
Hispanic or Latino (of any race)	6,487	88.7%	198,556	44.8%
Not Hispanic or Latino	826	11.3%	244,440	55.2%
<b>All Origins</b>	<b>7,313</b>	<b>100%</b>	<b>442,996</b>	<b>100%</b>

### 2.1.4 Conclusion

Population data indicates steady growth which would suggest the need for a steady supply of housing. The youthful population could indicate either the need for housing to suit large families with youthful dependents or housing for households of young adults. A subsequent section of this chapter on household characteristics further explores these potential needs.

## 2.2 Employment Trends

### 2.2.1 Current Employment

Different types of employment opportunities determine household incomes which in turn determine the types and sizes of housing that households could afford. According to the American Community Survey, both Guadalupe and Santa Barbara County depicted similar levels of employment with approximately three out of five of those residents in the labor force employed in 2017. Approximately 6 percent of those in the labor force were unemployed, reflecting statewide and national trends. The next subsection and the section on household characteristics further explore the distribution of incomes by employment type and households respectively and implications for housing affordability.

Table 2-4: Labor Force and Employment Rates - Guadalupe vs. Santa Barbara, 2017

	Guadalupe City		Santa Barbara County	
	Persons	Percent	Persons	Percent
In Labor Force*	3,319	65.6%	228,350	64.4%
<i>Employed</i>	3,127	61.8%	211,685	59.7%
<i>Unemployed</i>	293	5.8%	23,402	6.6%
Not in Labor Force	1,741	34.4%	126,231	35.6%
<b>All ages 16 and over</b>	<b>5,060</b>	<b>100%</b>	<b>354,581</b>	<b>100%</b>

\*Ages 16 and over in labor force

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table 2301

Table 2-5 shows the distribution of employment by occupation and median income. In 2017, the largest employment sector for Guadalupe residents was agriculture with one out of every five employed residents. With a median income of nearly \$22,000, agriculture provided nearly \$10,000 more in annual salary than the lowest-paying sector (Food Preparation and Serving), but it provided \$30,000 lower annual salary than the highest-paying sector (Transportation). Close examination of the distribution suggests that working residents of Guadalupe fall predominantly into occupations that pay low to mid-level salaries that are below \$36,000 a year. Housing affordability would depend on the number of income earners in households and families.

Table 2-5: 2017 Distribution of Employment by Occupation and Median Income

Industry	Persons	Percent	Median Salary
Farming, Fishing, and Forestry	662	21.2%	\$21,976
Sales and Related	324	10.4%	\$16,750
Office and Administrative Support	286	9.2%	\$31,638
Material Moving	245	7.8%	\$22,321
Production	240	7.7%	\$27,197
Building and Grounds Cleaning and Maintenance	228	7.3%	\$19,500
Personal Care and Service	153	4.9%	\$16,533
Food Preparation and Serving Related	151	4.8%	\$12,480
Installation, Maintenance, and Repair	151	4.8%	\$35,969
Healthcare Support	130	4.2%	\$35,000
Management	122	3.9%	\$32,115
Construction and Extraction	102	3.3%	\$31,176
Protective Service	55	1.8%	\$28,264
Business and Financial Operations	53	1.7%	\$31,181
Arts, Design, Entertainment, Sports, and Media	48	1.5%	\$19,038
Transportation	46	1.5%	\$52,083
Education, Training, and Library	36	1.2%	\$9,091
Healthcare Practitioner, Technologies, and Technicians	35	1.1%	-
Community and Social Services	21	0.7%	-
Architecture and Engineering	16	0.5%	-
Life, Physical, and Social Sciences	9	0.3%	-
Computer and Mathematical	6	0.2%	-
Legal	6	0.2%	-
<b>All Employed</b>	<b>3,125</b>	<b>100%</b>	<b>\$24,751</b>

Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S2401; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B24011

### 2.2.2 Projected Job Growth

The number and type of new future jobs affect future housing needs. Table 2-6 shows projected job growth by occupation for the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area (Santa Barbara MSA) over the decade from 2014 to 2024. Total employment is projected to grow by 14.7 percent during this period for an increase of 36,600 new jobs. This would bring the employment of Santa Barbara MSA to approximately 249,500 by 2024 (California Employment Development Department, 2017). Close examination reveals that economic sectors with the most growth are a mixture of typically well-paying occupations such as Professional and Business Services, as well as the typically low-paying occupations such as Farming, Leisure and Hospitality, and Educational Services. Table 2-6 shows, however, that low paying occupations would dominate in job growth. This would not bode well in terms of housing affordability for Guadalupe residents who are concentrated in the low-paying job sectors. Without multiple income-earning persons in households, difficulties with housing affordability would remain.

Table 2-6: Protected Job Growth by Occupation from 2014 to 2024 in the Santa Barbara-Santa Maria-Goleta Metropolitan Statistical Area

Occupation Title	Annual Average Employment		Employment Change	
	2014	2024	Jobs	Percent
Leisure and Hospitality	25,500	31,200	5,700	18.3%
Professional and Business Services	22,700	28,300	5,600	19.8%
Total Farm	21,000	26,300	5,300	20.2%
Education Services, Healthcare, & Social Assistance	25,100	30,100	5,000	16.6%
Government	38,300	42,000	3,700	8.8%
Self-Employment	14,500	17,800	3,300	18.5%
Construction	7,400	10,100	2,700	26.7%
Manufacturing	12,300	15,000	2,700	18.0%
Trade, Transportation, and Utilities	27,500	28,700	1,200	4.2%
Information	4,400	5,500	1,100	20.0%
Retail Trade	19,300	20,000	700	3.5%
Wholesale Trade	4,600	5,000	400	8.0%
Transportation, Warehousing, and Utilities	3,600	3,700	100	2.7%
Financial Activities	6,400	6,500	100	1.5%
Mining and Logging	1,300	1,300	0	0.0%
Private Household Workers	700	600	-100	-16.7%
<b>Total Employment</b>	<b>212,900</b>	<b>249,500</b>	<b>36,600</b>	<b>14.7%</b>

Source: California Employment Development Department, 2017

### 2.2.3 Jobs-Housing Balance

A regional balance of jobs to housing is necessary for housing demand to match with 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 much larger shares of their incomes for housing than would otherwise be necessary. A tight housing market can also result in overcrowding as households double up in available units or in longer commute times as workers seek more affordable housing outside the region. According to the 2010-2040 regional growth forecasts of the Santa Barbara Council of Governments (SBCAG), the relationship between jobs and housing keeps gaining increasing importance. The problem of jobs to housing imbalance intensified in recent years 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.

Conventional wisdom dictates that reasonable jobs to housing ratios should be within the range of 1.0 to 1.5 jobs to one housing unit (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. Table 2-7 shows that the City of Guadalupe had jobs to housing ratio of approximately 0.9 compared to the County ratio of 1.2.



In 2015, Guadalupe had 1,896 jobs for 2,756 employed workers within the City. This already shows insufficiency of jobs for the labor force. It also means that large numbers of the labor force likely commuted to outlying areas for work. US Census data revealed that Guadalupe had very little “In-Area Employment Efficiency” for all Jobs in 2015. Only 14 percent of the jobs within the City are held by residents while 86 percent are held by those who lived outside the City. Similarly, 92 percent of employed residents worked outside the City. This indicates that workers from other parts of the County continue to move to Guadalupe for its relative affordability, but this external demand can cause increase in the cost of housing in the City. The 2040 General Plan recommends that the City should monitor housing costs for affordability and take steps to create new jobs that suit the skills of residents to reduce commute times and improve the quality of life for residents.

Table 2-7: 2015 Jobs to Housing Ratios

	Guadalupe	Santa Barbara County
Total housing units	1,896	154,135
Total jobs	1,694	182,850
Jobs-to-Housing Ratio	0.89	1.19

Sources: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; US Census, On-The-Map Tool of the Longitudinal Employer Household Dynamics, 2015

### 2.2.4 Conclusion

The employment characteristics and trends indicate a strong need for moderate-income 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 are not likely to provide the incomes needed to buy market-rate homes in the region. It is therefore 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 cultivate local job growth in order to reduce the imbalance between jobs and housing.

## 2.3 Household Characteristics

### 2.3.1 Growth in Households

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 who share a single unit. Under this definition, the number of households in a community has the most direct effect on the quantity of housing units needed irrespective of the sizes of or amenities within the units. Table 2-8 shows trends in the growth of households in Guadalupe from 1990 to 2017. The City experienced intermittent periods of growth spurts ranging from annual rates below 0.5 percent to highs near 3 percent. In 2017, there were 1,944 households in Guadalupe reflecting the latest period of growth spurt

and an average annual rate of 1.6 percent over nearly three decades. This result is consistent with the previous finding that many people in the region choose to live in Guadalupe for the relative affordability of its housing even if they do not have employment within the City.

Table 2-8: Household Growth Trends in Guadalupe, 1990 to 2017

Year	Households	Inter-Census Change	Annual Inter-Census Growth Rate
1990	1,352	-	-
2000	1,414	62	0.5%
2010	1,810	396	2.8%
2015	1,837	27	0.3%
2017	1,944	107	2.9%
<b>Average Annual Growth (1990-2017)</b>			<b>1.6%</b>

Source: U.S. Census Bureau, Decennial Census 1990, 2000, 2010; U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, Table S1101; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S1101

### 2.3.2 Household Composition and Size

Table 2-9 Provides a snapshot of family orientation among households in Guadalupe compared to Santa Barbara County. Households in the City are much more family-oriented than the County. Family households comprised approximately 81 percent of all households in the City while the County had 65 percent of family households. Similarly, family composition is more youthful in the City with 60 percent of all households having minor children under 18 years old compared to just a third of all households in the County. Consistent with these data therefore, the City has larger average household and family sizes than the County. This suggests that housing in the City should cater mostly to relatively larger family households.

Table 2-9: Household Composition - Guadalupe vs. Santa Barbara County, 2017

Type	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
Total Households	1,944	100.0%	144,015	100.0%
Family Households	1,580	81.3%	93,819	65.1%
<i>Households W/ Children under 18</i>	<i>1,168</i>	<i>60.1%</i>	<i>48,533</i>	<i>33.7%</i>
Non-family Households	364	18.7%	50,196	34.9%
Average Household Size	3.76		2.94	
Average Family Size	4.23		3.46	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S1101

Further scrutiny of the distribution of household sizes reveals in Table 2-10 that almost half of all households in Guadalupe had four or more persons in 2017. On the contrary, more than half of all households in the County had two or fewer persons per household. The data suggest that Guadalupe has a higher need for large housing units than some of the other communities in Santa Barbara County.

Table 2-10: Distribution of Household Sizes - Guadalupe vs. Santa Barbara, 2017

Persons per Household	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
1-person household	356	18.3%	34,795	24.2%
2-person household	265	13.6%	45,228	31.4%
3-person household	355	18.3%	22,357	15.5%
4-person household	308	15.8%	19,330	13.4%
5-person household	428	22.0%	11,946	8.3%
6-person household	78	4.0%	5,114	3.6%
7-person household	154	7.9%	5,245	3.6%
Total Households	1,944	100.0%	144,015	100.0%
Average household size	3.76		2.94	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B11016

### 2.3.3 Household Income

Household income is a primary factor in housing affordability. Table 2-11 shows the breakdown of the City's households by income in 2017. It reveals a concentration of households in the low to lower middle-income categories with three out of every five household earning less than \$50,000. This reinforces the need for affordable housing units in the City.

Table 2-11: Household Income - Guadalupe, 2017

Income Range	Households	Percent	Cumulative Percent
Less than 10, 000	72	4%	4%
\$10,000 to \$14,999	109	6%	9%
\$15,000 to \$24, 999	175	9%	18%
\$25,000 to \$34,999	317	16%	35%
\$35,000 to \$49,999	538	28%	62%
\$50,000 to \$74,999	247	13%	75%
\$75,000 to \$99,999	132	7%	82%
\$100,000 to \$149,999	295	15%	97%
\$150,000 or more	60	3%	100%
All Households	1,946	100%	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S1901

Comparative median income data in Table 2-12 for 2017 further confirms the need for more affordable housing in Guadalupe than some other communities in the region. At \$44,000, Guadalupe had the lowest median income among cities in Santa Barbara County in 2017 representing nearly two thirds of

the County median income. Since Guadalupe depicts less than 80 percent of the Area Median Income (AMI) it falls under the classification of a “disadvantaged community” under the criteria of the State of California. This provides further justification for relatively more affordable housing to adequately accommodate the lower incomes of the City’s residents.

Table 2-12: Comparative Median Household Incomes - Santa Barbara County and Cities, 2017

Jurisdiction	Median Household Income	Percent of County Median Income
State of California	\$67,739	99.6%
Santa Barbara County	\$68,023	100.0%
Goleta City	\$87,068	128.0%
Buellton City	\$77,462	113.9%
Carpinteria City	\$69,834	102.7%
Santa Maria City	\$55,485	81.6%
Lompoc City	\$49,074	72.1%
Guadalupe City	\$44,000	64.7%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP03

State law established household income categories for purposes of housing programs based on area median income (AMI). State law also requires quantification and analysis of housing needs for various-income groups. The criteria for the categories are as follows:

- Extremely low-income households earn up to 30 percent of AMI
- Very low-income households earn 31 percent to 50 percent of AMI
- Low income households earn 51 percent to 80 percent of AMI
- Moderate income households earn 81 percent to 120 percent of AMI
- Above moderate-income households earn 121 percent of AMI and above.

Table 2-13 reveals that households in Guadalupe fall predominantly in the lower income categories with 64 percent in those “low” categories compared to 36 percent in the moderate-income categories. The table reflects the equivalent re-allocation of Guadalupe’s share of total 2014 to 2022 RHNA units according to the distribution of income groups in 2017.

Table 2-13: Median Income Distribution of Household Income Groups - Guadalupe, 2014-2022

Income Group	Definition (Percent AMI)	2017 Income Range	2017 Households	Percent of Households	Equivalent 2014-2022 RHNA Units
Extremely Low	< 31%	< \$20407	268	14%	7
Very Low	31% to 50%	\$20408 to \$34012	373	19%	10
Low	51% to 80%	\$34013 to \$54418	610	31%	16
Moderate	81% to 120%	\$54419 to \$81628	244	13%	6
Above Moderate	> 120%	> \$81628	451	23%	12
Total	-	-	1944	100%	50

Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S1901; SBCAG Regional Housing needs Allocation, 2014-2022

### 2.3.4 Conclusion

Guadalupe has experienced steady growth in households. This trend is anticipated to continue under the 2040 General Plan. To adequately accommodate residents, it is essential to provide adequately sized and reasonably priced housing for all types of households, but especially for large-family households. The demand for affordable homes including apartments is likely to remain high given the distribution of households by income groups.

## 2.4 Characteristics of the Housing Stock

### 2.4.1 Housing Types and Growth

The City of Guadalupe had 1,983 housing units in 2017. Table 2-14 reveals that the housing stock was predominantly single-family detached, which made up a little over two-thirds of the total stock. The next highest category of just under a quarter of the total stock comprised multi-family units. Compared to the County as a whole, Guadalupe had a much higher percentage of single-family detached units, a lower percentage of multi-family units, and practically no mobile homes. Since City residents depict higher shares of large family households than the County, it is likely mobile homes would tend to be too small to suit the housing needs of many Guadalupe residents although mobile homes provide an avenue for affordable units.

Table 2-14: Housing Unit Type - Guadalupe City vs. Santa Barbara County, 2017

Housing Type	Guadalupe City		Santa Barbara County	
	Number	Percent	Number	Percent
Single Family	1,528	77.1%	101,415	65.3%
<i>Detached</i>	1,412	71.2%	90,313	58.1%
<i>Attached</i>	116	5.8%	11,102	7.1%
Multi-Family	455	22.9%	46,468	29.9%
Mobile-Home	0	0.0%	7,335	4.7%
<b>Total Units</b>	<b>1,983</b>	<b>100.0%</b>	<b>155,339</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP04

Table 2-15 shows growth in the housing stock over the past century. The City began to experience relatively high growth in its housing stock since the 1950s and sustained that over six consecutive decades till 2010 when home building appeared to come to a halt. During its boom period, the City produced an average of 45 housing units per year in the 1990s although annual average over the century is half of the 1990s rate at nearly 23 units per year. It is noticeable also that the data shows no additions to the housing stock since 2010 implying no new addition to housing in the City since its RHNA allocation in 2014. Field research revealed otherwise with 130 new units built and sold since the DJ Farms development broke ground in late 2015, which reflects a lag in the recording of housing data.

Table 2-15: Age Distribution and Growth of Housing Stock in Guadalupe

Year Built	Housing Units	Percent of 2017 Housing Stock	Cumulative Percent	Average Annual Increase
Built 1939 or earlier	76	4%	4%	7.6
Built 1940 to 1949	62	3%	7%	6.2
Built 1950 to 1959	272	14%	21%	27.2
Built 1960 to 1969	403	20%	41%	40.3
Built 1970 to 1979	146	7%	48%	14.6
Built 1980 to 1989	345	17%	66%	34.5
Built 1990 to 1999	457	23%	89%	45.7
Built 2000 to 2009	222	11%	100%	22.2
Built 2010 to 2013	0	0%	100%	0
Built 2014 or later	0	0%	100%	0
<b>2017 Total</b>	<b>1983</b>	<b>100%</b>		<b>22.8</b>

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table DP04

### 2.4.2 Housing Age and Conditions

Housing age may be 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. It is most likely that housing units of that era would also have lead-based paint in deteriorating conditions that can be hazardous and would require rehabilitation. Figure 2-1 shows the age distribution of the housing stock. In combination with Table 2-15, the data indicates that approximately half of the housing stock was constructed in the pre-1978 era or are more than 40 years old. Nearly additional 40 percent of the housing stock is above 20 years old. 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 renter or owner-occupants.

In October 2017, graduate students from the City and Regional Planning Department of the California Polytechnic State University, San Luis Obispo, conducted a citywide walking survey to identify the general structural conditions of homes in Guadalupe. Table 2-16 summarizes the results of this survey and others before it. The surveys categorized the conditions of the housing units as follows:

- **Sound** – dwelling units in sound condition required no repairs or would only need minor maintenance (such as painting or patching of roof, etc.).
- **Moderate** – dwelling units in moderate condition required rehabilitation in the form of one or more structural repairs.
- **Dilapidated** – dwelling units in dilapidated condition required the replacement of all exterior elements and were generally considered not feasible for repairs, but rather for reconstruction.

The 2017 housing survey revealed that most of the housing stock (81 percent) was in sound condition. A very small proportion was considered dilapidated and in need of replacement. The general trend depicts increase in overall quality of housing until 2010 when new additions to the housing stock halted. This increase in quality could be partially due to rehabilitation grant programs funded by the now defunct Guadalupe Redevelopment Agency and partially due to newly constructed housing.

Figure 2-1: Age Distribution of Housing Stock, Guadalupe 2017

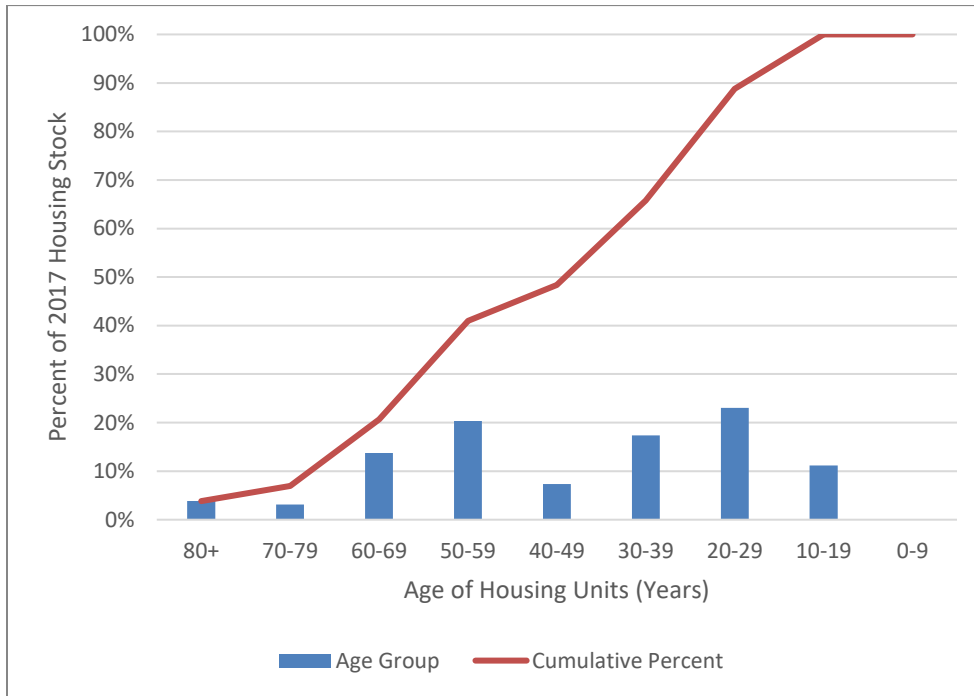


Table 2-16: Trends in Housing Conditions - Guadalupe 1998 to 2017

Condition	People's Self-Help Housing Corporation Survey 1998		RM and Associates Housing Survey 2003		Cal Poly Land Use Inventory 2008		Cal Poly Land Use Inventory 2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Sound	1,223	86%	1,281	84%	1,654	90%	1,611	81%
Moderate	166	12%	198	13%	171	9%	355	18%
Dilapidated	41	3%	53	3%	11	1%	17	1%
<b>Total Housing Units</b>	<b>1,430</b>	<b>100%</b>	<b>1,532</b>	<b>100%</b>	<b>1,836</b>	<b>100%</b>	<b>1,983</b>	<b>100%</b>

### 2.4.3 Housing Tenure

Housing tenure, or the split between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units for both

rental and purchase in order to accommodate a range of households with varying incomes, family sizes and composition, needs, and lifestyles. Table 2-17 shows that the share of owner-occupied housing units in Guadalupe has hovered consistently near 50 percent of the total housing stock since 2000 with an ever so slight a downward trend in recent years. The share of renter-occupied units depicted a consistent upward trend from 44 percent toward 50 percent over the previous two decades. Vacancy rates remained very low throughout the period reflecting the tight housing market in the region.

Table 2-17: Trends in Housing Tenure of Occupied Units - Guadalupe, 2000 to 2017

	2000		2010		2015		2017	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Occupied Housing Units	1,414	98%	1,810	96%	1,837	97%	1,944	98%
<i>Owner-occupied</i>	780	54%	936	50%	920	49%	975	49%
<i>Renter-occupied</i>	634	44%	874	46%	917	48%	969	49%
Vacant Housing Units	36	2%	77	4%	59	3%	39	2%
<b>Total Housing Units</b>	<b>1,450</b>	<b>100%</b>	<b>1,887</b>	<b>100%</b>	<b>1,896</b>	<b>100%</b>	<b>1,983</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2000 Census Table QT-H1; 2010 Census, Table DP-1; 2011-2015 American Community Survey 5-Year Estimates, Table DP04; 2013-2017 American Community Survey 5-Year Estimates, Table DP04

#### 2.4.4 Vacancy

Housing vacancy rate depicts the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate would be very low, and the price of housing could most likely increase. A low overall vacancy rate that indicates high demand and short supply of housing may result in overcrowding and ultimately unsafe, unsanitary, or otherwise unsuitable accommodations. When low vacancy results in high prices of homes and rentals, the effect is most severe on lower income households, people on fixed incomes, families with children, and other special-need groups. Housing discrimination could occur when the rental vacancy rate is low.

The vacancy rate also indicates whether a community 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 5 percent is enough to provide choice and mobility. Table 2-17 shows that the highest vacancy rate in Guadalupe over the previous two decades was 4 percent in 2010 in the aftermath of the housing market crash of the mid-2000s. Before and after the crash, the vacancy rate has close to 2 percent. The data reveal that the City has been typically below the recommended vacancy rate of 5 percent, which would indicate that Guadalupe residents have limited housing choice and mobility and could be susceptible to the adverse conditions associated with low vacancy rates.



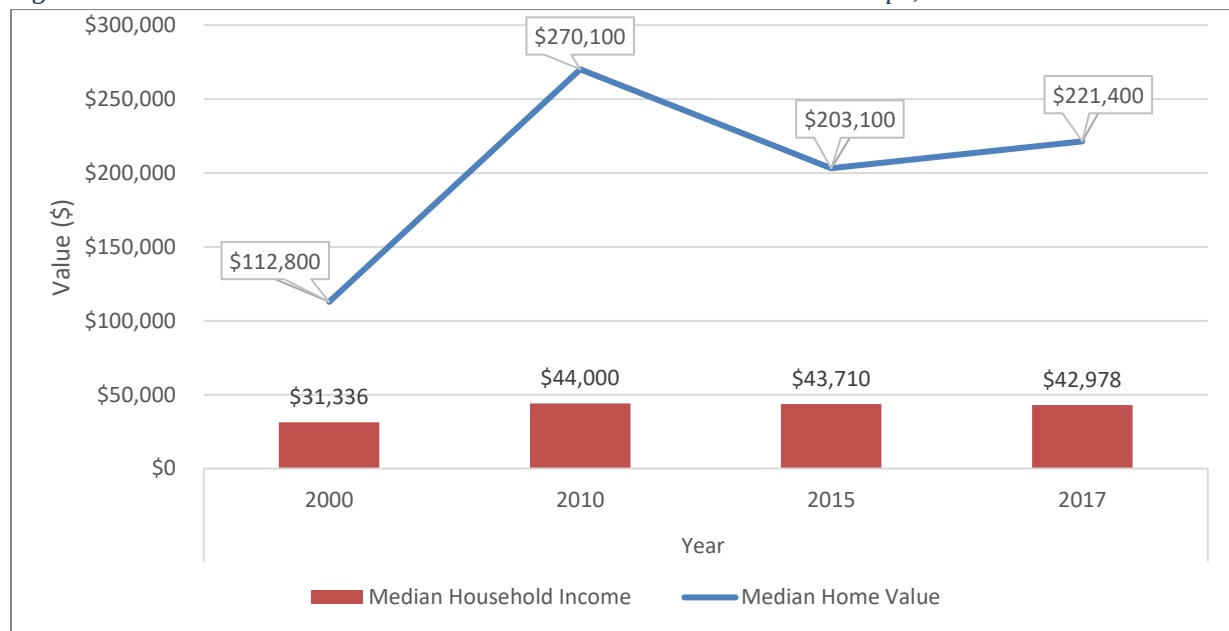
### 2.4.5 Housing Cost

A major barrier to housing availability is the cost of housing. That is why State Law expressly requires Cities to plan for a variety of housing opportunities at various prices that are suitable and affordable to various income groups in the community. Figure 2-2 shows that the median home value in Guadalupe more than doubled from \$112,800 in 2000 to \$270,100 in 2010 but retreated to \$203,100 in 2015. Noticeably, the median household income only inched up slightly since 2000. Over almost two decades, home values increased at an average annual rate of 6 percent compared to 2 percent for household incomes. This implies increasing pressure of housing expenditure on households over time.

While home prices over the period increased overall, historically the median sale price in Guadalupe has been substantially lower than the median sales prices for the neighboring areas (SBCAG, 2008). Table 2-18 compares home values in Guadalupe with neighboring communities, the County and the State from 2000 to 2017. The data confirms that Guadalupe traditionally had lower housing cost than its neighbors.

The median rent in Guadalupe was \$1,150 per month for all types of rental housing in 2017. Table 2-19 shows the distribution of rental units by contract rent payments in 2017. This compares favorably but is slightly higher than 30 percent of Median Income at \$1,100 for the City. The fact remains that approximately half of all households in Guadalupe who earn below the median income would be hard pressed to afford the median rent in the City. Comparably, 30 percent of median income in the County of Santa Barbara was \$1,700 per month, but rents are much higher in the region outside Guadalupe.

Figure 2-2: Median Household Income vs. Median Home Value - Guadalupe, 2000-2017



Sources: *Median Home Values* – U.S. Census Bureau, American Community Survey 5-Year Estimates, Table B25109, 2013-2017; 2011-2015; 2006-2010; 2000 US Census, SF3 Table. DP-4  
*Median Household Incomes* – U.S. Census Bureau, American Community Survey 5-Year Estimates, Table B19013, 2013-2017; 2011-2015; 2006-2010, 2000 US Census, SF3 Table HCT012

Table 2-18: Comparative Home Values, 2000 to 2017

Jurisdiction	2000	2010	2015	2017
California	\$211,500	\$458,500	\$385,500	\$443,400
Santa Barbara County	\$293,000	\$576,500	\$465,300	\$509,400
Goleta City	\$425,700	\$767,100	\$634,100	\$718,300
Carpinteria City	\$382,400	\$669,200	\$574,600	\$617,000
Buellton City	\$269,500	\$561,100		\$458,600
Santa Maria City	\$145,600	\$338,800	\$262,200	\$297,200
Lompoc City	\$148,300	\$330,600	\$230,500	\$269,100
<b>Guadalupe City</b>	<b>\$112,800</b>	<b>\$270,100</b>	<b>\$203,100</b>	<b>\$221,400</b>

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, Table B25109, 2013-2017; 2011-2015; 2006-2010; 2000 US Census, SF3 Table DP-4.

Table 2-19: Distribution of Contract Rent Payments in Guadalupe, 2017

Value	Number	Percent	Cumulative Percent
Less than \$349	36	3.7%	3.7%
\$350 to \$449	49	5.1%	8.8%
\$450 to \$549	35	3.6%	12.4%
\$550 to \$649	0	0.0%	12.4%
\$650 to \$799	62	6.4%	18.8%
\$800 to \$999	247	25.5%	44.3%
\$1,000 to \$1,499	432	44.6%	88.9%
\$1,500 to \$1,999	100	10.3%	99.2%
\$2000 or more	0	0.0%	99.2%
No Cash Rent	8	0.8%	100.0%
Un-accounted	0	0.0%	100.0%
<b>Total</b>	<b>969</b>	<b>100.0%</b>	
Total Median Gross Rent	\$1,150		
Total Median Contract Rent	\$1,045		
2-bedroom apartment	\$1,082		
30% City's Median Income	\$1,100		

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2006-2010, Table B25056; 2006-2010 Table B25058; 2013-2017 Table B25031; 2013-2017 Table B19013

#### 2.4.6 Affordability and Overpayment

Housing is typically the largest single item of recurrent expenditure for California families. According to HCD criteria, housing is affordable when a household spends less than 30 percent of its gross income on rental or ownership. When a household spends 30 percent or more of its gross income on housing, it is classified as cost-burdened or “overpaying”.

Table 2-20 shows the distributions of households by income range, expenditure, and tenure. The data reveals that two-thirds of all renters in Guadalupe overpaid for housing while nearly a third of owners overpaid in 2017. In absolute numbers, two times as many renters as owners were cost-burdened. It is noteworthy that the population of renters fell disproportionately in the lower income categories compared to the population of renters.

Table 2-20 Percent of Household Income Spent on Housing - Guadalupe, 2017

Tenure	Household Income Range						Total	Percent of Households
	Less than \$10,000	\$10,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more			
Renter-Occupied Units								
Less than 30 percent	0	17	159	53	79	308	32%	
30 percent or more	37	308	245	50	0	640	66%	
Not computed	13	0	8	0	0	21	2%	
Total	50	325	412	103	79	969	100%	
Owner-Occupied Units								
Less than 30 percent	14	107	45	99	411	676	69%	
30 percent or more	0	166	81	44	0	291	30%	
Not computed	8	0	0	0	0	8	1%	
Total	22	273	126	143	411	975	100%	

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, *Renter Units* – 2013-2017 Table B25074; *Owner Units* – 2013-2017 Table B25095

### 2.4.7 Overcrowding

Limited household incomes, high housing prices, and inadequate sizes of units within a community trigger overcrowding. The US Census Bureau considers a housing unit 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 2-21 shows that overcrowding is more prevalent in Guadalupe than in Santa Barbara County as a whole. In 2017 nearly two in ten owner households in the City lived under overcrowded conditions compared to one in ten of County residents. There were similar levels of overcrowding among renters with 16 percent and 14.5 percent in the City and County respectively. By tenure, owner units were more crowded than renter units in the City while renter units were substantially more crowded than owner units in the County. This suggests the need for more affordable rental units in the County and the need for more affordable owner and renter units in the City.

Table 2-21: Overcrowding - Guadalupe vs. Santa Barbara County, 2017

Household Type	Guadalupe City		Santa Barbara County	
	Households	Percent	Households	Percent
Owner-occupied	975	50.2%	75,308	94.1%
<i>Overcrowded</i>	340	17.5%	2,287	2.9%
<i>Severely overcrowded</i>	14	0.7%	897	1.1%
Renter-occupied	969	49.8%	68,707	85.8%
<i>Overcrowded</i>	247	12.7%	6,892	8.6%
<i>Severely overcrowded</i>	87	4.5%	4,732	5.9%
<b>Total Households</b>	<b>1944</b>	<b>100.0%</b>	<b>80,040</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B25014

Notes:

- *Overcrowded* is when there is more than 1 person per room
- *Severely overcrowded* is when there is more than 1.5 persons per room

### 2.4.8 Conclusion

The City's housing stock is largely in good condition; however, two-thirds of the housing stock is more than 30 years old, which might require more regular maintenance and repair. Since 2000, housing prices in the City have increased at a faster pace than household incomes. As a result, nearly half of all households in the City spent approximately a third or more of their incomes on housing with the cost burden more common among renters than owners. The numbers of households that can comfortably afford the median priced home in the City and the numbers that can afford the median priced apartment have declined since 2000. All these findings point to the need for more affordable housing in the future. Programs to assist moderate-income first-time buyers and lower-income renters could help narrow the affordability gap. Chapter 3 includes a list of potential funding sources and programs.

### 2.5 Special Housing Needs

Special circumstances make it difficult for certain groups to find decent, affordable housing. The circumstances may relate to type of employment and income, family characteristics, disability, or other limiting conditions. Those who fall into these circumstances would have “special need” for housing. Those with such specific demographic characteristics as large families with low incomes, for instance, might need housing units with three or more bedrooms that they can afford. Those in such special occupational groups as seasonal farm workers might need single-room occupancy units. Analysis of special needs housing can help a municipality identify groups with the most serious housing needs in order to develop and prioritize programs to respond to those needs. 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. Chapters 3 and 4 further discuss housing resources and constraints to housing provision.

### 2.5.1 Elderly

Fixed incomes, high health care costs, and physical disabilities are three typical circumstances that categorize some senior households for special housing need. Table 2-22 shows the trend in senior-headed households in Guadalupe from 2000 to 2017. Senior households have kept pace with other households growing from fewer than 300 in 2000 to 340 in 2017 thereby maintaining a similar, but slightly declining share from 21 percent of all households in 2000 to 17.5 percent in 2017. The share of senior-headed households in Guadalupe was lower than Santa Barbara County, which had 38,365 senior-headed households, (or 27% of all households) in 2017.

Table 2-22: Households by Age of Householder - Guadalupe, 2000 to 2017

Age of Householder	2000		2010		2015		2017	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Up to 64 years	1,119	79.1%	1,483	81.9%	1,522	82.9%	1,604	82.5%
65 years +	295	20.9%	327	18.1%	315	17.1%	340	17.5%
Total	1,414	100.0%	1,810	100.0%	1,837	100.0%	1,944	100.0%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, Table B25007, 2013-2017; 2011-2015; U.S. Census Bureau, SF1: QT-H1&H2, 2000, 2010

Table 2-23 shows the distribution of householders by tenure in Guadalupe in 2017. At 5 percent, senior-headed households make up one of the smallest shares among renters and with 29.6 percent senior-headed households make up the single largest share among home owners. Because senior citizens are on fixed incomes, they particularly tend to need affordable housing, especially if homes become too costly to maintain or if rents increase. Some senior citizens who do not rent or own housing could share housing with other family members. For instance, some elderly parents could live with their adult children or in other shared arrangements which could result in overcrowding.

Table 2-23: Householder by Tenure and Age - Guadalupe, 2017

Age of Householder	Renter-Occupied		Owner-Occupied		All Tenure	
	Households	Percent	Households	Percent	Households	Percent
15 to 24 years	40	4.1%	0	0.0%	40	2%
25 to 34 years	322	33.2%	70	7.2%	392	20%
35 to 44 years	311	32.1%	175	17.9%	486	25%
35 to 54 years	168	17.3%	179	18.4%	347	18%
55 to 64 years	77	7.9%	262	26.9%	339	17%
65 and over	51	5.3%	289	29.6%	340	17%
Total	969	100.0%	975	100.0%	1,944	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B25007

Elderly persons may also have additional physical and social needs particularly if: (a) they have no immediate family; (b) lack mobility through physical impairment; (c) or lack access to transportation

alternatives. Such needs may include transportation, social service referrals, financial assistance employment, long-term care for the home-bound, and day care.

It behooves long-range planning to recognize elderly persons' needs and design programs to address them. Various organizations and programs that can assist seniors with their housing needs in Guadalupe include supportive services, rental subsidies, senior housing, and housing rehabilitation assistance. The Guadalupe Senior Citizens Club offers many programs for senior residents. The nutrition program serves lunch at the community center every day and delivers meals to homebound seniors who are unable to walk or drive to the center. The Club provides transportation to doctors' visits and shopping. A health nurse comes in regularly to check blood pressure and general health. Bread and perishable staples are available weekly while commodities are distributed once a month free of charge to seniors who want them.

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 education, 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 require developers to design housing units that are accessible to all persons, regardless of physical ability. Units should also be affordable for seniors who are on fixed incomes.

### **2.5.2 Large Households**

The US Census Bureau defines large households as those containing five or more persons. These households may have special housing needs because there is often a limited supply of adequately sized, affordable housing units in communities. Large units generally cost more than smaller units pushing them out of the affordability range. To cover expenditure on such necessities as food and health care, it is common for lower-income households that are large to reside in smaller (more affordable) units, which frequently results in overcrowding. Are both the supply and affordability of large units issues for large households in Guadalupe?

Table 2-24 shows the distribution of occupied housing units by number of rooms and tenure for 2017. It reveals that approximately 80 percent of renter units and 90 percent of owner units have four to six rooms, which would seem to be predominantly family-friendly. However, for large families not to live under overcrowded conditions, there needs to be at least as many rooms as there are persons in the household. In 2017, large units of five or more rooms made up approximately 40 percent of renter units and 80 percent of owner units. The large units were not necessarily affordable as there were two times as many large owner units as renter units. This would explain the overcrowding noted in Table 2-21.

Table 2-25 shows the distribution of occupied housing units by number of persons and tenure for 2017. It provides further insight into the potential for overcrowding. Households with five or more persons occupied nearly 40 percent of renter units and nearly 30 percent of owner units. While the share of

large renter units matched the share of large households, the share of large owner units far outstrips the share of large households suggesting affordability issues with owner units for large families.

To address overcrowding and adequately supply large households with suitable housing, the City can offer incentives to facilitate the development of large housing units with four or more bedrooms. A shortage of large units can be alleviated through inclusionary zoning and community partnerships with entities such as People's Self-Help Housing, Habitat for Humanity, and other affordable housing developers that offer opportunities for affordable housing ownership. Funding sources such as the first-time homebuyer program and Community Development Block Grant program can help move renters to home ownership. Chapter 3 discusses resources for general financial assistance which may be available to large households.

Table 2-24: Number of Rooms per Occupied Housing Unit by Tenure - Guadalupe, 2017

Number of Rooms	Renter-Occupied		Owner-Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Room	23	2%	22	2%	45	2%
2 Rooms	14	1%	0	0%	14	1%
3 Rooms	93	10%	14	1%	107	6%
4 Rooms	440	45%	160	16%	600	31%
5 Rooms	233	24%	373	38%	606	31%
6 Rooms	101	10%	348	36%	449	23%
7 Rooms	40	4%	36	4%	76	4%
8 Rooms	25	3%	17	2%	42	2%
9 Rooms or more	0	0%	5	1%	5	0%
Total	969	100%	975	100%	1,944	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B25020

Table 2-25 Persons per Occupied Housing Unit by Tenure - Guadalupe, 2017

Persons per Unit	Renter-occupied		Owner-occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1 Person	99	10.2%	257	26.4%	356	18%
2 Persons	104	10.7%	161	16.5%	265	14%
3 Persons	197	20.3%	158	16.2%	355	18%
4 Persons	193	19.9%	115	11.8%	308	16%
5 Persons	273	28.2%	155	15.9%	428	22%
6 Persons	19	2.0%	59	6.1%	78	4%
7 Persons or more	84	8.7%	70	7.2%	154	8%
Total	969	100%	975	100%	1,944	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table B25009

### 2.5.3 Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance with affordable housing, accessible day care, health care, and other supportive services.

Because of relatively lower incomes vis-à-vis higher living expenses, female-headed households tend to have limited opportunities for affordable, decent, and safe housing. These households become particularly vulnerable as they try to balance the needs of their children with responsibilities of work.

Table 2-26 shows the distribution of household types in Guadalupe by tenure in 2017. Comparing unmarried households, there were three times as many female-headed households as male-headed households. Table 2-27 reveals that the burden of single-parenting fell disproportionately on women with 87 percent of these households looking after one or more persons under age 18 years. A third of these unmarried female householders also had care-taking responsibilities for persons age 60 years and over.

From the perspective of tenure, there were three times as many female-headed households in renter units as in owner units. This has implications for the incomes of female-headed households and the availability of affordable units to suit their needs. In 2017, 28 percent of female-headed households lived below the poverty level.

**Table 2-26: Occupied Housing Units by Household Type by Tenure - Guadalupe, 2017**

Household Type	Renter-Occupied		Owner-Occupied		All Tenure	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Married Couple Family	452	46.6%	575	59.0%	1,027	52.8%
Male Householder, No Wife Present	89	9.2%	43	4.4%	132	6.8%
Female Householder, No Husband Present	321	33.1%	100	10.3%	421	21.7%
Nonfamily Households	107	11.0%	257	26.4%	364	18.7%
Total Households	969	100.0%	975	100.0%	1,944	100.0%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017 Table S2501; 2013-2017 Table S1101

The Boys and Girls Club is a resource for female-headed households with children. This organization has a branch in Guadalupe where it 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 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, which 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 use the subsidy in the private market place in search for rental housing. To further address the housing needs of female-headed households, the City should promote the development of additional multifamily housing.

Table 2-27: Comparative Characteristics of Householders – Guadalupe, 2017

Household Type	One or more people under 18 years		One or more people 60 years and over		Income in the past 12 months below poverty level	
	Households	Percent of Type	Households	Percent of Type	Households	Percent of Type
Married Couple Family	757	73.70%	237	23.10%	81	8%
Male Householder, No Wife Present	44	33.30%	43	32.60%	8	6%
Female Householder, No Husband Present	368	87.40%	136	32.30%	118	28%
Nonfamily Households	0	0.00%	233	64.00%	-	-
All Household Types	1168	60.10%	649	33.40%	207	11%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017 Table S1101; 2013-2017 Table B17013

### 2.5.4 Persons with Disabilities

A disability is a physical or mental impairment that substantially limits major life activities. Persons with disabilities tend to have special housing needs in the form of affordable housing because of low or fixed incomes, higher health costs associated with their disabilities, and special requirements for mobility.

Table 2-28 shows the distribution of the disability population in Guadalupe among the six groups that the US Census identifies. Census data for 2017 revealed that the incidence of disability in Guadalupe cut across gender, age, and race. City-wide, 8 percent of the population had one or more of the six disability types. The two most prevalent forms of disability in 2017 were: (a) ambulatory, which occurred disproportionately among seniors; and (b) cognitive, which occurred across all age groups.

The living arrangements for persons with disabilities depend on the type and severity of the disability. Many disabled persons can 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, which may include special design features for the physically disabled, income support for those who are unable to work, and in-home care for persons with medical conditions. These services are available through public or private agencies.

Table 2-28: Population with Disability - Guadalupe, 2017

Type of Disability	Disability Population	Percentage of Total Civilian Population
With a hearing difficulty	166	2.3%
With a vision difficulty	50	0.7%
With a cognitive difficulty	267	3.7%
With an ambulatory difficulty	317	4.3%
With a self-care difficulty	124	1.7%
With an independent living difficulty	202	2.8%
<b>Subtotal disability population</b>	<b>585</b>	<b>8.0%</b>
<b>Total civilian noninstitutionalized population</b>	<b>7,313</b>	<b>100.0%</b>

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017 Table S1810

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential projects containing more than five units and constructed after September 15, 1985 conform to specific disabled, adaptability, and accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act with the intent to increase the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued the "California Multifamily Access Requirements" based upon the Act. However, despite these regulatory changes, the actual increase in the number of accessible units available in the rental market has remained small. Even though Federal and State housing laws require certain design features or adaptation of housing design for physical accessibility in multifamily residential buildings, many dwelling units built before March 1991 are not subject to these accessibility requirements. There is a need therefore to adapt houses or apartments for wheelchairs and other special requirements for individuals with physical disabilities. Requiring adaptive design features in new construction, for example, does not assist such individuals as seniors who choose to remain in older housing rather than move to assisted living facilities or other newly constructed housing. A good planning consideration to suit persons with physical disabilities is to locate new housing units in proximity to services and public transportation.

The Tri-Counties Regional Center provides support and services for individuals with developmental disabilities living in the counties of San Luis Obispo, Santa Barbara and Ventura. The agency documents individuals who receive services from the Tri-Counties Regional Center including those from 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 generally require more services and more monetary support. The mentally disabled tend to have limited opportunities for jobs and incomes making affordable housing important for them. Many mentally disabled persons would prefer to live independently, but because of monetary circumstances, they are compelled to live with other family members or in group homes. This may cause additional stress and problems. In some cases, the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demand. 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, which include 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 for families who provide round-the-clock care for relatives with mental disabilities.

The Santa Maria Independent Living Environment (SMILE) is a 24-hour residential care home for developmentally disabled adults. SMILE is 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.

### 2.5.5 Farmworkers

The definition of “farmworker” is a person who earns primary income through permanent or seasonal agricultural labor. Permanent farm laborers work year-round in the fields, processing plants, or support activities. When workload increases during harvest periods, seasonal workers supplement the labor force often through a labor contractor. For some crops, farms may hire migrant workers, that is, those whose travels prevent them from returning to their primary residence every evening.

It has been problematic estimating the size of the agricultural labor force as the US Census and other data sources undercounted or mis-classified farmworkers. For instance, the government agencies that track farm labor are not consistent in the definitions of related terms. *Farm labor* sometimes includes only field laborers and other times includes workers in plants that process farm produce. Length of employment sometimes includes only permanent workers and other times includes seasonal workers. *Place of work* sometimes refers to the location of the business, but other times refers to the field.

In another instance, the Migrant and Seasonal Farmworker Enumeration Profiles Study conducted in 2000 by the Migrant Health Program of the US Department of Health and Human Services used several approaches to count farmworkers at the county level. One approach first estimated the crop acreage and then the labor required for growing and harvesting. Another approach used the unemployment insurance reports of employers like what the Employment Development Department tabulated. Another estimate used the amount of area devoted to greenhouses to determine nursery and greenhouse workers. The results of this study showed that the Migrant Seasonal Farm Workers for Santa Barbara County was approximately 24,400 (SBCAG 2002 Regional Housing Needs Assessment).

The 2000 Census reported that there were approximately 12,094 farmworkers in Santa Barbara County and 590 in the City of Guadalupe. The 2011 Census reported approximately 16,732 in Santa Barbara County and 829 in the City of Guadalupe. This equaled 26 percent of all employed persons in the City. In addition, The U.S. Census of Agriculture (Ag Census) estimates that farms and ranches across Santa Barbara County hired 21,768 laborers in 2007, a 58-percent increase over a 15-year period. According to the Ag Census, while the number of hired farm laborers increased, the number of farms decreased by 20

percent since 1992. As a result, the average number of workers per farm has doubled in 15 years. The increase is partially attributable to the rapid expansion of the vineyard and wine industry in the County, which has displaced cattle grazing (a non-labor-intensive agricultural use), with crops that require care and harvesting. Table 2-29 shows the top ten agricultural products by rank in Santa Barbara County. With an annual payroll of \$232 million, the average income per worker was under \$11,000 (Santa Barbara County 2010 Adopted Housing Element).

Table 2-29: Top 10 Agricultural Products by Rank in Santa Barbara County, 2016 & 2017

Crop	Value	2016 Rank	2017 Rank
Strawberry	\$457,009,208	1	1
Broccoli	\$158,660,544	3	2
Wine Grapes	\$146,129,595	2	3
Nursery Products	\$100,654,079	4	4
Cauliflower	\$94,119,125	7	5
Lettuce, Head	\$90,303,449	6	6
Cut Flowers	\$85,548,067	5	7
Celery	\$52,999,960	9	8
Raspberries	\$50,662,240	13	9
Lettuce, Leaf	\$42,774,872	10	10

Sources: Santa Barbara County, Agricultural Production Report, 2016; 2017;  
<https://countyofsb.org/uploadedFiles/agcomm/Content/Other/crops/2017.pdf>

Table 2-30 shows the distributions of the total employed populations in Guadalupe and Santa Barbara County in 2017. The Agriculture Industry was the single largest employer of Guadalupe residents making up 26 percent of the employed in the City and 4.5 percent of the employed in the County. This reflects the importance of farmworkers in the City. Using the 2012 US Census of Agriculture for the County and applying the share of those employed in Agriculture would yield an upper estimate of 1,002 farmworkers in Guadalupe. Assuming the average income per farmworker to be \$11,000 per year, most farmworkers are likely to fall into the lower income categories.

The scale and type of agricultural production in the County and the sector's importance to both the local and State economies suggest the need for decent and sanitary housing options for farmworkers. Seasonal and migrant farmworkers tend to save as much of their earnings as possible for repatriation to their countries of origin to support families. This often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay. This further exacerbates the need for housing that is affordable to farmworkers. 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 live in poor housing conditions and face the problems of overpayment or overcrowding.

An effective means to address the housing needs of the City's farmworker population is to facilitate development of new rental housing that is affordable to low and very low-income households. This should include both single and multiple room units. The City approved the Guadalupe Court affordable housing project, which included 38 extremely low, very low, and low-income rental housing units. The City also has several programs in place to increase affordable housing. Examples of such programs

include density bonuses for subdivisions that include an affordable housing component and ongoing pursuit of state and federal funds to assist in the development of affordable housing.

Table 2-30: Estimates of Farmworker Population, 2017

Industry (2017 American Community Survey)	Santa Barbara County	Percent of County	Guadalupe	Percent of City
Agriculture, forestry, fishing and hunting, and mining	18,408	9%	826	26%
Construction	11,266	5%	112	4%
Manufacturing	15,146	7%	229	7%
Wholesale trade	4,527	2%	199	6%
Retail trade	22,129	10%	343	11%
Transportation and warehousing, and utilities	6,050	3%	50	2%
Information	4,048	2%	54	2%
Finance and insurance, and real estate and rental and leasing	10,632	5%	144	5%
Professional, scientific, and management, and administrative and waste management services	24,126	11%	229	7%
Educational services, and health care and social assistance	48,739	23%	486	16%
Arts, entertainment, and recreation, and accommodation and food services	25,845	12%	219	7%
Other services, except public administration	11,699	6%	147	5%
Public administration	9,178	4%	87	3%
<b>Civilian employed population 16 years and over</b>	<b>211,793</b>	<b>100%</b>	<b>3,125</b>	<b>100%</b>
2012 US Census of Agriculture	22,333		1002*	
Percent of County employed in Agriculture	100%		4.5%	

Sources: U.S. Census Bureau, 2013-2017 American Community Survey, Table DP03; U.S. Census of Agriculture, 2012 Census Volume 1, Chapter 2: County Level Data, Table 7

\*Note: Guadalupe estimate = Santa Barbara 2012 Farmworkers total of 22,333\*0.045

### 2.5.6 Homeless

Homeless persons are individuals who lack regular nighttime residence possibly due to limited or lack of regular income. Some of them need short-term, temporary or emergency shelter probably due to immediate crisis while others have long-term or chronic needs. The homeless represent a broad spectrum of the population including single men and women, couples, families, displaced youth without parents, and seniors. They can include individuals who are victims of economic dislocation, the physically disabled, teen parents with children, veterans, those discharged from hospital or jail, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farmworkers.

According to the Guadalupe Police Department, there were rarely any homeless persons in the City. The Central Coast Collaborative on Homelessness conducted a count of homeless individuals in January 2013

and encountered one homeless individual in Guadalupe. In the past, homeless persons have been transient farmworkers who did not yet find a place to live, but they did not remain unsheltered over extended periods of time. Most transient workers were able to afford some form of shelter when they gained employment, but often under overcrowded or otherwise inadequate conditions.

The rare occurrence of homelessness in Guadalupe does not call for an emergency shelter or transitional housing facility, however, such a facility is permitted by right in areas zoned R-3 for residential uses. Chapter 4 further discusses this issue under constraints to housing development. There are social services and year-round shelters for the homeless at locations in Santa Maria and Santa Barbara. The Santa Barbara County Housing Authority has an office location in Guadalupe to provide public housing assistance. The City also meets and coordinates with other government agencies and community groups to address homelessness.

### **2.5.7 Extremely Low-Income Households**

The California Department of Housing and Community Development (HCD) defines “extremely low-income” households as those earning up to 30 percent of area median income (AMI). In 2017, Santa Barbara County had a median income of \$68,023. Households earning up to \$20,407 would therefore fall into the classification of extremely low-income households. Table 2-13 reveals that households in Guadalupe fall predominantly in the lower income categories with 64 percent in those “low” categories compared to 36 percent in the moderate-income categories. Nearly 270 households or 14 percent of total households in Guadalupe fell into the extremely low-income category. These households (among others) depict a variety of housing situations and needs when they face overpayment, overcrowding, and substandard housing conditions. Other families and individuals receiving public assistance in the form of social security insurance (SSI) or disability insurance tend to fall into the category of extremely low-income households.

One way to address the housing needs of those in the extremely low-income category 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 can help residents to maintain stable housing and lead productive lives. Services may include childcare, after-school tutoring, and career counseling among others. The River View affordable housing development in Guadalupe offers supportive services to its residents. The Guadalupe Court affordable housing project approved in October 2014 is also to offer supportive services to its residents.

## **2.6 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 eight-year period from 2019 to 2027. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory includes all units assisted under any federal, state, or local program.

### 2.6.1 Inventory of Potential At-Risk Units

Table 2-31 is an inventory of developments within Guadalupe which participate in federal, state, or local programs that provide some form of assistance either through financial subsidy or control.

Table 2-31: Inventory of Assisted Affordable Housing Developments in 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	Apartment 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 in median income in the County	2030
Guadalupe Court	11th Street	2014	38	HOME Block Grant, administered by the State of California	38 affordable rental units, a community room and offices for owner staff and other service providers	2070

### 2.6.2 Risk of Conversion

According to the Santa Barbara County Housing Authority and City data, there are no units at risk of converting to market rate during the 2019-2027 time period.

## 2.7 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 Allocation (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG).

### 2.7.1 Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation process is a key planning tool for local governments to anticipate and prepare for future housing need. RHNA quantifies the anticipated need for housing within each jurisdiction based on regional population forecasts of the California Department of Finance.

Communities within specific regions determine collaboratively how to share the need and address it in updates to the housing elements of general plans.

SBCAG has the responsibility of preparing the RHNA for the incorporated and unincorporated communities within Santa Barbara County, which includes the City of Guadalupe. The most current RHNA was adopted in July 2013 and covers a period from January 1, 2014 through September 30, 2022. SBCAG applied the following methodology to allocate housing units to each jurisdiction:

- SBCAG estimated the future population within each jurisdiction based upon State Department of Finance projections and knowledge of circumstances particular to Santa Barbara County.
- SBCAG converted the change in population into housing units necessary to accommodate increases in population. The estimate included a vacancy rate that reflects a "healthy" housing market that would enable movement among units and replacement of existing units that may become demolished.
- SBCAG divided the estimate of housing needs into four groups based on income categories labelled as very low, low, moderate, and above moderate income. This step is to target enough quantity of housing for all income groups in the community. (The "very low" category is subdivided in this document to show the "extremely low" as a fifth category)
- The process first allocates housing needs for each jurisdiction based on the percentage of households that falls into each category. For instance, if 15 percent of households fall under the low-income category then 15 percent of future housing needs should be affordable to households within that income category.
- The process then adjusted allocations according to such factors that may be particular to each jurisdiction as disproportionate housing types, number of renters, number of persons receiving public assistance, employment patterns, commuting patterns, and avoidance of over-impaction of low-income households.

Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009) affect the RHNA process and this fifth Housing Element cycle in several ways. The main changes in this cycle include: (a) the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS); (b) requirement for coordination and consistency of the housing element with the RTP and SCS; and (c) the length of the housing element cycle. The fifth cycle for the Santa Barbara County region covers an eight-year planning horizon (February 15, 2014 to February 15, 2022).



The City of Guadalupe is on a 4-year update cycle due to a late submittal of a previous update to the Housing Element although each update continues to plan for an eight-year horizon.

Table 2-32 compares the shares of households in five income categories in 2017 with the adjusted shares of SBCAG's RHNA allocations for the 2014-2022 period. While the RHNA allocation indicates a split of 40 percent to the lower income categories and 60 percent to the upper income categories, the shares of households suggest the reverse. Table 2-13 shows what would be equivalent allocations based solely on shares of households in various income categories as is the practice with many RHNA processes. SBCAG adjusts the percentages to account for special circumstances. At any rate, Guadalupe needs to plan for a substantial proportion of affordable housing to meet the needs of lower income households.

Table 2-32: Shares of Households vs. RHNA Allocations by Income Groups in Guadalupe

Income Group	2017 Shares of Households by Income Group			2014-2022 RHNA Shares by Income Group	
	Income Range	Households	Percent of Households	Households	Percent of RHNA
Extremely Low	up to \$20,407	268	13.8%	5 <sup>1</sup>	10%
Very Low	\$20,408 to \$34,012	373	19.2%	7 <sup>1</sup>	14%
Low	\$34,013 to \$54,418	610	31.4%	8	16%
Moderate	\$54,419 to \$81,618	244	12.6%	13	26%
Above Moderate	\$81,619 or more	451	23.2%	17 <sup>2</sup>	34%
<b>Total</b>	-	<b>1944</b>	<b>100.0%</b>	<b>50</b>	<b>100%</b>

Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Table S1901; SBCAG Regional Housing needs Allocation, 2014-2022

<sup>1</sup> Subdivided "very low-income" proportionally to create "extremely low-income" category

<sup>2</sup> Rounded up to include fractional parts in the calculations to preserve the total of 50 units

SBCAG projects a total need of 50 new housing units in Guadalupe across various income categories over the eight-year planning period. RHNA suggests Guadalupe needs to maintain a balance between ranges of affordable and market rate housing.

## 3.0 Resources for Residential Development

### 3.1 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." Appendix B contains a detailed analysis of vacant land and potential development opportunities. The following paragraphs summarize the results of this analysis.

The most recent Regional Housing Needs Allocation (RHNA) for Santa Barbara County covers the eight-year planning horizon from 2014 to 2022. Consistent with this length of planning horizon, this 2019-2027 housing element for Guadalupe adopts the City's share of the regional housing need of 50 units. Consistent with the City's 2040 General Plan, the housing element focuses on the development potential of vacant land zoned for residential uses (infill sites), underdeveloped General-Commercial sites that could accommodate mixed use development in the City's Central Business District, and the DJ Farms Specific Plan area. Sites that are zoned R-3, Multiple Dwelling Residential (high density), would allow a density of up to 26 dwelling units per acre and are most appropriate for new housing for lower income households. R-3 zoned parcels are located on both sides of State Highway 1 to the north, east, and west of Guadalupe's downtown commercial core. Downtown extends from Sixth Street to Twelfth Street. There are many parcels within this area that are either vacant or could be redeveloped with projects that would exceed 20 units/acre to accommodate 50 or more units. Additionally, the DJ Farms Specific Plan area includes 44-acres that are zoned RSL-14, which would allow higher density residential development and up to 322 dwelling units.

Development potential depends on the residential density standards of the City. Consideration of whether site constraints and land use controls can achieve the permitted densities help in refining the estimates of housing capacities. In general, the acreage of the parcel was multiplied by the allowable density, unlike the more restrictive 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 calculation of allowable units; rather, the allowable base land use density was used. The conduct of a parcel by parcel evaluation of any unusual site characteristics or land use controls led to further downward adjustments to the allowable number of residential units if additional constraints to development existed. Constraints that in some cases resulted in lower residential development potential included right-of-way for road access, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcel. Such constraints had enough of an effect to result in reduced residential capacity on some of the available lots. Adherence to this methodology provided a conservative residential capacity that took into consideration any special or unusual circumstances.

Although in many cases, lot consolidation could result in a larger percentage of buildable area and a higher number of housing units, this methodology to calculate development potential did not take this possibility into account. It should be noted, however, that there are opportunities for lot consolidation, particularly in the City's Central Business District. For example, development of multiple contiguous

parcels has occurred in Guadalupe with the Ruiz Apartments project on Olivera Street and the Dune Villas project on Eleventh Street. The following paragraph further illustrates other examples of land consolidation.

In the past, development projects on lots zoned for multi-family residential (R-3) uses have been approved or developed at a density of 20-unlts per acre in Guadalupe. Examples of this include residential projects such as the 74-unit La Plaza Villas at 736-754 Olivera Street (built in 2006), the 7-unit Dune Villas project at 4623 Eleventh Street (approved in May 2006, with an extension of the tract map granted until 2010), the 38-unit Guadalupe Court (approved October14, 2014), and the 34-unit Pioneer Street Apartments project.

### 3.1.1 Vacant Residential Parcels

The California Polytechnic State University in San Luis Obispo conducted a Land Use Inventory in 2017 as part of the update to the General Plan and Land Use Element. As of September 30, 2017, the City had one hundred and thirty vacant parcels. The largest parcel was the DJ Farms Specific Plan Area. Besides the DJ Farms Specific Plan Area, there were 10.12 acres of other vacant residential lands within City limits. Based on the residential densities in the Zoning Code and Land Use Element, and as further evaluated for site and planning constraints in Table B-1 in Appendix B, Table 3-1 indicates that the 10.12 acres of vacant residential land can conservatively accommodate approximately 102 units, which is double the 50 units RHNA allocated to Guadalupe.

Table 3-1: Capacity of Vacant Residential Land Exclusive of DJ Farms Specific Plan Area

Zoning	Vacant Land (acres)	Allowable Density (units per acre)	Realistic Capacity (housing units)
R-1, R-1-5P	4.56	6	23
R-1-M, R-1-M-SP	0.37	10	0
R-2, R-2-5P	1.03	10	10
R-3	4.16	20	69
<b>Total</b>	<b>10.12</b>	<b>.</b>	<b>102</b>

Source: Cal Poly land Use Inventory, 2017; City of Guadalupe 2040 General Plan; City of Guadalupe Zoning Code; DJ Farms Specific Plan, August 2012.

Appendix B includes an analysis of the suitability of vacant parcels for residential development. All high-density vacant sites were less than half an acre in size except one and all except four sites were less than one-third of an acre in size. It is also notable that the City's updated General Plan has policies and programs that promote the consolidation of small lots, which would be expected to result in larger unit production potentials for consolidated properties. In addition, the Planned Residential Development Overlay provides for flexibility in design and allows modifications to base zoning district development standards to provide for more efficient utilization of housing sites to generate additional housing units.

The City has been active in facilitating development of smaller lots to produce affordable housing projects. City support for such affordable housing projects is primarily through the application of the Planned Development overlay district, which provides for flexibility with respect to density, on-site parking requirements, and other design standards. Historically, the City has utilized reductions in water

meter connection fees and the negotiation of development agreements as additional tools to promote affordable housing. For instance, the City worked directly with Cabrillo Economic Development Corporation to approve in October 2014 a 38-unit multi-family affordable housing project on 3.12 acres located at 4202 11th Street.

### 3.1.2 Mixed Use Development

Parcels zoned “General-Commercial” in the City’s Central Business District allow for mixed use development and would provide additional housing opportunities including those for lower income residents. The Santa Barbara County Assessor’s data revealed 26.86 acres of commercially zoned land in the Central Business District that could accommodate mixed use development.

Maximum building intensity standards in the Land Use Element of the City’s General Plan and zoning code allow for a floor-to-area ratio (FAR) of 0.35. Assuming 20 percent buildout potential of sites zoned for general commercial use, the acreage could yield 54,874 square feet of residential development or 77 dwelling units. Table B-3 in Appendix B includes details of the estimates. Although lot consolidation could provide increased residential capacity the estimate included no assumptions on lot consolidation.

### 3.1.3 DJ Farms Specific Plan Area

The DJ Farms Specific Plan Area covers 209 acres of land providing ample opportunities for both market-rate and affordable residential development. The Plan area is in the southeastern section of the City south of West Main Street/State Route 166 and east of Highway 1. The Specific Plan was adopted in 2012 and called for residential development on 146 acres of the Plan area for up to 802 housing units. The remaining 65 acres are to be developed into commercial uses, open space and parks, and a school. Table 3-2 shows the housing capacity of DJ Farms. Even in the absence of infill development elsewhere in the City, developing only 6.5 percent of the projected housing in the DJ farms Specific Plan area would accommodate the 50 RHNA units.

Table 3-2: Housing Capacity of DJ Farms Specific Plan Area

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

Source: Revised DJ Farm Specific Plan, August 2012

Additional factors that can increase the potential for housing (but not specifically evaluated) include: (a) development of accessory (or secondary) dwelling units (also called granny units); (b) redevelopment of underdeveloped parcels that were not built to full allowable density; and (c) General Plan updates and zoning code amendments to increase intensity in strategic areas of the City. While Guadalupe can meet its housing allocation without exercising these other options, they present additional opportunities for expansion of housing and affordable housing in the City.

## 3.2 Financial Resources

Financing is available for infrastructure and housing improvements through Federal, State, and local programs. The following subsections identify certain programs.

### 3.2.1 Federal and State Resources

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

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

**Other Federal and State Resources** -Table 3-3 summarizes additional funding sources that can assist extremely low, very low, low, and moderate-income households or developers of affordable housing. Many of these funding sources are typically eligible for specific types of projects and may not be secure. However, they do offer opportunities to facilitate affordable and adequate housing.

Table 3-3: Additional Federal, State, and Private Financial Resources

Program	Description	Eligible Activities
<b>Federal Resources</b>		
HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single-family homes	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction rental assistance</li> </ul>
U.S. Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing	Below market-rate loans for farmworker rental housing	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>

Program	Description	Eligible Activities
Program		
U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing	<ul style="list-style-type: none"> <li>• Rental assistance</li> </ul>
USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes for low-income families and seniors	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
USDA Rural Development Section 533 Housing Preservation Grant (HPG)Program	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors, and the disabled. Participants pay a percentage of their adjusted income toward rent	<ul style="list-style-type: none"> <li>• Rental assistance</li> </ul>
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for-profit housing entities to finance build/rehabilitate, and manage housing for lower income owners and renters	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Administration</li> </ul>
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCESS and NHF are second loan programs for down payment assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	<ul style="list-style-type: none"> <li>• Down payment assistance</li> </ul>
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects	<ul style="list-style-type: none"> <li>• New rental housing operation</li> <li>• Administration</li> <li>• Acquisition</li> </ul>
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements repairs, or additions to multi-family projects	<ul style="list-style-type: none"> <li>• Rehab of apartments</li> <li>• Energy conservation</li> </ul>

Program	Description	Eligible Activities
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meal services and other supportive services to frail elderly and disabled residents in federally assisted housing. Also supports remodeling to meet physical needs	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
HOPE 3 - Homeownership of Single-Family Homes	Program provides grants to State and local governments and non-profit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or financed single-family properties	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
HOPE 6 - Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing and for Section 8 tenant-based assistance	<ul style="list-style-type: none"> <li>• Grants</li> <li>• Rent subsidies</li> </ul>
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 HU or other federal, state, or local public agencies	<ul style="list-style-type: none"> <li>• Grants</li> </ul>
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operation subsidies for supportive housing for the elderly	<ul style="list-style-type: none"> <li>• Rent subsidies</li> <li>• Construction</li> <li>• Rehabilitation</li> </ul>
<b>State Resources</b>		
CaliHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> </ul>
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> </ul>

Program	Description	Eligible Activities
Self-Help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers	<ul style="list-style-type: none"> <li>• Site acquisition</li> <li>• Rehabilitation</li> <li>• New construction</li> <li>• Home buyers assistance</li> </ul>
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• New construction</li> <li>• Rental housing</li> <li>• Supportive housing for disabled</li> </ul>
Multi-Family Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations	<ul style="list-style-type: none"> <li>• Supportive housing</li> </ul>
Joe Serna Jr. Farmworker Housing Grant Program (JSJPWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing	<ul style="list-style-type: none"> <li>• New construction</li> <li>• Acquisition</li> <li>• Migrant housing</li> <li>• Housing with related health services</li> </ul>
Weatherization Assistance Program	Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs	<ul style="list-style-type: none"> <li>• Improvements</li> </ul>
Mobile Home Park Resident Ownership Program (MPROP)	Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents	<ul style="list-style-type: none"> <li>• Mobile Homes</li> </ul>
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects	<ul style="list-style-type: none"> <li>• Administration</li> <li>• New construction</li> </ul>
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects	<ul style="list-style-type: none"> <li>• Rehabilitation of apartments</li> <li>• Acquisition</li> <li>• Preservation of affordable housing</li> <li>• New rental housing</li> </ul>
Special Needs Affordable Housing Lending Program	All multifamily projects that serve at-risk tenants in need of special services	<ul style="list-style-type: none"> <li>• Rehabilitation of apartments</li> <li>• Acquisition</li> <li>• New rental housing</li> </ul>



Program	Description	Eligible Activities
<b>Private Resources</b>		
Federal Home Loan Bank (FHLB) Affordable housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities	<ul style="list-style-type: none"> <li>• New construction</li> <li>• New Rental Housing</li> </ul>
Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development	<ul style="list-style-type: none"> <li>• New construction</li> <li>• New Rental Housing</li> </ul>
Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, create and maintain affordable housing, and support other community economic development activities	<ul style="list-style-type: none"> <li>• Homebuyer assistance</li> </ul>
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, and minority homeownership assistance	<ul style="list-style-type: none"> <li>• Homebuyer assistance</li> <li>• Rehabilitation</li> <li>• Minority homeownership assistance</li> </ul>
CCRC - California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans	<ul style="list-style-type: none"> <li>• Acquisition loans</li> <li>• Business loans</li> <li>• Predevelopment or interim finance</li> <li>• Construction or rehabilitation loans</li> </ul>
Vision Forward	To provide affordable housing to low-income residents throughout the United States	<ul style="list-style-type: none"> <li>• Acquisition Loans</li> <li>• Construction or rehabilitation loans</li> <li>• Down payment assistance</li> </ul>
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by or for very low-, low-, and moderate-income households or to finance the purchase, construction or rehabilitation of rental housing	<ul style="list-style-type: none"> <li>• Construction or rehabilitation loans</li> <li>• Grants</li> <li>• Long-term loans</li> <li>• Technical assistance</li> </ul>

### 3.2.2 Local Resources

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

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

**Peoples' Self-Help Housing Corporation (PSHHC)** – PSHHC is a housing and community development corporation that serves the counties of San Luis Obispo, Santa Barbara, and Ventura. 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 the 80 affordable River View Townhomes in the City, 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. The agency builds homes with the help of volunteers and partner-families who may be homeowners and sells to partner families at no profit with affordable, no-interest loans. The City provided Habitat for Humanity three separate affordable housing sites: one on the 800 block of Pioneer Street, one on Twelfth Street between Olivera Street and Pacheco Street, and the third on the 1100 block of Pacheco Street. All three of these housing sites are relatively small lots that range from 5,000 square feet to 7,500 square feet and the anticipation is to develop each exclusively for affordable housing.

**Cabrillo Economic Development Corporation (CEDC)** – CEDC received approval for the Guadalupe Court affordable housing project in 2014. The project includes 37 multi-family residential units and 1 manager unit located at 4202 11th Street in Guadalupe. The project is to include: a mixture of one-bedroom, two-bedroom, and three-bedroom units; a community center; and common open space. The units are restricted to be affordable and available to families in need of affordable housing. People's Self-Help Housing Corporation (PSHHC) assumed the development of the former CEDC property and began construction in early 2019.

## 4.0 Constraints

The Government Code prescribes that the Housing Element addresses constraints to housing production and availability (Gov. Code §65583(a)(5) and (6)). Governmental constraints impact housing costs and supply as well as certainty with the housing market via controls on use of land, codes and enforcement, requirements for on-site and off-site improvements, fees and exactions, processing and permit procedures, and guidelines for housing production to suit persons with disabilities.

Non-governmental constraints are primarily market-driven and generally outside direct government control, but jurisdictions can influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. This group of constraints include land prices, construction costs, and availability of financing. The following sections analyze various constraints to housing.

### 4.1 Governmental Constraints

Governmental regulations intend to control development for the health, safety, and welfare of the community, but can also unintentionally increase the costs of development and consequently the cost of housing. The following subsections describe potential governmental constraints, which could affect the supply and cost of housing in Guadalupe.

#### 4.1.1 Land Use Controls

##### *General Plan*

State law requires each city and county in California to prepare a long-term, comprehensive plan to guide its growth and future development. 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 elements of the General Plan must be internally consistent, and the City's zoning must be consistent with the General Plan. The Land Use Element must therefore provide suitable locations and densities to implement the policies of the Housing Element.

The City prepared an Administrative Draft General Plan in 2018. The 2040 Draft Guadalupe General Plan covers a comprehensive set of required and optional elements. Table 4-1 shows the residential land use designations in the Land Use Element, which include low density, medium density, and high-density housing in addition to mixed-use. The residential land use categories can accommodate a variety of housing types and styles and can assure a diversity and mixture of housing types throughout the City.

The category termed Planned Residential Development is an overlay district that allows increased flexibility in design with relaxed development standards for efficient use of certain housing sites. Specific allowances include deviation from standard setback requirements, removal of minimum or maximum lot size standards, and reduced parking requirements. Development sites seeking this overlay designation must demonstrate to the City Council that the project meets one or more of the following criteria:

- It provides facilities or amenities suited to such special needs groups as the elderly or families with children.
- It transfers allowable development within a site from areas of greater to areas of lower environmental sensitivity or hazard.

- It provides a wider range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- Features of the design meet or exceed tenets of conventional standards related to privacy, useable open spaces, adequate parking, compatibility with neighborhood character, and others.
- It incorporates features which can result in lower consumption of materials, energy, or water than conventional development.

Table 4-1: 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 15 units per gross acre	Duplexes, triplexes, townhouses, and similar multiple-unit housing
High Density Residential	Up to 25 units per gross acres	Duplexes, triplexes, 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*	Single-family and multiple-unit housing
Mixed use (including housing)	5 to 6 units per gross acre in addition to other compatible uses	Vertical or lateral juxtaposition of such compatible uses as housing (typically in the form of flats), office, and retail

Source: 2040 Draft Guadalupe General Plan, 2018

*\*In January 2008, the City amended the Zoning Code for a Planned Residential Development Overlay District*

The City has three Specific Plan development sites which include River View, Point Sal Dunes, and DJ Farms. Each provides additional guidance on standards for development within the plan area. Where the zoning ordinance and subdivision regulations differ from the Specific Plan, the requirements of the Specific Plan take precedence. Conversely, unless otherwise prescribed by the Specific Plan, the standards and regulations of the underlying zoning district apply. The General Plan and Zoning Ordinance assigns an "SP" suffix to the land use designations and zone districts subject to a Specific Plan. The SP designation is intended to alert developers and property owners that the property is subject to the development standards and other requirements of a Specific Plan.

### *Zoning Designations*

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations are tools 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 zoning district. Table 4-2 shows the five zones that allow residential development by right in Guadalupe.

In addition to the residential zones, four commercial zones permit varying levels of mixed-use and multiple-family residential development as either allowed or conditionally permitted uses. The General-Commercial (G-C) zoning district, for instance, permit single-family or multiple dwellings if located above a permitted commercial use, but they are subject to a Conditional Use Permit if not associated or mixed with a permitted commercial use (that is, if for instance they are located on a floor above a permitted use). Table 4-2 also shows the commercial zones.

Table 4-2: Residential & Commercial Zoning in Guadalupe

Zoning Code	Definition
<b>Residential</b>	
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
<b>Commercial</b>	
MIX	Mixed Use District
C-S	Commercial Service District
G-C	General Commercial District
C-N	Commercial Neighborhood District

Source: City of Guadalupe Zoning Code

Table 4-3 summarizes the development standards in the City’s zoning regulations. Upon adoption of the 2040 General Plan update, it is expected that the zoning regulations would be updated to sync with the densities in the Plan where necessary. Notwithstanding, the zoning regulations as they stand are compatible with the new General Plan.

Table 4-4 provides a summary of the residential uses permitted under the City’s zoning regulations. It is possible to accommodate low-income housing and special needs housing in multiple zones in Guadalupe, provided they meet site-specific development standards.

Table 4-3: Development Standards in Guadalupe Zoning Code

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

Source: City of Guadalupe Zoning Code

\*1,700 sq. ft. minimum lot size excludes roads, sidewalks, and other infrastructure needs, Gross Density of 25 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 development, those standards in the underlying zone shall remain in effect

Table 4-4: Allowed Residential Development by Zone

	R-1	R-1-M	R-2	R-3	PD	MIX	G-C	C-S	C-N
Single-family detached	P	P	P	P	P				
Single-family (duplex)		P	P	P	P				
Multi-family			P	P	P	C	P		C
Mobile Homes				C					
Dwelling Groups <sup>1</sup>			C	P <sup>2</sup>	P	C	C		C
Farmworker Housing			P	P	P	C	P		C
Care Facilities			C	P <sup>2</sup>			C		C <sup>3</sup>
Single Room Occupancy			P	P	P	P	P		C
Emergency Shelters				P			C	C	C

Source: Guadalupe Zoning Code

<sup>1</sup> 18.08.100 of the Guadalupe Municipal Code defines "Dwelling groups" as a group of 2 or more detached or semidetached one-family, two-family, or multiple dwellings occupying a parcel of land in one ownership, and having any yard or court in common, but not including motels, hotels, boardinghouses, or rest homes. [Ord, 189 Art. 7, 1980]

<sup>2</sup> 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

<sup>3</sup> Providing care for six or more persons

P = Permitted; C = Conditional Use Permit

#### Zoning for a Variety of Housing Types

**Emergency Shelters, Transitional Housing, and Supportive Housing** – In 2007, the State Legislature adopted Senate Bill 2 (SB 2), which requires local governments to identify one or more zoning districts that permit emergency shelters by right in their zoning codes. That means the shelters would not require conditional use permit, which could pose constraints. The law requires jurisdictions to amend zoning codes to allow by right in all residential zoning districts "transitional housing" and "supportive housing" (as defined by the Health and Safety Code Sections 50675.2(h) and 50675.14(b)). SB 2 also specifies that "emergency shelters" (as defined in the 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 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 if 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.

Table 4-4 reveals that the City's Zoning Code lists Emergency Shelters as a permitted use by right within the R-3 zone and as a conditionally permitted use in three commercial zones designated C-S, C-N, and G-C zones. A future update to the zoning code can add transitional and supportive housing definitions to allow these residential uses subject only to those regulations that apply to other residential dwellings of the same type within the same zone.

Title 18 of the Guadalupe Municipal Code covers “ZONING”; and Chapter 18.73 covers “DESIGN REVIEW”. Close examination of this chapter of the Code reveals the following:

1. Section 18.73.010 on “Applicability” identifies a list of circumstances which require design review. The list does not include emergency shelters, but expressly identified “*New multifamily residential developments exceeding 3 units or additions to existing multifamily developments where the addition would result in a total of 3 or more units on a given property*”.
2. Section 18.73.030 on “Exceptions and exemptions” is also silent on emergency shelters.
3. Section 18.73.100 on “Findings required for approval” is silent as well on emergency shelters.

The City has designated Leroy Park as a location for **emergency shelter during natural disasters**. Close examination of the Municipal Code confirms that Guadalupe has not faced the need for emergency shelters for individuals in the past given that it has hardly any homeless population. However, the Code needs to make provisions for such other circumstances that might need **emergency shelters for victims of spousal abuse, child abuse, and sudden, catastrophic economic situations**. This housing element adds programs to allow emergency shelters in all zones that permit housing without requirements for design review permits and discretionary actions as the design review decision-making criteria.

**Residential Care Facilities and Group Homes** – Residential care facilities include any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of such personal services that are essential for daily living as protection, supervision, assistance, guidance, or training. State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) requires local governments to treat licensed group homes and residential care facilities with six or fewer residents the same as single-family uses. Furthermore, local governments must allow licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities of six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning code does not allow such facilities on properties zoned single-family residential (R-1 and R-1-M). However, they are conditionally allowed in the R-2 (Medium Density Residential) and G-C (General Commercial) zoning districts and they are permitted in the R-3 (High Density Residential) district. In the R-2 and R-3 zoning districts, the Zoning Code limits the size of such facilities to no more than one occupant per 500 square foot of lot area. For minimum lot sizes of 1700 to 3000 square feet, this restriction translates to a range of 3 to 6 persons in each of these types of facilities. Amendments to the zoning code should modify the lot occupancy per person to 250 square feet for consistency with State law in the R-3 zone where lot sizes may be smaller than 3000 square feet.

**Farmworker Housing** – The City complies with the Employee Housing Act (Government Code Sections 17021.5 and 17021.6). 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 to facilitate the development of multi-family housing in Guadalupe to serve those working in the agricultural industry.

**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 in the form of modifications or exceptions in 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 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 large parcels because 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 may conflict with the provision of accommodations for persons with disabilities. Programs in the Housing Element call for modification of zoning standards short of a variance to provide for accommodations for persons with disabilities.

Notwithstanding constraints related to zoning and development standards, 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 special needs into consideration and allows 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 programs to establish a formal and written procedure to reasonably accommodate accessibility needs. As part of these programs, the City is to 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 could increase the cost of housing production and can also impact viability in the rehabilitation of older properties that need to be brought up to code. However, these regulations provide minimum standards that require compliance to assure 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 Program.

**Single Room Occupancy** – A single room occupancy unit (SRO) is a single room that is typically 80-250 square feet in size, sometimes with a sink and closet, but requires the occupant to share a communal bathroom, shower, and kitchen. 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 programs to facilitate the development of single room occupancy units in Guadalupe.

**Mobile and Manufactured Homes** – Pursuant to Government Code Section 65852.3, the location 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 except for architectural requirements, a local government should only subject manufactured homes (also called mobile homes) to the same development standards as a conventional single-family residential dwelling on the same lot including, but not limited to, requirements for building setback, side and rear yard, enclosures, access, vehicle parking, aesthetics, and minimum square footage. Mobile and manufactured homes are conditionally permitted uses in the R-3 zone in Guadalupe.

*Standard Parking and Street Requirements*

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing the potential land availability for project amenities or additional units. Many parking standards do not reflect actual parking demand. Table 4-5 lists the parking standards in the Guadalupe Zoning Code. These requirements are generally not a development constraint and are comparable to those in jurisdictions throughout the state.

Table 4-5: Parking Space & Street Width Standards

Type of Use	Requirement
<b>Parking</b>	
Single Dwelling Unit*	1 space per 800 square feet; no 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
<b>Streets</b>	
Residential Street	52 feet wide
Collector Street	56 feet wide
Local Arterial	72 to 84 feet wide
Principal Arterial	106 to 126 feet wide

Source: City of Guadalupe Zoning Code

*\*Parking requirement may be reduced as part of Planned Residential Development*

Parking requirements may be reduced in a Planned Residential Development. There are no other formal provisions for parking reductions, say for housing serving persons with disabilities, which might demonstrate a lower need. The Housing Element includes programs to establish a formal and written procedure to reasonably accommodate accessibility needs, including reduced parking for special needs housing.

*Street Standards*

Table 4-5 also lists the standards for street width in the Guadalupe Zoning Code. These requirements are generally not a development constraint and compare to those in jurisdictions throughout the state.

*Curbs and Sidewalks*

The Guadalupe Zoning Code has several specifications for the design and installation of curbs, gutters, and sidewalks to assure consistency and safety throughout the City. The specifications are generally not a development constraint, compare to those in jurisdictions throughout the state, and include:

- Construct curbs and gutters separately from sidewalks.
- Use Weakened Plane Joints 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.
- Construct Weakened Plane Joints at regular intervals, up to 10 feet for walks and up to 20 feet for gutters.
- Align sidewalk and curb joints.
- Curb and gutter widths are generally 24 inches.
- Sidewalk widths should be 4 to 6 feet.
- Curbs and gutters can be constructed of Portland Cement Concrete or of Asphalt Concrete.
- Anchor curbs with dowels or epoxy.
- Measure the grade line at the curb line at top of curb; round all exposed corners on PCC curbs and gutters by half an inch and make gutters integral with the curb unless otherwise specified.

#### *Other Potential Governmental Constraints*

Since the early 2000s, policies and programs in the City's General Plan and Housing Element have maintained the collection of affordable housing development fees for large developments. This Housing Element will continue to retain the pertinent policy and associated program which require new housing projects of at least 50 units that are located on land that has received an increase in allowable density through a general plan amendment, rezoning, or specific plan to pay a fee of 2% of the building valuation into an affordable housing trust fund. The fee may be waived by the City Council if it has determined that the project provides enough lower income housing units commensurate with that which the collection of the fee would generate. The applicant seeking a waiver would request this in the development approval process and present the rationale for how the subject project meets the criteria for the waiver. The affordable housing fee requirement is not expected to present a significant constraint on projects since the economic benefit of increased units would be larger than the cost of complying with the policy. Furthermore, for projects with affordable housing components that would equal or exceed the value of the calculated fee, the City Council could waive the fee.

#### *Building Codes*

The Guadalupe Building Code was updated from the 2007 California Building Code (CBC) to the 2016 CBC, which determines the minimum residential construction requirements for all of California. The 2016 CBC promotes safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect public health, safety, and welfare. The City's code (15.04.010) states:

"The following codes are hereby adopted as the Building Code, Residential Code, Administrative Code, Electrical Code, Plumbing Code, Mechanical Code, Energy Code, Green Building Standards Code and Referenced Standards Code of the City of Guadalupe, and are incorporated herein as if

fully set forth, with such further incorporation and amendment of individual sections and appendices as following below:

- A. 2016 California Building Code, Volumes one and two.
- B. 2016 California Residential Code.
- C. 2016 California Administrative Code.
- D. 2016 California Electrical Code.
- E. 2015 National Electrical Code (NEC).
- F. 2016 California Plumbing Code.
- G. 2016 California Mechanical Code.
- H. 2016 California Energy Code.
- I. 2016 California Green Building Standards Code.
- J. 2016 California Referenced Standards Code. (Ord. 2016-458 §1)".

Guadalupe is like most cities, which largely respond to code enforcement problems after receipt of complaints. The usual process begins with a field investigation following a complaint. The investigator assesses the problem if the complaint is valid. The City responds through letters, phone calls, or site visits to serious violations that have implications for health and safety. The City encourages voluntary compliance. If compliance is not forthcoming, the City may take more aggressive action through the legal process. The City's philosophy is to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City attempts 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.

#### ***Building Heights***

Section 18.52.020 of the Municipal Code on "Height limits" states the following:

*"In R-1, R-2 and R-3 districts, the height of a building or structure shall not exceed 2 stories, or a height of 35 feet. In all other districts, a building or structure shall not exceed 50 feet in height. Additional height may be permitted by granting of a conditional use permit. (Ord. 189 Art. 4 §3, 1980)"*

The 2040 General Plan recommends compact mixed-use development in multiple parts of the City and the increase in intensity of development for a more efficient way to develop the City. Consistent with the General Plan, this Housing Element includes programs for amendment to the zoning code to enable development of three-story and four-story structures in areas designated for multi-family housing as an avenue to produce more housing for the available acreage, reduce cost per unit, and make these types of units even more affordable. This is possible under the existing code under conditional use permits, but the amendment can make development of affordable units more attractive to developers especially where lot sizes are limited.

#### **4.1.2 Residential Development Processing Procedures**

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development. Due to budgetary constraints, the Planning Commission was disbanded in 2012 and therefore the City of Guadalupe City Council is involved in making decisions about all large, discretionary development projects. City staff process small projects that do not include rezoning or general plan amendment, subdivision of land, conditional use permit, or a variance via “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. Subsequent paragraphs discuss the Design Review Process in further detail.

City staff review all planning permit applications for completeness. Discretionary actions (such as rezoning, tract maps, and conditional use permits) undergo environmental review pursuant to the California Environmental Quality Act. Once the application is deemed complete, staff review zoning clearances for conformity with the Zoning Code and General Plan. If the project is in conformity with the Zoning Code and General Plan, staff issues zoning clearance, and the applicant can 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 with the zoning clearance.

The time it takes to get through the entitlement and permitting process could pose a potential constraint, but City staff strive to assist applicants during the process. In 2007, the City put into place a Development Review Committee so that the processing of discretionary permit applications is conducted efficiently and with minimal staff delays. Project review by the Development Review Committee has proven not to be a constraint but has rather minimized 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 and provides feedback to applicants on missing or insufficient items during the application completeness process. Once the application is deemed complete and scheduled for a decision, the Development Review Committee reviews 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 4-6 lists typical permit processing times. As noted, a typical single-family residential subdivision takes on average 6 to 12 months to process, depending on whether a tract map or parcel map is required. A typical multi-family residential development requires a Design Review Permit and zoning clearance and has an average processing time of 2 to 3 months. Therefore, development processing procedures in Guadalupe do not present a significant constraint to housing production.

Table 4-6: Typical Permit Processing Time Requirements

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

Ordinance No. 2008-393 adopted the Design Review requirements and inserted them into the Zoning Code in April 2008 as Chapter 18.73 of the code. The chapter lists the procedures, components for review, as well as findings required for approval. Staff review plans and a planning application for projects requiring a design review permit (DRP) for completeness, and then schedule them for consideration of the Planning Commission (whose duties the City Council performs). A separate DRP is not required when the project, such as a parcel map, tract map, or a conditional use permit, has a component that already would require Planning Commission or City Council review. Projects that would otherwise only require a zoning clearance do not trigger the DRP.

Certain residential projects are exempt from a DRP including most single-family residential projects and duplexes not on Main Street or Guadalupe Street, or in the City's Central Business District. The DRP requirement would most typically occur in the case of multi-family or mixed-use development in the City's Central Business District, or multi-family development elsewhere in the City. While the requirement for a DRP does add to the project's permit fees (by \$1,500 for minor and \$3,500 for major DRP), it does not result in a substantial constraint or disincentive to development. The purview of the City Council is specific to the design of the project as it relates to compliance with other Zoning Code regulations; staff evaluate development standards. Section 18.73.90 of the Zoning Code describes eight design components the City Council considers upon application for a DRP, which cover such design issues as layout and orientation; height, bulk, and scale; and interference with scenic views.

In addition, Section 18.73.100, identifies thirteen findings that the approving agency should assess prior to approval of a DRP. These findings represent specific design objectives by which staff evaluates the development, which include compatibility and harmony with neighborhoods; grading and landscaping; appropriate integration of mechanical and service systems; and conformity with the General Plan. They are intended to enhance the appearance and value of property and the livability of neighborhoods. They do not represent a constraint to development but simply help assure orderly and safe development in

the City. Nonetheless, to provide greater certainty for residential projects subject to the Design Review Process, programs in the updated General Plan and the Housing Action Plan propose establishment of design guidelines to illustrate and guide the application of standards.

When processing a request to retrofit homes for accessibility, the procedure is the same as for any home improvement and its handling depends 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 for meeting **ADA requirements**. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofit proposal for accessibility to persons with disabilities.

#### 4.1.3 Development Fees

State law limits the charging of fees to process development permits to a reasonable cost of providing the service. The City and other public agencies charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Assessment of many of the fees depends on the magnitude of the project's impact or on the extent of the benefits to be derived. The three main types of development and permitting fees are:

- 1) Planning Application fees, which are collected at the outset of a project;
- 2) Development Impact Fees; and
- 3) Plan check fees, which are collected at the end of the process during issuance of the building permits.

The City updated *planning application fees* in September 2013. The intent of this revision was to better ensure that the City collects enough funds to cover the staff costs of processing the applications. Many of the City's discretionary permit application fees are now actual costs based on deposits collected at time of application submittal. Most ministerial permits are one-time flat 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 require rezoning or are planned residential developments. Table 4-7 includes the most common planning fees and Appendix C includes the complete schedule of fees.

The City's *development impact fees*, which include all County and regional impact fees, are not excessive and are lower than or equal to those levied in surrounding cities and thus do not present a significant obstacle to production of affordable housing. Guadalupe collects a parks development fee and a public facilities fee. Park development fees per residential unit are \$150. Public facilities fees are \$0.10 per square foot on multi-family projects. The Guadalupe Union School District also charges fees. Large development projects may attract other development impact fees for, say traffic impacts or sewer service, as part of a Development Agreement. The City of Guadalupe is responsible for such public services as water, wastewater, fire, and police; therefore, no county or regional fees are required for these services.

The actual total development impact fee per unit derives from all fees that are required for the project. Some fees may not be applicable to certain projects. Some fees are based on sliding scale for size of unit or number of units in multi-family projects. Typical fees range from \$6,000 and up for a single-family unit to \$22,000 for a multi-family project of seven units or more. The total fee depends on how many units are being built and if plan check fees for grading or other activities apply.

Development and *processing fees* are lower in Guadalupe than in other areas. Furthermore, Guadalupe's 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; however, the processing time for all types of projects is considerably shorter in Guadalupe than other cities in the area.

*On-Site 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 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. Table 4-7 lists public facility and traffic impact fees. 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 generally intend to facilitate private development and new construction.

Table 4-7: Fees that Affect Housing Production

<b>Fee Schedule for Common Community Development Department Services</b>		
<b>Type of Fee</b>	<b>Flat Fee or Deposit for Cost-Based Fee</b>	
Zoning Clearance - change in use only	\$150	Flat Fee
Zoning Clearance - new single-family unit or duplex	\$250	Flat Fee
Zoning Clearance - multi-family development or commercial	\$400	Flat Fee
CUP/DRP - home occupation permit	\$250	Flat Fee
CUP/DRP - minor	\$1,500	Deposit
CUP/DRP - major	\$3,500	Deposit
Pre-Application Review - minor	\$330	Flat Fee
Pre-Application Review - major	\$2,500	Deposit
Specific Plan - New	\$8,000	Deposit
Zoning Code Text Amendment	\$2,500	Deposit
Zoning code Change - minor	\$5,000	Deposit
Zoning code Change - major	\$7,500	Deposit
Planned Development - minor	\$330	Flat Fee
Planned Development - major	\$2,500	Deposit
Tentative Parcel Map	\$3,000	Deposit
Tentative Tract Map	\$5,000	Deposit



Fee Schedule for Common Community Development Department Services		
Type of Fee	Flat Fee or Deposit for Cost-Based Fee	
Final Map	\$7,400	Deposit
General Plan Amendment and Zone Change - minor	\$10,000	Deposit
General Plan Amendment and Zone Change - major	\$15,000	Deposit
Encroachment Permit	\$63	Flat Fee
Public Improvement Plan Checking	\$1,460 per subdivision or \$290 per single lot	
Public Facility and Traffic Impact Fees	Subdivision = \$300 per lot Annexation = \$800 per lot	
Building Permit	Fee required by CBC	
Grading Permit	Fee required by CBC	
Water Connection Fee	Flat Fee based on the diameter of the service line	
Sewer connection fee (single family unit)	\$3,542 per single-family residence	
Sewer connection fee (multi-family unit)	\$2,361 per unit	

Source: Guadalupe Planning Department

**4.1.4 Regional Constraints**

Regional constraints can result from policies of external jurisdictions that affect a community. In Guadalupe, regional constraints are possible from policies of Santa Barbara County or the Santa Barbara Local Agency Formation Commission (LAFCO) if the City must follow those policies. The Santa Barbara LAFCO is a supra-local planning agency that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. If Guadalupe needed outward expansion to accommodate growth of housing, it would need approval from its LAFCO. However, Guadalupe's Sphere of Influence, which represents the City's ultimate anticipated growth boundary is congruent with City limits, thus precluding outward expansion. This could have been an important governmental constraint to meeting the City's housing needs except the updated 2040 Draft General Plan has determined that Guadalupe already has enough land within its City limits to accommodate growth to 2040 and beyond. Chapter 3 has additional details on availability of land in Guadalupe for housing.

**4.1.5 Accessory Dwelling Units**

Amendments to the Guadalupe Municipal Code between August 2017 and January 2019 include Chapter 18.53 of January 28, 2019 on "ACCESSORY DWELLING UNITS". The Municipal Code formerly titled this chapter, "SECONDARY HOUSING UNITS". The revamped chapter is intended to comply with State law (Government Code Section 65852.2), and to implement the policies in the City's 2040 General Plan and 2019 Housing Element. The update allows accessory dwelling units (ADU) through ministerial review in all Residential Districts, subject to certain requirements and standards, which include:

- An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a primary dwelling unit.
- An ADU may be an efficiency unit (as defined in Section 17958.1 of Health and Safety Code), a manufactured home (as defined in Section 18007 of the Health and Safety Code Rev: 01-28-2019), or a multi-room permanent structure.
- The minimum total square footage of the accessory dwelling unit shall be 150 square feet (suitable for an efficiency unit) and the maximum size shall be no more than 1,200 square feet.
- Its implementation involves such usual requirements for new housing as filing an application with the planning department for ministerial approval, providing site plan, floor plans, elevations, and cross sections that are drawn to scale, and payment of application fees in the City's most current schedule of fees.
- ADUs are required to pay any applicable growth mitigation fees in effect at the time a zoning clearance and building permit are requested.
- All lots that are zoned residential (R-1, R-1 (SP), R-1M, R-2, and R-3) and are occupied with one single family dwelling unit or are vacant with approved plans for the construction of a single-family dwelling unit can have ADU.
- Besides the required parking for the primary dwelling unit, there should be one parking space per ADU except that tandem parking is allowed for ADUs as stated in Government Code Section 65852.2(a)(l)(D)(x) if the driveway is sufficiently long to accommodate vehicles without any encroachment on a sidewalk or street.
- The code allows rental of ADUs but places some restriction on those in the R-1 zone where the owner must occupy either the primary dwelling unit or the ADU. However, the code permits exceptions to the owner-occupied requirement on a case-by-case basis when the Zoning Administrator or designee determines that the purpose of the owner-occupancy requirement is met even though the property owner does not reside in either the primary residence or the ADU.
- The unit may not be sold separately from the primary dwelling unit.

Certain provisions of the Code promote affordability thereby reducing governmental constraints and ultimately cost on the implementation of ADUs. These include fees related to utility connections and access as well as reduced parking requirements as follows:

- ADUs are not new residential uses for the purpose of calculating utility connection fees or capacity charges for water and sewer service. ADUs within existing residence (e.g. basement) or an existing accessory structure (e.g. converted garage) do not need to install new or separate utility connections or pay related connection fees or capacity charges.
- New attached and detached accessory dwelling units, however, may pay connection fees or capacity charges that are proportionate to the burden of the unit on the water or sewer system based on the size of the unit or the number of plumbing fixtures.
- Two-story detached ADUs are allowed but must limit the major access to stairs, decks, entry doors, and windows to the interior of the lot or an alley.

- Only one (1) curb cut is permitted per parcel and no additional driveways or access points should be created to accommodate the accessory or main dwelling unit.
- Access to a first story ADU or ADA accessible ramp may be permitted in the front of the primary dwelling.

ADU parking is not required in instances where the ADU is: (a) located within one-half mile of public transit; (b) located within any Historic Overlay District that may be in existence at the time a zoning clearance or building permit for an ADU is requested; and (c) part of the existing single family residence, or an existing accessory structure except when a garage, carport, or covered parking structure is demolished or converted to construct the ADU.

## 4.2 Non-Governmental Constraints

Non-governmental constraints are primarily market-driven and generally outside direct government control. However, local governments can influence and offset negative impacts 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 prevailing conditions. Factors that influence the cost of new housing may be beyond a locality's control, yet municipalities can create such essential preconditions as favorable zoning and development standards as well as fast-track permit processing among others to facilitate development of a variety of housing types at affordable levels.

### 4.2.1 Fiscal Constraints

Many of the constraints to new (and especially affordable) housing production stem from insufficient funding, which is a common problem throughout the State, but particularly in Guadalupe. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. Property taxes comprise approximately 56 percent of the City's total tax revenue while in other California cities this percentage is as low as 25 percent. As a result of this level of dependency on property taxes, the City admits having a difficult time maintaining needed services. This makes the City less able to use direct fiscal means to promote housing production.

#### *Availability of Financing*

The availability of financing affects a household's ability to purchase a home or improve on it. For example, in Guadalupe, it can be difficult for very low, low, and moderate-income first-time homebuyers to acquire enough savings and income to pay for down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for households in these income groups to rehabilitate their homes. However, a few private financing and government assistance programs are available to the community as discussed in Chapter 3 on Resources.

#### *Cost of Land*

The cost of land varies and influences the cost of housing production. Cost factors include location, the market value of land as reflected in its unit price per square foot, the intended use (whether residential or commercial) reflected in its zoning designation, the number of proposed units or density of

development permitted on the site, and the size of the parcel. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will likely tend to be more valuable and thus more expensive than a remote piece of land that is zoned for agricultural uses.

The County Assessor's office estimated the value of a single-family residential lot with water and sewer service at \$50,000 to \$66,000. When the DJ Farms lot 5 subdivision was approved in November 2014 the cost of a lot averaged approximately \$65,000 per lot, which is toward the upper end of the County Assessor's estimate. With price stability in the real estate market since 2014, it is anticipated that the price of land would remain in the same ballpark.

#### *Site Improvement Costs*

Non-governmental site improvement costs may include the cost of providing access to the site, clearing the site, and grading building pad areas. In the case of a subdivision, such costs may also include major improvements like building roads and installing new infrastructure. As with land costs, multiple factors such as site topography and proximity to established roads, sewer lines, and water lines can affect site improvement costs. Site improvement costs typically also include engineering and other technical assistance costs to assure construction of the development according to established codes and standards. For the DJ Farms lot 5 subdivision, which was approved in November 2014, site improvement costs added approximately \$65,000 per lot.

#### *Cost of Construction*

Construction costs do vary widely depending on the environmental conditions and scale of development. 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 could increase construction costs. The unit construction cost for multiple family residences such as apartments is generally lower than single-family residences. The average construction cost of a good quality multifamily apartment averages approximately \$130 per square foot under prevailing wage rates.

#### *Prevailing Wages*

State and federal laws require that when government funds assist affordable housing projects, the units must be constructed using the prevailing wages adopted by the State Department of Industrial Relations or the Federal Department of labor. Wages typically add 25 to 30 percent to the cost of construction. Given Guadalupe's proximity to large population centers, there is no issue with finding the requisite labor at prevailing wages.

### **4.2.2 Citizen Behavior**

Housing preferences have evolved over the past half century. From the inception of track home construction of 900 to 1200 square feet, consumers have opted for predominantly large detached houses of two to three times the typical sizes in the past. The expectation to live in large homes is not compatible with affordable housing in California and has contributed to the high cost of living in the

State. Bias towards single-family residences can become a constraint when neighbors oppose the location of denser, more affordable housing in their neighborhoods.

Auto dependency causes housing expansion to increase road traffic volumes, congestion, and noise. Community disdain for these types of problems sometimes lead to apposition to all types of development whether residential, commercial, or industrial. Community opposition can delay housing production, increase costs, and impair a city’s ability to meet its housing and economic goals. However, community opposition to single-family or multi-family development is typically not a factor and therefore does not pose a constraint to housing development in Guadalupe.

### 4.2.3 Environmental Constraints

The environmental factors that have the potential to constrain residential development include City boundaries and limits, protected agricultural land, proximity to a coastal zone, floodable areas, and seismic faults. Figures 4-1, 4-2, and 4-3 identify the key environmental constraints in and around Guadalupe. In addition to the coastal zone, Williamson Act lands, floodable areas, and habitat areas fall almost entirely outside City boundaries and thus do not pose constraints to housing development.

Figure 4-1: Environmental Constraints Map–Prime Agricultural Lands under Williamson Act Contract

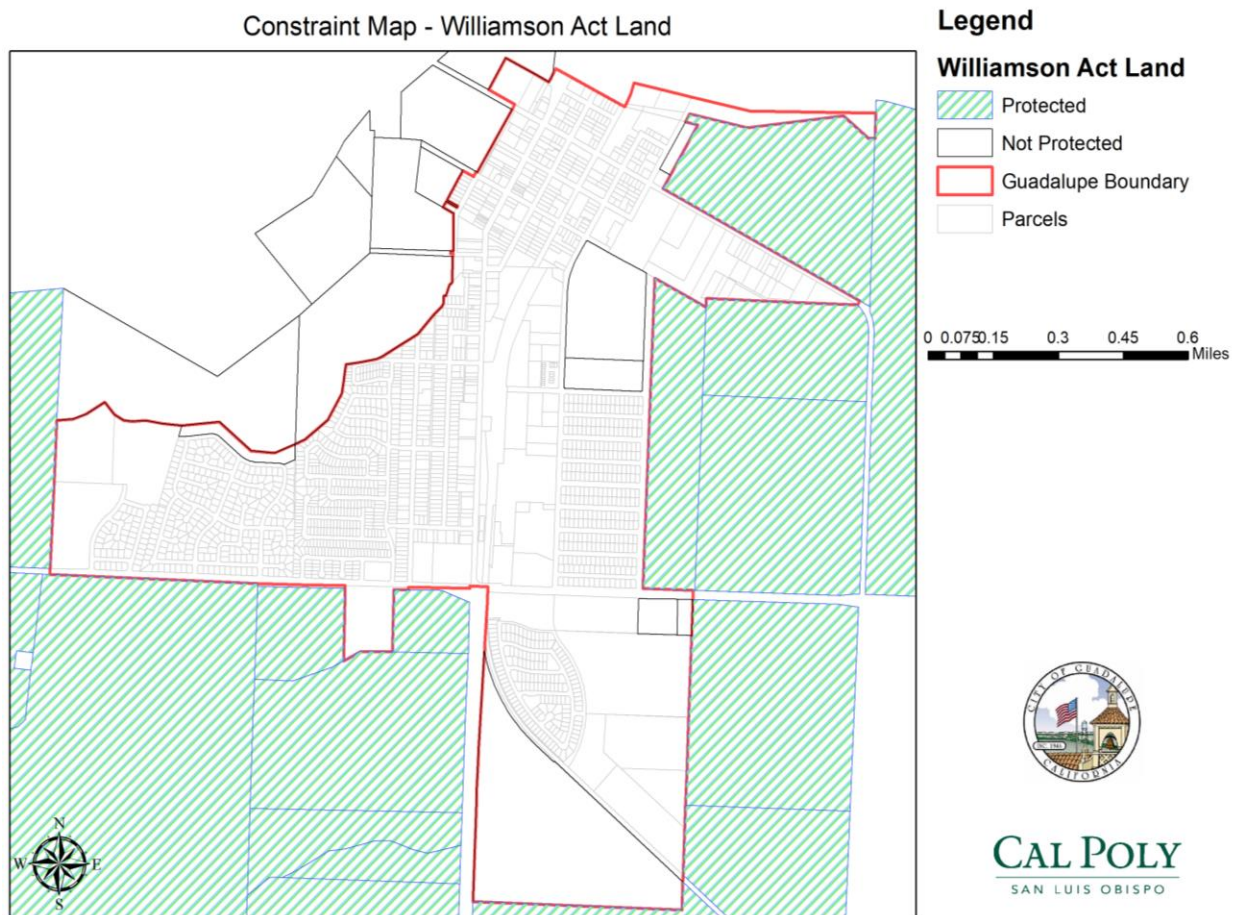


Figure 4-2: Environmental Constraints Map–Floodable Areas

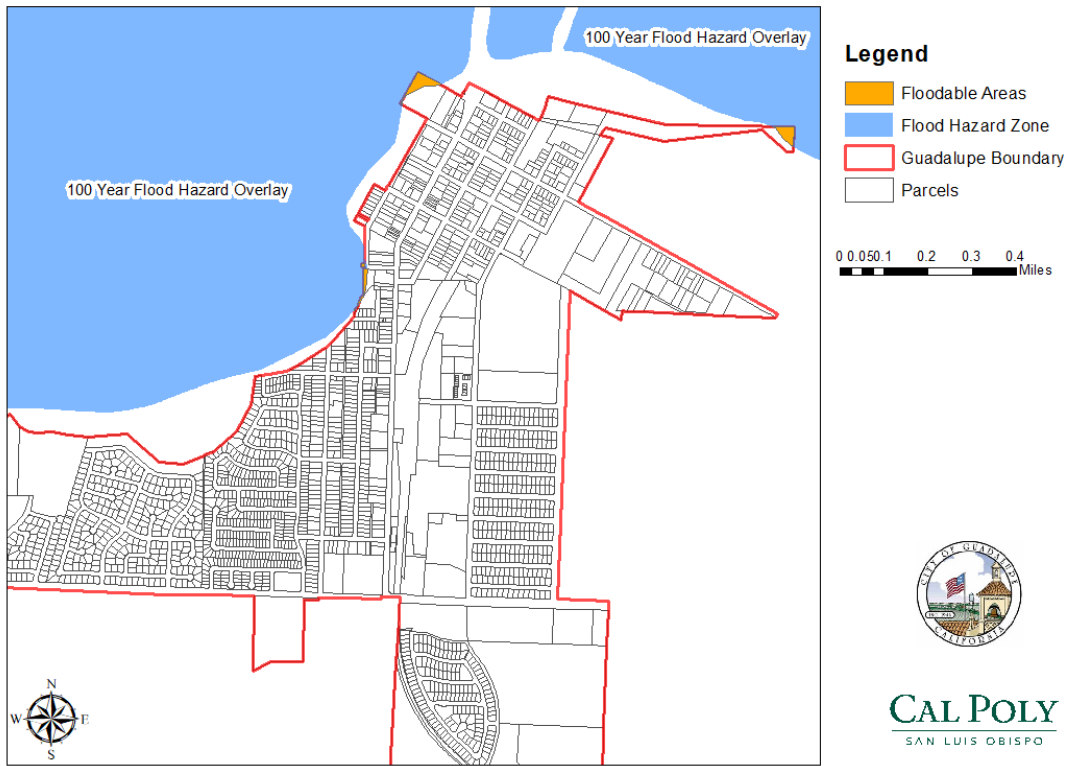
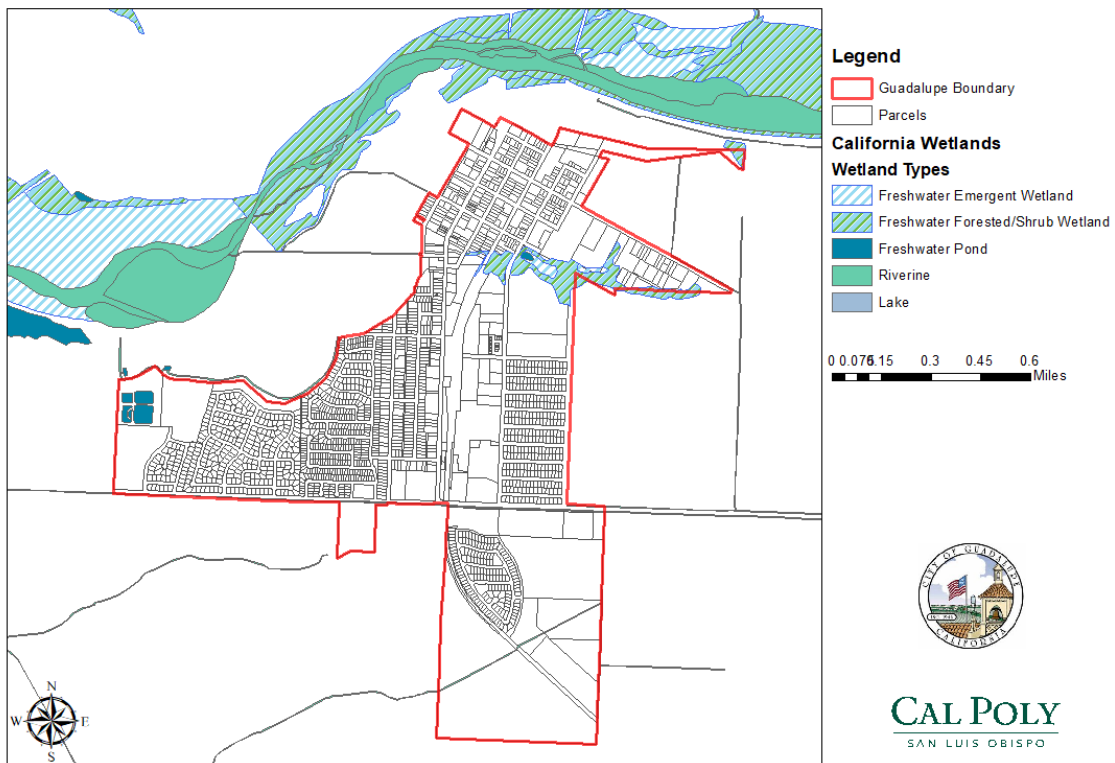


Figure 4-3: Environmental Constraints Map–Wetlands and Habitat Areas



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 could constrain residential development, they are necessary to promote the public good. It is important to also note that these environmental factors do not substantially constrain vacant lands identified in Appendix B to accommodate the City's fair share of housing.

#### *Boundaries/Limits*

City boundaries limit the available land for housing development. The Santa Maria River defines northern boundary and limits expansion to the north of the City. Williamson Act contract lands surround nearly all the City's boundaries to the east, south, and west and thus limit expansion to those directions as well. However, Guadalupe has ample available land within its boundaries to accommodate its share of housing needs into the long-term future.

#### *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 California Coastal Commission has certified. Designated uses for the site include a community park, single family residences, open space, and the City's wastewater treatment plan. None of the 50 RHNA-allocated units will be in the coastal zone of the City.

#### *Flood Zones*

Portions of land northwest of City limits fall within the 100-year and 500-year flood zones. However, none of these lands is developed and there is no plan to develop any in the future.

#### *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 that are mapped by the State Geologist. No Alquist-Priolo faults are within the City limits. Twenty-one older commercial buildings in the City's downtown core are identified to be of unreinforced masonry construction. The City has been working with owners to seismically upgrade these buildings. Seismic faults do not pose a constraint to housing development in the City.

### **4.2.4 Infrastructure and Public Facilities**

The availability of infrastructure and public facilities is important in evaluating the potential of developing additional housing. The following subsections discuss the capacity of such key facilities as water and sewer. Both the City's water and sewage treatment systems are adequate to serve current and future needs.

#### *Wastewater System*

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. The City of Guadalupe completed a Wastewater System and Treatment Master Plan in 2014, which confirmed that the existing and proposed wastewater infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future wastewater improvements to accommodate future growth. Table 4-8 show that sewer capacity will be more than adequate beyond the next eight years, the planning horizon of this Housing Element.

Table 4-8: Sewer Capacity and Projected Sewer Demand

Future Year	Population Projection (Persons)	Gallons Per Person/Day	Total City Usage (Gallons)	Capacity (Gallons)	Percent of Capacity
2025	8,068	80	645,440	966,000	67%
2030	8,427	80	674,160	966,000	70%
2040	9,209	80	736,720	966,001	76%

Sources: 2040 City of Guadalupe Draft General Plan; 2014 Wastewater System and Treatment Master Plan

*Water Supply Sources*

The Santa Maria Groundwater Basin and the State Water Project are the City's two primary water supply sources. 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 with terms and conditions for a solution concerning the overall management of the water resources in the Basin including rights to groundwater use. According to that 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. If 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 acre-feet per year (AFY) of prescriptive rights in the Basin during drought conditions (Santa Maria Valley Water Management Agreement, 2005). The City completed a Water Master Plan Update in 2014, which calculated existing and future water demand within the City. The study confirmed that the existing and proposed water infrastructure could adequately serve the City's residents over a 20-year planning period. In addition, the study established a plan for future water improvements to accommodate future growth.

The City of Guadalupe retrieves all its water supply from the State Water Project and two wells which tap the Santa Maria Ground Water Basin. The Fifth Street Well is located on Fifth Street and can pump 750 gallons per minute (gpm). In October 2008, the city added the Obispo Tank Well, which is located just west of Obispo Street near its intersection with Fir Street. The new well serves as the lead well while the Fifth Street Well is now for backup. With the addition of the new well, the City can pump



approximately 850 acre-feet per year from the Santa Maria Groundwater Basin. The City is also entitled to 550 acre-feet per year from the State Water Project. State water is subject to change when the percent annual delivery is revised according to levels of annual rainfall and Sierra Nevada snow pack.

Following the 2014 Water Master Plan Update, the City scheduled its well operations and anticipated state water percent deliveries to provide approximately 1,633 AFY of water supply, which is enough to meet the approximate average annual demand of 1,462 AFY. Although the water supply sources appear enough to meet demand, the water supply facilities lack redundancy. Two additional groundwater wells totaling approximately 1,700 gpm can help to meet future demand and maintain adequate redundancy. Previous recommendations called for two wells, each with a minimum capacity of 850 gpm to meet existing and future demand should any of the operating wells go temporarily offline.

Water quality and supply are limiting factors for growth in cities throughout California; however, Guadalupe has adequate groundwater and State Water Project allocations to accommodate population increase. The DJ Farms Specific Plan area is the primary source of new water demand in Guadalupe, which can be served by the Santa Maria Groundwater Basin through a new well and pumping stations. The Obispo Well also requires refurbishing. The 2040 Draft Guadalupe General Plan calls for incorporation of water conservation measures through the implementation of the State mandated Model Water Efficient Landscape Ordinance and incorporating Executive Order E-37-16 for existing and new developments. This action could offset some of the new water demand. All indications are that water supply poses no immediate constraint to housing development in Guadalupe.

## 5.0 Energy Conservation Opportunities

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, features on thermostats, and water heating system insulation for 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.

This chapter describes opportunities to conserve 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 reduce greenhouse gas emissions. Chapter 6 on Housing Action Plan provides the goals, policies, and programs for conserving energy in new housing development and retrofits in Guadalupe.

### 5.1 Planning and land Use

The arrangement and compactness of land uses can conserve energy. Land use patterns that separate uses excessively, spread development on the landscape, and promote auto dependency tend to isolate residential areas from commercial uses like grocery stores causing residents to travel long distances to take care of daily shopping and service needs. Alternatively, keeping a balance between jobs and housing within the same community and locating them near each other can help to reduce travel distances, promote use of alternative forms of transportation, and reduce energy use. Long trips necessitate use of the automobile or other mechanical form of movement with attendant gasoline consumption. Short distances promote walking and cycling. Changing the land use pattern therefore can change energy use patterns. The intent of energy-efficient land use planning 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 short distances.

The small, compact nature of Guadalupe and its prevailing land use pattern are inherently energy efficient. The City promotes development on vacant and underutilized lots to assure a compact and contiguous community. According to the Urban Land Institute (ULI), "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." (ULI, 2008, *Growing Cooler*). Compact development results in secondary energy savings or "embodied energy", which is the term used for the energy spent producing the materials and finished products like sewer pipes, electrical lines, paving materials, and so on. 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 promote convenience and accessibility to public transit. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008). In Guadalupe, the older housing tracts have an average density of 7 to 10 units per acre. The newer Point Sal Dunes development has a density of 6 units per acre. At full buildout, the DJ Farms Specific Plan development will have an overall density of about 6 units per acre while individual residential tracts within the Plan area will have densities ranging from 6 units per acre to 14 units per acre. The residential zones and mixed-use areas near and in the Central Business District (CBD) of Guadalupe have the potential for higher residential densities of 15 to 20 units per acre.

The City promotes mixed-use development, particularly in the core areas of the community and along such major roads 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 can take care of daily essentials, but many residents drive to Santa Maria and neighboring communities for shopping.

The 2040 Draft General Plan continues to promote prevailing patterns of compact growth with enhancements in the form of mixed-use development, neighborhood commercial centers, a network of biking and walking paths, and augmentation of public transit stops. Implementation of the Plan can promote use of public transit, reduce vehicle trips to neighboring cities, promote biking and walking, and conserve energy use.

## 5.2 Energy Efficient Practices and Technologies

Energy usage in housing largely depends on indoor heating and cooling. These in turn depend on the energy efficiency of: (a) the home in terms of material quality and insulation; (b) appliances, which include hot water heaters, dishwashers, washers, and dryers; (c) plumbing fixtures; and (d) mechanical systems within the building. To conserve energy in new housing developments and retrofits, the City should promote 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 lower insulation 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 in multi-family units for gas, electricity, and water to promote conservation;
- Photovoltaic systems;

- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to promote walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

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 that house 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 bills. The intent of REACH is to assist low-income customers, particularly the elderly, the disabled, the sick, the 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 help lower their monthly utility bills.

## 6.0 Housing Action Plan

This chapter provides statements of community goals, policies, programs, and quantified objectives as they relate to the maintenance, preservation, improvement, and development of housing in Guadalupe. The framework covers the 2019 to 2027 planning horizon.

### 6.1 Affordable Housing Supply

**Goal 1:** An adequate supply of affordable housing for all income levels.

**Policies:**

**Pol-1.1.** Designate an adequate number of housing sites for both rent and purchase to accommodate the City's share of regional housing needs for each income classification.

**Pol-1.2.** Adopt policies, regulations, and procedures that do not add unnecessarily to the cost of housing while still attaining other important City objectives.

**Pol-1.3.** Give high priority for permit processing to low-income residential projects, and the highest priority for projects that include housing units for extremely low-income households.

**Pol-1.4.** Continue to support the efforts of the Santa Barbara County Housing Authority in Guadalupe.

**Pol-1.5.** Apply for funds from the State and Federal governments through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers to construct housing for the lower income households.

**Pol-1.6.** Continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.

**Pol-1.7.** Require dispersal of low-income housing throughout new residential projects instead of concentration into single buildings or single portions of the site to the extent practical given the size of the project and other site constraints.

**Pol-1.8.** Distribute low-income housing produced through government subsidies, incentives, or regulatory programs throughout the City rather than concentrate them in particular areas or neighborhoods.

**Pol-1.9.** Require low-income housing units in density bonus projects to be available at the same time as the market-rate units in the development.

**Pol-1.10.** Designate locations where adequate facilities are available for the development of multi-family dwellings if such development is consistent with neighborhood character.

**Pol-1.11.** Allow rehabilitation of legal, non-conforming dwellings that do not meet requirements for lot size, setbacks, and other zoning standards if the non-conformity does not increase and there is no threat to public health or safety.

**Pol-1.12.** Offer financial incentives, financial assistance, or regulatory concessions for projects that develop housing for extremely low-income households such as single-room occupancy units.

**Programs:**

**Prg-1.1.** Evaluate annually the adequacy of services and facilities for additional residential development; identify service deficiencies and costs as well as priorities for correcting them.

*Responsibility:* City Administrator

*Timeframe:* Ongoing with an annual update report

*Funding:* General Fund

*Expected Outcome:* Annual review and priority report

**Prg-1.2.** Maintain priority water and sewer service procedures for developments with units that are affordable to lower income households.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome:* Priority water and service procedures

**Prg-1.3.** Enforce the new zoning ordinance that complies with California State law, which allows accessory dwelling units, mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. Subject these uses to the development and management standards that apply to residential development within the same zones. Promote the use of secondary units through public awareness campaigns and dissemination of informational materials to property owners, builders, and developers.

*Responsibility:* Planning Department

*Timeframe:* immediately

*Funding:* General Fund

*Expected Outcome:* Zoning Ordinance Amendment

**Prg-1.4.** Require a 55-year continued affordability condition for projects that receive a density bonus together with government funds. Also, require at least 20 years of continued affordability to projects that are awarded density bonuses but do not use government funds. Monitor projects built under all options for compliance with State density bonus laws.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome:* Zoning Ordinance Amendment

**Prg-1.5.** Team 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, rehabilitation, and room additions to relieve overcrowding among low-income households. Prioritize opportunities for the development of housing for extremely low-income households to meet the City's housing allocation in this RHNA cycle. Coordinate with the County and provide letters of support and technical support to nonprofits in seeking new funding. Participate in the Housing Trust Fund of Santa Barbara County to leverage the City's resources. Expedite the processing of density bonus applications which include affordable housing. And provide a report annually to the City Council on progress in this endeavor.

*Responsibility:* City Administrator

*Timeframe:* (1) Meet with the Santa Barbara Housing Authority, the Self-Help Housing Corporation, and other non-profit agencies at least once a year;  
(2) Submit funding applications to these agencies annually;  
(3) Report to the City Council in December of every year.  
(4) Expedite processing of density bonus applications continuously.

*Funding:* Various Housing Development Funds

*Expected Outcome:* Secured funding and support for construction of low-income housing

**Prg-1.6.** Continue code enforcement efforts to preserve the City's housing stock

*Responsibility:* City Administrator

*Timeframe:* Ongoing

*Funding:* Santa Barbara County Housing and Community Development Department

*Expected Outcome:* Development of low-income housing

**Prg-1.7.** Add regulations to permit the development of affordable, multi-family housing on small sites (e.g., less than a half-acre) offering incentives beyond State Density Bonus Law (GC Section 65915)

*Responsibility:* Planning Department

*Timeframe:* within 2 years in preparation for next RHNA cycle

*Funding:* General Fund

*Expected Outcome:* Zoning Ordinance Amendment

## 6.2 Conservation and Rehabilitation

**Goal 2:** Conservation and rehabilitation of the City's existing stock of affordable housing.

### **Policies:**

**Pol-2.1.** Refer all requests for the funding of rehabilitation projects or the construction of new affordable housing projects to review by the Santa Barbara County Housing and Community Development Department.

**Pol-2.2.** Continue to coordinate with the Santa Barbara County Housing Authority to maintain Section 8 rent subsidies.

**Pol-2.3.** Apply for funds, including CDBG grants, for the purpose of rehabilitating low cost, owner occupied and rental housing.

**Pol-2.4.** Promote private financing of the rehabilitation of housing.

**Pol-2.5.** Require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Provide relocation assistance to residents displaced by such abatement.

**Pol-2.6.** Allow the demolition of existing multi-family housing only when: (a) the structure is found to be substandard and unsuitable for rehabilitation; (b) relocation assistance is available to tenants with reasonable notice; (c) tenants could purchase the replacement property, if for sale.

***Programs:***

**Prg-2.1.** Coordinate the City’s efforts with the Santa Barbara County Housing Authority to continue receiving Section 8 subsidy funds.

*Responsibility:* City Administrator

*Timeframe:* Ongoing

*Funding:* Planning Department budget

*Expected Outcome:* Maintenance of existing Section 8 subsidies

### **6.3 At-Risk Units**

**Goal 3:** Preservation of at-risk units in Guadalupe.

***Policies:***

**Pol-3.1.** Strive to preserve all at-risk dwelling units in the City.

**Pol-3.2.** C.2. Require at least two years notice to the City, HCD, the Santa Barbara County Housing Authority, and residents of at-risk units prior to the conversion of any units for low-income households to market rate under any of the following circumstances:

- The units were 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

***Programs:***

**Prg-3.1.** 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 are low-income housing developed through regulations or incentives. At a minimum, the list should include the number of units, type of government program, and the date at which the units may convert to market-rate dwellings

*Responsibility:* City Administrator



Timeframe: Ongoing

*Funding:* General Fund

*Expected Outcome:* List of subsidized or incentivized housing

**Prg-3.2.** 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.

*Responsibility:* Planning Department

Timeframe: Ongoing with annual update reports

*Funding:* General Fund

*Expected Outcome:* Revised housing incentive and regulatory programs

## 6.4 Special Needs

**Goal 4:** Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.

### ***Policies:***

**Pol-4.1.** Promote the development of housing for farmworkers and large families.

**Pol-4.2.** Remove housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).

**Pol-4.3.** Disseminate information about housing opportunities and services in the area to migrant farmworkers.

### ***Programs:***

**Prg-4.1.** Amend the zoning ordinance to grant density bonuses in conformance with Chapter 16.97 of the State Density Bonus law, 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 significant components of the projects. Determine the thresholds for the qualifying number of such units and exact size of the density increase or fee exemption in the drafting of the ordinance but based on affordable housing needs. Peg the period of affordability for the qualifying units at 55 years or more.

*Responsibility:* Planning Department

Timeframe: Ongoing

*Funding:* General Fund

*Expected Outcome:* Zoning ordinance amendment for special needs housing

**Prg-4.2.** Adopt a procedure for making reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs equal opportunity to use and enjoy housing. Include in the amendment a revised definition of family that is consistent with State housing law. The regulation should address all aspects of the Americans with Disabilities Act that relate

to home construction, retrofitting, and parking requirements. And address financial incentives for housing developers who address SB 520 issues in new construction and in retrofitting existing homes.

*Responsibility:* Planning Department

*Timeframe:* Fall 2019

*Funding:* General Fund

*Expected Outcome:* Zoning ordinance amendment for special needs housing

**Prg-4.3.** Continue to disseminate information in both English and Spanish about housing opportunities and services for homeless persons and migrant farmworkers through the Police Department and City Hall.

*Responsibility:* City Administrator, Police Department, and Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome:* Continually updated information on special needs housing

**Prg-4.4.** Cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing affordable, multi-family housing, including housing for families with special needs. As part of this cooperation, identify sites that could support affordable multi-family housing development and consult with the site owner or housing partners on the feasibility of developing the site for affordable housing.

*Responsibility:* Planning Department

*Timeframe:* within two years in preparation for next RHNA cycle

*Funding:* General Fund

*Expected Outcome:* Coordination and development of affordable, multi-family housing.

**Prg-4.5.** Amend all zoning districts to allow residential areas to permit emergency, transitional, and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zones.

*Responsibility:* Planning Department

*Timeframe:* within a year and in preparation for next RHNA cycle

*Funding:* General Fund

*Expected Outcome:* New ordinance on transitional housing

## 6.5 Energy Conservation

**Goal 5:** Energy efficient housing units that result in reduced energy costs to Guadalupe residents.

### **Policies:**

**Pol-5.1.** Require new dwelling units to meet State requirements for energy efficiency and retrofits to existing units to meet similar standards.

**Pol-5.2.** Reorganize land use patterns proactively for energy efficiency.

**Programs:**

**Prg-5.1.** Continue to implement Title 24 of the California Code on new developments

*Responsibility:* Building Department

*Timeframe:* Ongoing

*Funding:* General Fund with fees for plan reviews and building inspections

*Expected Outcome.* Implementation of Title 24

**Prg-5.2.** Coordinate with PG&E to involve residents in energy efficiency retrofit programs. Conduct outreach on energy awareness programs in conjunction with PG&E to educate residents about the benefits of various retrofit programs.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund and PG&E

*Expected Outcome.* Increased awareness of and participation in energy efficiency programs

**Prg-5.3.** Amend the subdivision ordinance to require orientation of subdivisions for solar access.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome.* Subdivision Ordinance amendment

**Prg-5.4.** Apply for and 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.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome.* Smart growth of the City

**Prg-5.6.** 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 and appliances and public education about ideas to conserve energy.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* Various sources

*Expected Outcome.* Reduction in per capita energy use

## 6.6 Equal Opportunity Housing

**Goal 6:** Equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

### **Policies:**

**Pol-6.1.** Strive to achieve equal access to sound and affordable housing for all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, family status, source of income, or disability.

**Pol-6.2.** Enforce the policies of the State Fair Employment and Housing Commission.

### **Programs:**

**Prg-6.1.** Continue to provide information in English and Spanish from the Housing Authority and Department of Equal Housing and Employment about housing and tenant rights in City Hall.

*Responsibility:* Planning Department

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome.* Readily available information about equal opportunity to housing

**Prg-6.2.** Cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances including referrals of persons experiencing discrimination in housing for legal assistance.

*Responsibility:* All City Departments

*Timeframe:* Ongoing

*Funding:* General Fund

*Expected Outcome.* Minimization of housing discrimination

**Prg-6.3.** Notify such stakeholders as People's Self-Help Housing Corporation, Santa Barbara County Housing Authority, California Rural legal Assistance, and churches as well as post notices at public venues prior to public meetings for amendments or updates to the housing element.

*Responsibility:* Planning Department

*Timeframe:* Prior to public meetings and in conjunction with other planning efforts

*Funding:* General Fund

*Expected Outcome.* Awareness of Housing Element updates and increased participation

**Prg-6.4.** Amend the zoning code to permit 3-story and 4-story structures in areas designated for multifamily housing. Notify and collaborate with such stakeholders as People's Self-Help Housing Corporation and the Santa Barbara County Housing Authority as well as post notices at public venues prior to public meetings about the amendments and create information material for dissemination to other developers.

*Responsibility:* Planning Department

*Timeframe:* within a year

*Funding:* General Fund

**Expected Outcome.** Flexibility and attractiveness of multifamily housing sites for production of affordable units

## 6.7 Quantified Objectives

Table 6-1 presents an estimate of the number of units to be constructed by income level during the planning period from 2019 to 2027. The quantified objectives do not represent ceilings on development but rather set target goals for the City to achieve based on needs, resources and constraints. The target of 50 total units is the same as the 2014-2022 RHNA units SBCAG assigned to the City of Guadalupe for an 8-year planning horizon of which the City already completed two-thirds within the first half of the period. Within the next four years, the City has plans to complete the remaining 16 units for the lower income categories in addition to moderate-income housing that is under construction. All indications are Guadalupe is on track to exceed the remaining allocation for this cycle when the new People’s Self-Help Project which broke grounds in January 2019 is completed. Appendix A has additional details.

**Table 6-1: Comparison of RHNA Allocations Met and Unmet by Income Groups in Guadalupe**

Income Category	2013-2022 RHNA (dwelling units)	Completed in (2015-2019 Cycle)	Under Construction	Percent to Be Met	Quantified Objectives (2019-2027 Cycle)
Extremely Low	5	2	4	120%	5
Very Low	7	1	26	386%	7
Low	8	1	7	100%	8
Moderate	13	23	194	1669%	13
Above Moderate	17	107	493	3529%	17
Total	50	134	724	1716%	50

00 – Accessory Dwelling Units

00 – People’s Self-Help Housing Project

00 – Pasadera Housing Development

## 7.0 Appendices

### 7.1 Appendix A: Evaluation of 2015 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 of the 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, 2015 through 2019. The analysis includes an assessment of the appropriateness of goals, objectives, policies, and programs.

#### 7.1.1 Program Evaluation

Table A-1 summarizes the programs contained in the previous Housing Element along with responsible agencies, accomplishments, and policies or actions to pursue moving forward.

#### 7.1.2 Appropriateness of Goals and Policies

Table A-2 evaluates the appropriateness of previous goals and policies and identifies necessary changes considering the City's experience during the past planning period.

#### 7.1.3. Progress in Meeting Quantified Objectives

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element. The DJ Farms Specific Plan broke ground in 2015, built and sold 130 new housing units by January 2019. The units fall primarily in the moderate and above moderate-income categories, but nevertheless fulfilled more than the City's RHNA allocations for the planning period in those two income categories. The City is left with 20 of the 50 units to fulfill, but all are in the lower income categories.

Table A-4 presents records of development activity in terms of permits in 2015, 2016, and 2017. The period registered steady increases in permit activity, including permits for new and accessory dwelling units as well as extensions and repairs to existing housing.

Table A-5 presents analysis of completed housing construction since 2015. The analysis shows how much households could afford to pay for housing assuming 30 percent of income points that represent definitions of various income ranges. Estimate of mortgage payments under prevailing market conditions shed light on the household income groups that can afford the price ranges of the completed housing units.

Table A-1: Evaluation of Programs in 2015 Housing Element - City of Guadalupe

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
<p>A.1. The City shall annually evaluate the adequacy of services and facilities for additional residential development. Service deficiencies and the cost of correcting such deficiencies will be identified and priorities will be set.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Ongoing part of development review process. The City completed a water and wastewater system master Plan and has initiated a water and wastewater rate study that incorporated the cost of needed water &amp; wastewater capital Improvements</p>	<p>Continue program</p>
<p>A.2. The City shall establish priority water and sewer services procedures for developments with units affordable to lower-income households.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Part of development review process</p>	<p>Continue program</p>
<p>A.3. The City' zoning ordinance does not currently comply with state law regarding second units; however, it will be revised in 2016, to comply with California State law allowing secondary units, mobile and manufactured homes, licensed residential care facilities and group homes with fewer than six residents, rental housing, and transitional and supportive housing in all residential zones. These uses may only be subject to those development and management standards that apply to residential development within the same zone. The City will also promote the use of</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>ADUs permitted</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
secondary units by providing a public awareness campaign to property owners, builders, and developers.				
A.4. The City shall require a 55-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.	Planning Department	Ongoing	Ongoing part of development review process	Continue program



[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
<p>A.5. The City shall 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 EII level shall be a priority, until the City meets its EII 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. The City will also continue to incentivize affordable housing by expediting the density bonus applications which include affordable housing. A report will be provided annually to the City Council on progress in the endeavor.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Essential element of affordable housing facilitation and production</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
A.6. The City of Guadalupe shall continue code enforcement efforts to preserve its existing housing stock and to expedite the issuance of building permits for new low-income housing, including those units at the ELI level, housing rehabilitation projects and/or room additions for existing low income housing. All requests for funding assistance will be forwarded to the County of Santa Barbara Housing and Community Development Department's rehabilitation assistance program to help alleviate the impact of high overcrowding.	City Administrator	Ongoing	Essential element of affordable housing retention	Continue program
B.1. 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.	City Administrator	Ongoing	Essential element of affordable housing for those in the very low end of income spectrum	Continue program
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.	Planning Department	Ongoing	Essential element of tracking affordable housing	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
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				
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.	Planning Department	Ongoing	Ongoing part of development review process	Continue program
D.1. The City shall amend its zoning ordinance to grant a density bonus in conformance with Chapter 16.97 of the State Density Bonus law, 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. The period of affordability for the density bonus units will be 55 years or more.	Planning Department	Ongoing	Density bonus provision is part of zoning code	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
<p>D.2. The City shall adopt a procedure to make reasonable accommodations (i.e. modifications or exceptions) in its zoning laws and other land use regulations and practices when such accommodations may be necessary to afford persons with disabilities and other special needs an equal opportunity to use and enjoy a dwelling. The amendment to the Zoning Ordinance shall include a revised definition of family that is consistent with State housing law. It shall address all aspects of the Americans with Disabilities Act in regards to home construction, retrofitting restrictions, and parking requirements due to City Zoning Code. The City will also address financial incentives for home developers who address S8 520 issues in new construction and retrofitting existing homes.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Compliance with ADA requirements is part of the Building Code</p>	<p>Continue program</p>
<p>D.3. 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</p>	<p>Police Department, City Administrator</p>	<p>Ongoing</p>	<p>Information available at City Hall</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
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.				
D.4. The City shall cooperate with Santa Barbara County and other agencies in the development of programs aimed at providing affordable multi-family housing, including housing for families with special needs. As part of this cooperation, the City shall identify one or more sites that could support affordable multi-family housing development and consult with the site owner and/or housing partners on the feasibility of developing the site for affordable housing.	Police Department, City Administrator	Ongoing	Addressed in 2018 update to General Plan	Continue program
D.5. To encourage transitional and supportive housing, the City will amend all zoning districts allowing residential uses to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zoning (i.e. apartments in	Planning Department	Ongoing	Overlay district created permitting such uses	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
a multi-family zone).				
E.1. The City shall continue to implement Title 24 of the California Code on all new development.	Building Department	Ongoing	Verified during plan check for building permits	Continue program
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.	Planning Department	Ongoing	Disseminated collaboratively in utility bills	Continue program
E.3. The City shall amend the subdivision ordinance to implement the subdivision map act related to subdivision orientation for solar access.	Planning Department	Ongoing	Part of development review process	Continue program
E.4. New annexations to the City shall be contiguous to the existing City to maintain compact urban form and energy efficiency.	Planning Department	Ongoing	Addressed in 2018 update to General Plan	Continue program

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
<p>E.5. The City shall apply for and support applications for affordable housing funds from agencies that reward and incentivize good planning. Examples include the HCD's Multi-family 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.</p>	<p>City Administrator</p>	<p>Ongoing</p>	<p>Part of application efforts for grant resources</p>	<p>Continue program</p>
<p>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.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Disseminated collaboratively in utility bills</p>	<p>Continue program</p>
<p>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.</p>	<p>Planning Department</p>	<p>Ongoing</p>	<p>Information available at City Hall</p>	<p>Continue program</p>

[Table A-1] Program	Responsible Agency	Time Frame	Evaluation & Accomplishments	Future Policies and Actions
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.	All city Departments that receive complaints	Ongoing	Part of outreach activities	Continue program
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.	Planning Department	Ongoing	Part of outreach activities during development of plans	Continue program



Table A-2: Appropriateness of 2015 Guadalupe Housing Element Goals and Policies

[Table A-2] <b>Goals &amp; Policy</b>	<b>Appropriateness</b>
<b>Goal A: An adequate supply of affordable housing for all income levels.</b>	Still Appropriate - retain
Policy 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.	Still Appropriate - retain
Policy A.2: The City shall ensure that adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.	Still Appropriate - retain
Policy A.3: The City shall give high priority for permit processing to low-income residential projects, and the highest priority for projects that provide housing units at the extremely-low income (ELI) level.	Still Appropriate - retain
Policy A.4: The City shall continue to support the efforts of the Santa Barbara County Housing Authority within the City.	Still Appropriate - retain
Policy A.5: The City shall, through the Santa Barbara County Housing Authority or in conjunction with nonprofit or for-profit developers, apply for funds from the State and Federal governments to construct housing for low-income households.	Still Appropriate - retain
Policy A. 6: The City shall continue to provide Section 8 assistance to eligible households through the Santa Barbara County Housing Authority.	Still Appropriate - retain
Policy A. 7: 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. 8: 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. 9: 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.	Still Appropriate - retain
Policy A. 10: 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.	Still Appropriate - retain
Policy A. 11: 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.	Still Appropriate - retain

[Table A-2] <b>Goals &amp; Policy</b>	<b>Appropriateness</b>
Policy A. 12: 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.	Still Appropriate - retain
<b>Goal B: Conservation and rehabilitation of the City's existing stock of affordable housing.</b>	Still Appropriate - retain
Policy B.1: The City shall refer all requests for the funding of rehabilitation projects and/or the construction of new affordable housing projects to the Santa Barbara County Housing and Community Development Department.	Still Appropriate - retain
Policy B.2: The City shall continue to coordinate with the Santa Barbara County Housing Authority to maintain Section 8 rent subsidies.	Still Appropriate - retain
Policy B.3: The City shall apply for funds, including CDBG grants for the purpose of rehabilitating low cost, owner occupied and rental housing.	Still Appropriate - retain
Policy B.4: Private financing of the rehabilitation of housing shall be encouraged.	Still Appropriate - retain
Policy 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.	Still Appropriate - retain
Policy 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.	Still Appropriate - retain
<b>Goal C: Preservation of all at-risk units in Guadalupe.</b>	Still Appropriate - retain
Policy C.1: The City shall strive to preserve all at-risk dwelling units	Still Appropriate - retain
<p>Policy 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:</p> <ul style="list-style-type: none"> <li>• The units constructed with the aid of government funding</li> <li>• The units were required by an inclusionary zoning ordinance</li> <li>• The project was granted a density bonus</li> <li>• The project received other incentives</li> </ul> <p>Such a notice shall be given at least to the following:</p> <ul style="list-style-type: none"> <li>• The City;</li> <li>• HCD;</li> <li>• Santa Barbara County Housing Authority; and</li> <li>• Residents of at-risk units.</li> </ul>	Still Appropriate - retain

[Table A-2] Goals & Policy	Appropriateness
<b>Goal D: Adequate housing for special needs groups in Guadalupe, including farmworkers, people with disabilities, and large families.</b>	Still Appropriate - retain
Policy D.1: The City shall encourage the development of housing for farmworkers and large families.	Still Appropriate - retain
Policy D.2: The City will encourage the removal of housing restraints for those with disabilities as outlined in Senate Bill 520 (Chapter 671 California Code).	Still Appropriate - retain
Policy D.3: The City shall provide information to migrant farmworkers about housing opportunities and services for in the area.	Still Appropriate - retain
<b>Goal E: Energy efficient housing units that result in a reduction in energy costs to Guadalupe residents.</b>	Still Appropriate - retain
Policy 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.	Still Appropriate - retain
Policy E.2: New land use patterns shall encourage energy efficiency, to the extent possible.	Still Appropriate - retain
<b>Goal F: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.</b>	Still Appropriate - retain
Policy 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.	Still Appropriate - retain
Policy F.2: The City will promote the enforcement of the policies of the State Fair Employment and Housing Commission.	Still Appropriate - retain

**Table A-3a. Progress in Achieving Quantified Objectives (All Incomes)**

Income Category	Quantified Objective (Allocated Dwelling Units)	Progress (Completed Dwelling Units)	Progress (Dwelling Units under Construction)
	RHNA Allocation	New Construction	
Extremely low	5	2	4
Very Low	7	1	26
Low	8	1	7
Moderate	13	23	194
Above Moderate	17	107	493
<b>Total</b>	<b>50</b>	<b>134</b>	<b>724</b>

00 – Accessory Dwelling Units

00 – People’s Self-Help Housing Project

00 – Pasadera Housing Development

**Table A-3b. Progress in Achieving Quantified Objectives (Lower Incomes) – Under Construction**

Tenant Affordability Level	Number of Units	Mechanism to Achieve Affordability
At or below 30% AMI – Extremely Low	4	Rent set to tenant income
At or below 40% AMI – Very Low	2	Rent set to tenant income
At or below 45% AMI – Very Low	5	Rent set to tenant income
At or below 50% AMI – Very Low	19	Rent set to tenant income
At or below 60% AMI – Low	7	Rent set to tenant income
<b>Total (dwelling units in Guadalupe Courts)</b>	<b>37</b>	<b>Prg-1.4 &amp; Prg-1.5 (Chapter 6)</b>

**Table A-3c. Progress in Achieving Quantified Objectives (Lower Incomes) – Completed ADUs**

ADU	Location	Square Feet	Cost Estimate	Interest Rate	Term (Years)	Monthly Payment	Monthly+25% Maintenance	Income Groups	Total Payment
1	4443 Elm St	396	\$34,000	5%	30	(\$182)	\$227	EL	\$65,434
2	4578 Twelfth St.	800	\$50,000	5%	30	(\$267)	\$334	EL	\$96,227
3	379 Campodonico	1,023	\$90,000	5%	30	(\$481)	\$601	VL	\$173,209
4	150 Egret Lane	976	\$200,000	5%	30	(\$1,069)	\$1,336	L	\$384,908

Table A-4: Residential Permits - City of Guadalupe, 2015, 2016, and 2017

<b>Residential Permits</b>	<b>2015 Permits Issued</b>	<b>2016 Permits Issued</b>	<b>2017 Permits Issued</b>
Detached Single-family Dwellings	6	35	95
Detached Single-family Dwellings w/ Secondary Dwelling	0	0	0
Attached Single-family Dwellings	0	0	0
Attached Single-family Dwelling w/ Secondary Dwelling	0	0	0
Attached or Detached Secondary Dwellings	0	1	0
Multi-family Dwellings	0	0	0
Residential Additions	5	5	2
Residential Alterations	3	5	8
New Garage/Carports	0	3	1
Residential Repairs	0	0	0
Residential Re-roofs	27	18	35
Residential Misc. Plumbing, Electrical, Mechanical Permit	39	57	39
Residential Accessory Buildings, Structures, Driveways	3	4	6
Residential Pools/ Spas	0	0	0
Residential Grading, Site Work, Stockpiling, Misc.	0	0	0
Residential Demolitions	0	0	0
Residential Permit Re-issued	0	1	1
Residential Solar	43	41	9
Residential Fire	8	34	86
<b>Total Residential Permits</b>	<b>134</b>	<b>204</b>	<b>282</b>

Table A-5: Residential Construction - City of Guadalupe, Late 2015 to Early 2019

Income Range for Santa Barbara County Area Median Income			
Income Group	Low	Mid	High
Extremely Low	\$12,000	\$16,203	\$20,407
Very Low	\$20,408	\$27,210	\$34,012
Low	\$34,012	\$44,215	\$54,418
Moderate	\$54,419	\$68,023	\$81,628
Above Moderate	\$81,628	\$100,814	\$120,000
Affordable Monthly Housing Expenditure @ 30% of Monthly Income			
Extremely Low	\$300	\$405	\$510
Very Low	\$510	\$680	\$850
Low	\$850	\$1,105	\$1,360
Moderate	\$1,360	\$1,701	\$2,041
Above Moderate	\$2,041	\$2,520	\$3,000
DJ Farms Home Price	\$340,000	\$400,000	\$470,000
Potential Mortgage (P&I)	\$1,786	\$2,101	\$2,469

DJ Farms Housing Production	Ciello Collection	Pasadera Collection	ALL
Planned units	217	600	817
Price Range	\$340k to \$400k	\$400k to \$470k	\$340k to \$470k
Assumed Home Price	\$340,000	\$400,000	\$470,000
Potential Mortgage (P&I)	\$1,786	\$2,101	\$2,469
Construction Start	Late 2015	Late 2015	Late 2015
Built by January 2019	23	107	130
Percent of Total Built	18%	82%	100%

ESTIMATED MONTHLY PAYMENT

Your payment: **\$2,101 /mo**

[Get pre-qualified](#)

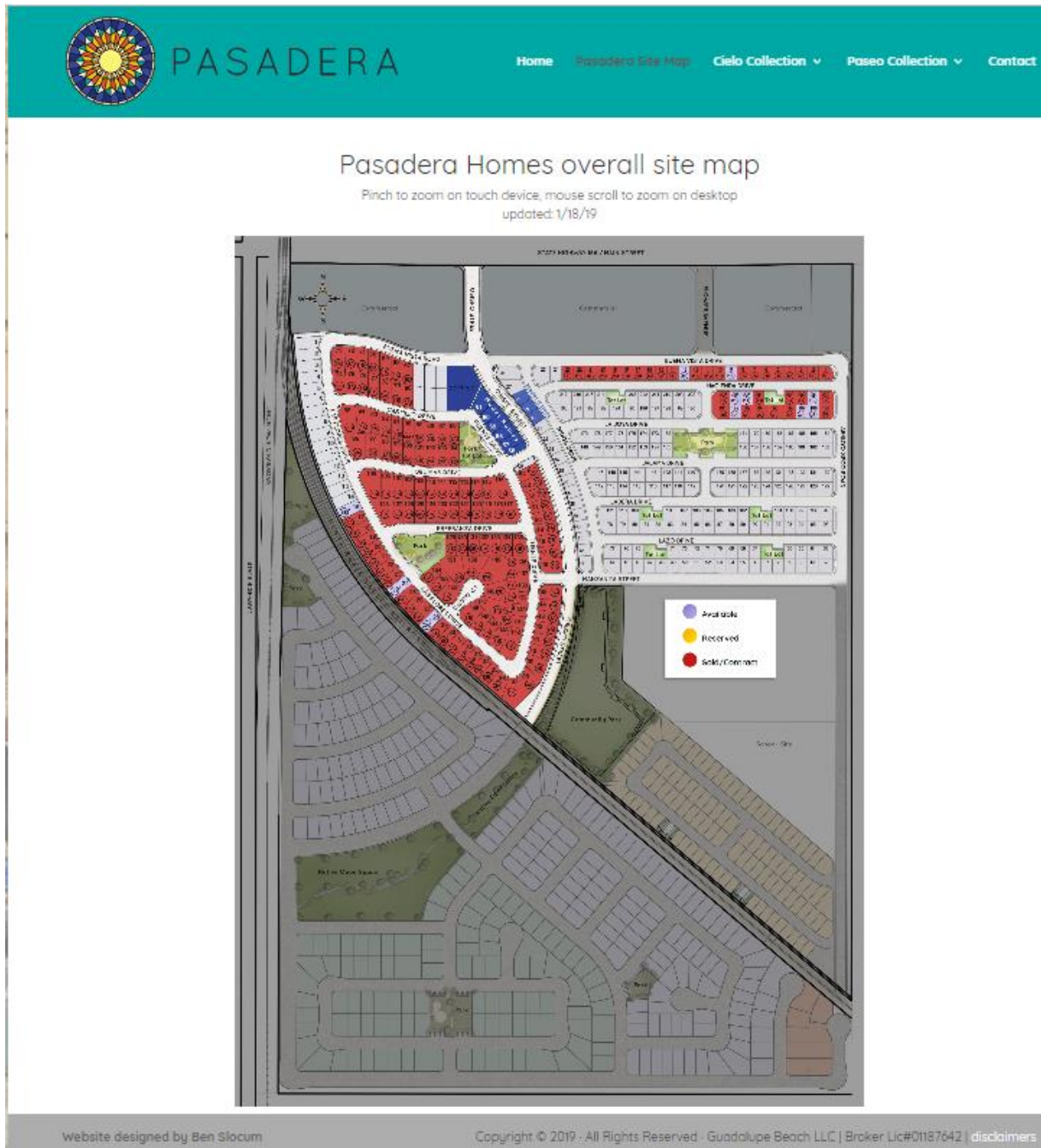
Estimated taxes & insurance of \$395 are not included.

Home price:  Down payment:   %

Loan term:  Interest rate **Today's rate**:  %

Sample calculation of mortgage terms and payment

Figure A-1 DJ Farms Site Map



Source: Pasadera Homes web site: <https://newpasaderahomes.com/pasadera-site-map>

Figure A-2: Peoples' Self-Help Housing Breaks Ground on New Affordable Housing in Guadalupe, CA

The screenshot shows the homepage of Peoples' Self-Help Housing. At the top left is the organization's logo, which consists of two stylized human figures in red forming a house shape, with the text "Peoples' Self-Help Housing" to its right. To the right of the logo are two buttons: a black "Volunteer" button and a red "Donate Now" button. Below these is a red navigation bar with white text for "HOME ABOUT HOUSING PROGRAMS JOBS EVENTS GIVING VOLUNTEER MEDIA CONTACT". On the left side, there is a dark grey sidebar with a "MEDIA" section containing a list of links: "Press Releases", "In the News", "Event Photos", "Annual Reports", "E-Newsletters", "Blog", and "Video Library". The "Press Releases" link is highlighted in blue. The main content area features a "Press Releases" section with the title "Peoples' Self-Help Housing Breaks Ground on New Affordable Housing in Guadalupe, CA" in red. Below the title is the date "Posted on 01/04/2019" and an architectural rendering of a large, multi-story apartment building with a light-colored facade and dark accents. To the right of the main content is a blue vertical menu with white text for "Press Releases", "In the News", "Event Photos", "Annual Reports", "E-Newsletters", "Blog", and "Video Library". Below the rendering is a text block starting with "Guadalupe, Calif., January 4, 2019 – Peoples' Self-Help Housing (PSHH) will celebrate the start of its newest affordable housing project in Santa Barbara County with a groundbreaking celebration for Guadalupe Court on Thursday, January 10."

Source: [https://pshhc.org/medias/press\\_releases.html/article/2019/01/04/peoples-self-help-housing-breaks-ground-on-new-affordable-housing-in-guadalupe-ca](https://pshhc.org/medias/press_releases.html/article/2019/01/04/peoples-self-help-housing-breaks-ground-on-new-affordable-housing-in-guadalupe-ca)



## 7.2 Appendix B: Residential Land Inventory

Preparation of the 2040 Draft Guadalupe General Plan included a complete land use inventory in 2017, which identified specific sites that are suitable for residential development. This analysis compares the City's regional housing need allocation of 50 units with its residential development capacity. The site inventory and analysis are to help in determining whether program actions are necessary to designate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate the RHNA-allocated units. Using the inventory of available land, the analysis proceeded to determine (a) the suitability of individual parcels and (b) the appropriate development densities. For the 2014 to 2022 planning horizon, the Santa Barbara County Council of Governments approved the Regional Housing Needs Allocations (RHNA) and assigned a total of 50 new housing units to Guadalupe. Table B-1 shows the distribution of the City's allocation by income groups.

Table B-1: Summary of 2014-2022 RHNA Allocations to Guadalupe

Income Group	Dwelling Units	Percent
Extremely Low	7	14%
Very Low	5	10%
Low	8	16%
Moderate	13	26%
Above Moderate	17	34%
Total	<b>50</b>	<b>100%</b>

Source: SBCAG, Regional Housing Needs Allocation Plan, 2013

To accommodate the 50 new RHNA units, the examination focused on the development potential of vacant land that are infill sites, the approved Guadalupe Court multi-family housing project, and the DJ Farms Specific Plan area. The following paragraph describes the methodology applied to determine residential development capacity.

Residential development potential depends on the residential density standards of the City. The analysis evaluated whether site constraints and land use controls enabled the achievement of the permitted densities. First, the acreage of the parcel was multiplied by the allowable density. Fractional components on the number of units allowed under the density standards were discarded. The allowable unit calculation applied base land use densities with no assumptions about density bonuses. A parcel by parcel evaluation of any unusual site characteristics or land use controls revealed where the allowable number of residential units should adjust further downward in areas where additional constraints to development existed. Constraints that resulted in lower residential capacity included road rights-of-way, irregular lot shapes, difficulty in meeting minimum roadway frontage requirements, and existence of wetlands or drainage courses on the parcels. The methodology results in a more conservative residential capacity that takes into consideration special or unusual circumstances.

### 7.2.1 Vacant Land

In 2017, the City and Regional Planning Department of the California Polytechnic State University conducted a parcel-by-parcel inventory of all land within the City. The inventory revealed that 4.9 acres of vacant land that is zoned for housing is available suitable to accommodate 57 housing units, which is

higher than the 50 required RHNA units. Table B-2 summarizes the inventory of vacant residential infill sites within the built-up area and indicates there is opportunity for housing to suit all income segments within the community. Most of these sites, that is 40 out of 57, can accommodate low, very low, and extremely low-income housing.

Table B-2: Inventory of Vacant Residential Infill Sites in Guadalupe in 2017

[Table B-2] Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du per acre)	Capacity (dwelling units)	Income Group Affordability	On-Site Constraints
113-370-037	0.27	Low Density	R-1	6.00	1	Above Moderate, Moderate	Road Access Required
115-122-001	0.2	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-132-016	0.22	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-011	0.18	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-012	0.17	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-201-013	0.18	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-230-010	0.25	Low Density	R-1	6.00	1	Above Moderate, Moderate	None
115-082-021	1.03	Medium Density	R-2	10.00	10	Moderate, Low	None
115-032-005	0.11	High Density	R-3	20.00	1	Low, Very Low, Extremely low	Irregularly shaped lot
115-034-016	0.33	High Density	R-3	20.00	6	Low, Very Low, Extremely low	None
115-035-001	0.35	High Density	R-3	20.00	7	Low, Very Low, Extremely low	None
115-035-006	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-036-002	0.12	High Density	R-3	20.00	2	Low, Very Low, Extremely	None

[Table B-2] Parcel Number	Parcel Size	General Plan Designation	Zoning Designation	Density (du per acre)	Capacity (dwelling units)	Income Group Affordability	On-Site Constraints
						low	
115-036-015	0.12	High Density	R-3	20.00	2	Low, Very Low, Extremely low	None
115-036-018	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-102-013	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None
115-102-015	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage Crosses far southeastern corner of site
115-102-016	0.17	High Density	R-3	20.00	1	Low, Very Low, Extremely low	Drainage crosses site
115-102-017	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage crosses southeastern corner of site
15-102-018	0.17	High Density	R-3	20.00	3	Low, Very Low, Extremely low	Drainage crosses northwestern corner of site
115-063-019	0.18	High Density	R-3	20.00	3	Low, Very Low, Extremely low	None

The 2018 update to the General Plan identified several other opportunities for housing development in the City. These include many small, vacant lots which might need some mitigation of might allow accessory dwelling units, mixed-use sites, and a large reservoir of development opportunity in the DJ Farms Specific Plan area. Figure B-1 shows the distribution of opportunity sites across the City. The next two subsections present opportunities for housing at mixed-use locations and the DJ Farms site. Table B-3 is an inventory of “other vacant lands” within the built-up area.

Figure B-1: Opportunities for Housing at Vacant Infill, Mix-Use, and DJ Farms Sites

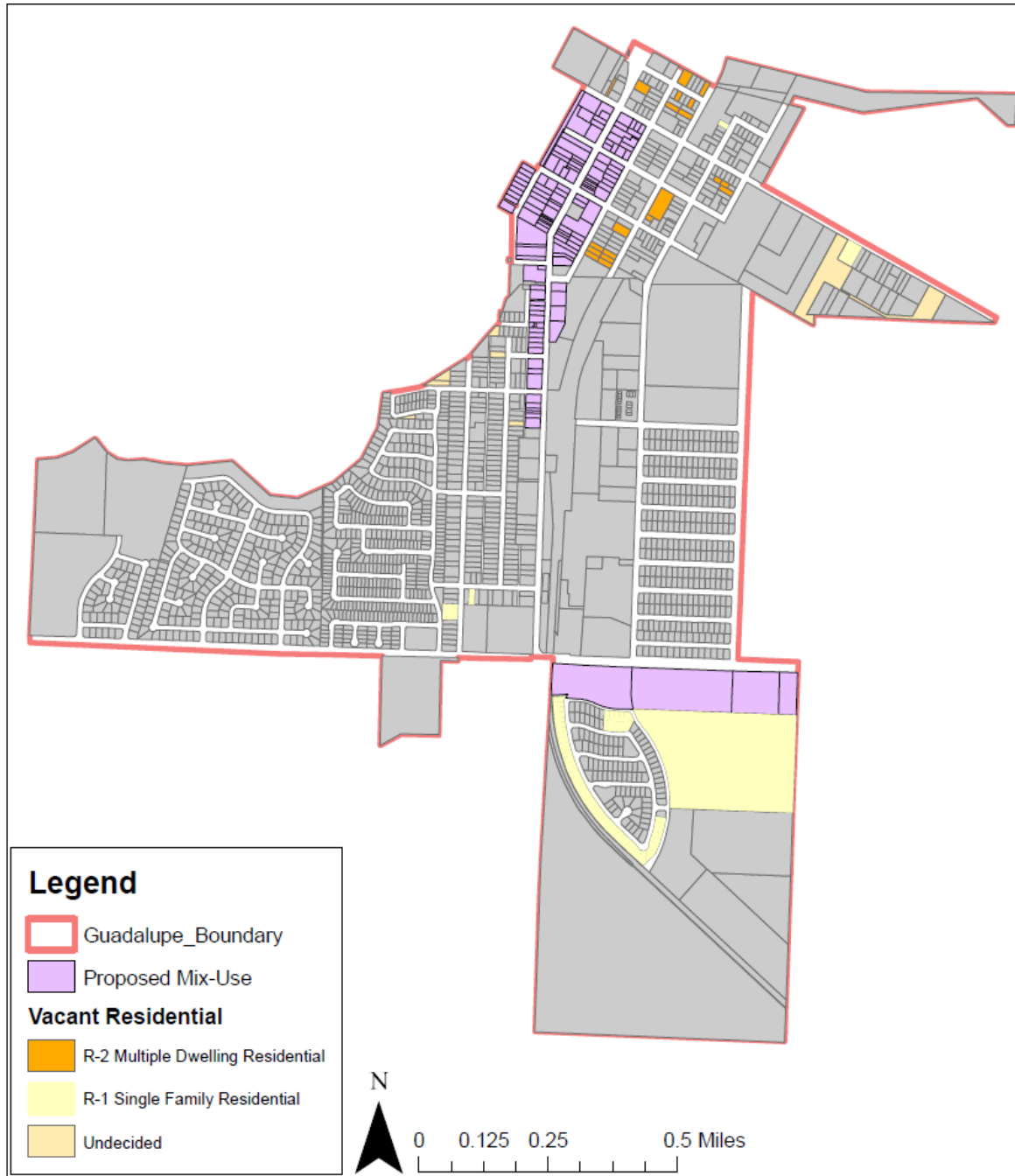


Table B-3: Other Vacant Residential Land within Built-Up Area

<b>[Table B-3] Parcel Number</b>	<b>Zoning Designation</b>	<b>Parcel Size (Acreage)</b>
113-320-097	R-2	0.31
113-370-036	R-2	0.1
113-370-037	R-2	0.27
113-370-038	R-2	0.25
113-450-004	R-2	31.25
113-460-001	R-2	0.15
113-460-002	R-2	0.13
113-460-003	R-2	0.13
113-460-004	R-2	0.12
113-460-005	R-2	0.12
113-460-006	R-2	0.12
113-460-007	R-2	0.12
113-460-008	R-2	0.12
113-460-009	R-2	0.12
113-460-010	R-2	0.12
113-460-011	R-2	0.12
113-460-012	R-2	0.12
113-460-013	R-2	0.17
113-460-014	R-2	0.12
113-460-015	R-2	0.12
113-460-017	R-1	0.12
113-460-032	R-1	0.12
113-460-033	R-1	0.12
113-460-034	R-1	0.12
113-460-035	R-1	0.11
113-460-036	R-1	0.17
113-470-001	R-1	0.12
113-470-002	R-1	0.12
113-470-003	R-1	0.12
113-470-004	R-1	0.12
113-470-005	R-1	0.12
113-470-006	R-1	0.12
113-470-007	R-1	0.12
113-470-008	R-1	0.12
113-470-009	R-1	0.12
113-470-010	R-1	0.12
113-470-011	R-1	0.12
113-470-012	R-1	0.12

[Table B-3] Parcel Number	Zoning Designation	Parcel Size (Acreage)
113-480-001	R-1	0.12
113-480-002	R-1	0.12
113-480-003	R-1	0.12
113-480-004	R-1	0.12
113-480-005	R-1	0.12
113-480-006	R-1	0.12
113-480-007	R-1	0.12
113-480-008	R-1	0.12
113-480-009	R-1	0.12
113-480-010	R-1	0.12
113-480-011	R-1	0.11
113-480-012	R-1	0.14
113-480-013	R-1	0.2
113-480-014	R-1	0.18
113-480-015	R-1	0.17
113-480-016	R-1	0.12
113-480-017	R-1	0.12
113-480-018	R-1	0.12
113-480-019	R-1	0.12
113-480-020	R-1	0.12
115-031-001	R-1	0.01
115-036-012	R-1	0.19
115-041-010	R-1	0.11
115-063-002	R-1	0.1
115-063-011	R-1	0.09
115-082-009	R-1	0.09
115-102-014	R-1	0.17
115-102-022	R-1	0.36
115-153-014	Undecided	0.18
115-201-012	Undecided	0.17
115-201-013	Undecided	0.18
115-202-002	Undecided	0.18
115-230-009	Undecided	0.48
115-230-028	Undecided	1.77
115-230-030	Undecided	2.92
<b>Total</b>	<b>All</b>	<b>45.88</b>

## 7.2.2 Mixed-Use Development

The updated General Plan designates mixed-use development at such strategic locations as the City’s Central Business District and the northern commercial strip of the DJ Farms area. This offers additional housing opportunities, including those for lower income residents. The General Plan identified 26.22 acres of commercially-zoned land across 113 parcels to accommodate mixed-use development. The General Plan specifies maximum building intensity standards of 0.35 floor-to-area (FAR) under the general vision that upper levels would be developed for residential uses and lower levels for commercial uses. Table B-4 shows that at full build-out, mixed-use area can accommodate 383 dwelling units. Controlling for site constraints, of which there are hardly any in the CBD and DJ Farms area, the realization of just 15 percent of the mixed-use development potential would result in 57 units, which again is higher than the required 50 RHNA units. Table B-5 lists additional mixed-use opportunities beyond the vetted sites. These other sites total approximately 10 additional acres of which 6.4 acres are under temporary agricultural use.

Table B-4. Mixed-Use Development Potential

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-092-001	23,958	G-C	0.35	8,385.30	5,618.15	9	None
115-092-003	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-004	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-052-007	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-051-007	19,166	G-C	0.35	6,708.24	4,494.52	7	None
115-101-001	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-015	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-011	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-071-019	13,068	G-C	0.35	4,573.80	3,064.45	5	None
115-052-018	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-091-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-005	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-113-001	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-113-0Q4	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-113-005	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-071-015	11,761	G-C	0.35	4,116.42	2,758.00	4	None
115-071-018	33,977	G-C	0.35	11,891.88	7,967.56	13	None
115-072-014	2,178	G-C	0.35	762.30	510.74	0	None
115-072-015	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-072-018	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-092-016	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-017	2,178	G-C	0.35	762.30	510.74	0	None

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-092-019	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-092-023	3,485	G-C	0.35	1,219.68	817.19	1	None
115-101-003	3,485	G-C	0.35	1,219.68	817.19	1	None
115-101-011	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-002	8,276	G-C	0.35	2,896.74	1,940.82	3	None
115-121-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-001	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-101-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-112-001	56,628	G-C	0.35	19,819.80	13,279.27	22	None
115-113-006	16,117	G-C	0.35	5,641.02	3,779.48	6	None
115-101-016	20,473	G-C	0.35	7,165.62	4,800.97	8	None
115-052-009	5,663	G-C	0.35	1,981.98	1,327.93	2	None
115-072-002	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-013	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-092-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-021	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-101-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-010	8,712	G-C	0.35	3,049.20	2,042.96	3	None
115-051-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-010	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-091-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-071-012	16,553	G-C	0.35	5,793.48	3,881.63	6	None
115-072-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-006	10,019	G-C	0.35	3,506.58	2,349.41	3	None
115-092-024	10,890	G-C	0.35	3,811.50	2,553.71	4	None
115-121-016	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-007	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-013	22,651	G-C	0.35	7,927.92	5,311.71	8	None
115-112-003	27,878	G-C	0.35	9,757.44	6,537.48	10	None
115-052-012	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-072-012	3,485	G-C	0.35	1,219.68	817.19	1	None
115-092-008	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-018	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-101-002	3,485	G-C	0.35	1,219.68	817.19	1	None
115-112-005	12	G-C	0.35	4,116.42	2,758.00	4	None
115-052-014	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-071-002	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-003	3,920	G-C	0.35	1,372.14	919.33	1	None



[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-071-004	6,098	G-C	0.35	2,134.44	1,430.07	2	None
115-071-005	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-072-011	2,178	G-C	0.35	762.3	510.74	0	None
115-072-013	3,920	G-C	0.35	1,372.14	919.33	1	None
115-072-020	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-092-012	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-013	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-092-014	2,178	G-C	0.35	762.30	510.74	0	None
115-101-004	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-101-014	37,897	G-C	0.35	13,264.02	8,886.89	14	None
115-121-011	3,485	G-C	0.35	1,219.68	817.19	1	None
115-121-012	33,541	G-C	0.35	11,739.42	7,865.41	13	None
115-121-015	14,375	G-C	0.35	5,031.18	3,370.89	5	None
115-121-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-140-001	12,632	G-C	0.35	4,421.34	2,962.30	4	None
115-052-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-052-016	13,939	G-C	0.35	4,878.72	3,268.74	5	None
115-071-001	18,295	G-C	0.35	6,403.32	4,290.22	7	None
115-091-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-008	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-091-013	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-133-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-051-005	6,970	G-C	0.35	2,439.36	1,634.37	2	None
115-052-003	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-Q04	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-005	4,792	G-C	0.35	1,677.06	1,123.63	1	None
115-052-011	5,227	G-C	0.35	1,829.52	1,225.78	2	None
115-071-014	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-004	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-005	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-072-007	6,534	G-C	0.35	2,286.90	1,532.22	2	None
115-072-008	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-072-009	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-092-020	9,148	G-C	0.35	3,201.66	2,145.11	3	None
115-101-010	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-018	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-121-019	11,326	G-C	0.35	3,963.96	2,655.85	4	None

[Table B-4] Parcel Number	Parcel Site (sq. ft.)	Zoning	Floor-Area Ratio	Maximum Developable Area (sq. ft.)	Maximum Residential Area (sq. ft.)	Adjusted Potential Dwelling Units	On-Site Constraints
115-121-020	4,356	G-C	0.35	1,524.60	1,021.48	1	None
115-121-022	2,178	G-C	0.35	762.30	510.74	0	None
115-113-007	14,810	G-C	0.35	5,183.64	3,473.04	5	None
115-051-006	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-091-003	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-002	11,326	G-C	0.35	3,963.96	2,655.85	4	None
115-051-009	15,246	G-C	0.35	5,336.10	3,575.19	6	None
115-052-006	7,841	G-C	0.35	2,744.28	1,838.67	3	None
115-071-016	12,197	G-C	0.35	4,268.88	2,860.15	4	None
115-071-017	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-092-015	2,178	G-C	0.35	762.30	510.74	0	None
115-101-009	7,405	G-C	0.35	2,591.82	1,736.52	2	None
115-101-013	30,056	G-C	0.35	10,519.74	7,048.23	11	None
115-121-021	1,307	G-C	0.35	457.38	306.44	0	None
<b>ALL</b>	<b>1,142,157</b>			<b>160,540.38</b>	<b>271,816.40</b>	<b>383</b>	

Table B-5: Other Lots with Mixed-Use Potential

Parcel Number	Zoning Designation	Parcel Size
113-450-003	A-1	4.645
113-450-010	A-1	1.775
115-020-032	-	0.74
115-020-033	-	0.1
115-051-001	R-1	0.68
115-051-007	-	0.44
115-051-010	R-1	0.32
115-121-023	R-1	0.17
115-121-024	R-1	0.17
115-133-005	R-1	0.17
115-133-008	G-C	0.2
115-134-004	G-C	0.34
115-134-005	G-C	0.18
115-134-006	G-C	0.51
115-140-004	R-1	0.53
115-153-004	G-C	0.32
115-153-005	G-C	0.18
<b>ALL</b>		<b>10.19</b>

Note: Parcels without zoning designation are excluded from the total

### 7.2.3 DJ Farms Specific Plan

The DJ Farms Specific Plan area covers 209 acres south of West Main Street (or State Route 166) and west of Guadalupe Street (or SR 1) in the southeastern section of the City. It offers tremendous opportunity for the development of market-rate and affordable housing in addition to public facilities and commercial uses. The 2012 Specific Plan calls for the development of up to 802 housing units on approximately 145 acres. Table B-6 shows the distribution of housing densities in the DJ Farms area. The remaining acreage is for commercial uses, parks and open space, and a school. Housing opportunity at DJ Farms is so much that it alone could meet the City’s regional housing need for a few decades into the future even without development elsewhere in the City.

Table B-6: Housing Capacity at DJ Farms Specific Plan Area

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

Source: DJ Farms Specific Plan, August 2012

The DJ Farms Specific Plan area broke ground in 2015, built and sold 130 new housing units by January 2019. Appendix A has details, which reveal that the number of planned units as of January 2019 stood at 817 dwelling units.

### 7.2.4 People’s Self-Help Housing Project

People’s Self-Help Housing broke ground in January 2019 to add additional 37 low-income units to the Guadalupe Ranch Acres site on 11th street to be called Escalante Meadows. Table A-3b shows the distribution of units all of which are restricted to serve specified low-income categories. With the completion of this project, the City of Guadalupe is poised to meet practically all its housing need allocation for the next RHNA cycle for the lower income groups.

### 7.2.5 Conclusions on Inventory of Residential Opportunities

The 2040 Draft General Plan has determined that Guadalupe already has enough land within its City limits to accommodate growth to 2040 and beyond. The 2040 Draft General Plan and this 2019 Housing Element therefore identified enough land for the construction of housing to suit households in all income groups and fulfill the City’s share of the Regional Housing Needs Allocation. Opportunities for housing development include vacant infill, mixed-use, and the DJ Farms sites. Other options especially for affordable housing exist in the built-up area for accessory (or secondary) dwelling units (also termed granny units). While Guadalupe's housing allocation can be met without exercising all these options, they present multiple opportunities for affordable and market rate housing within the City.

### 7.3 Appendix C: Development Fees

This appendix presents a consolidated list of fees, which combines common planning department fees with a master schedule of development fees in Guadalupe. City Council Resolution No. 2013-39 of September 24, 2013 adopted the Master Fee Schedule. Requested services not covered by the Master Fee Schedule are to be charged actual costs at full cost recovery and might require a deposit. Where:

**Full cost recovery** = actual cost + 30% Administrative Overhead

Table C-1: Consolidated List of Fees in Guadalupe

[Table C-1] Activity or Service	Fee Type (Fixed or Deposit toward Actual Cost)	Fee
Annexation	Deposit	\$12,500
Building Permit		Fee required by CBC
Certification of Compliance	Deposit	\$750
City Council Conceptual Review	Fixed Fee	\$750
Coastal Development Permit	Deposit	\$1,000
CUP/DPR - home occupation permit	Fixed Fee	\$250
CUP/DPR - major	Deposit	\$3,500
CUP/DPR - minor	Deposit	\$1,500
Development Agreement	Deposit	\$10,000
EIR Addendum	Deposit	\$7,500
EIR or Supplemental EIR	Deposit	\$25,000
Encroachment Permit		\$63
Environmental Clearance Review - Major) by determination of planner	Deposit	\$1,000
Environmental Clearance Review - Minor) by determination of planner	Deposit	\$500
Final Map	Deposit	\$7,400
General Plan Amendment - major) by determination of planner	Deposit	\$8,000
General Plan Amendment - minor) by determination of planner	Deposit	\$4,000
General Plan Amendment and Zone Change	Deposit	\$10,000
General Plan Amendment and Zone Change	Deposit	\$15,000
Grading Permit		Fee required by CBC
Landscape Plan Check - major) by determination of planner	Deposit	\$800
Landscape Plan Check - minor) by determination of planner	Deposit	\$400
Lot Line Adjustment	Deposit	\$1,500
Lot Merger	Deposit	\$750
Mitigation Monitoring	Deposit	\$1,250
Negative Declaration - Complex (Mitigated Negative Declaration)	Deposit	\$3,500
Negative Declaration - Simple	Deposit	\$1,500
Planned Development - minor	Fixed Fee	\$330
Planned Development - major	Deposit	\$2,500
Pre-Application Review - major	Deposit	\$2,500
Pre-Application Review - minor	Fixed Fee	\$330

<b>[Table C-1] Activity or Service</b>	<b>Fee Type (Fixed or Deposit toward Actual Cost)</b>	<b>Fee</b>
Preliminary Parcel Map	Deposit	\$1,000
Preliminary Track Map	Deposit	\$2,000
Public Facility and Traffic Impact Fees (per annexation lot)	Fixed Fee	\$800
Public Facility and Traffic Impact Fees (per subdivision lot)	Fixed Fee	\$300
Public Improvement Plan Checking (per single lot)	Fixed Fee	\$290
Public Improvement Plan Checking (per subdivision)	Fixed Fee	\$1,460
Sewer connection fee (per multi-family unit)	Fixed Fee	\$2,361
Sewer connection fee (per single family unit)	Fixed Fee	\$3,542
Sign Permit - major (requiring council approval)	Deposit	\$600
Sign Permit - minor (requiring council approval)	Fixed Fee	\$110
Specific Plan - New	Deposit	\$8,000
Specific Plan - Revision or Amendment	Deposit	\$4,000
Sphere of Influence Adjustment	Deposit	\$5,000
Temporary Use Permit	Deposit	\$500
Tentative Parcel Map	Deposit	\$3,000
Tentative Tract Map	Deposit	\$5,000
Time Extension or Appeal	Fixed Fee	\$570
Variance	Deposit	\$1,500
Water Connection Fee (based on the diameter of the service line)	Fixed Fee	
Zoning Clearance - change in use only	Fixed Fee	\$150
Zoning Clearance - home business application	Fixed Fee	\$150
Zoning Clearance - multi-family development or commercial	Fixed Fee	\$400
Zoning Clearance - new single-family unit or duplex	Fixed Fee	\$250
Zoning code Change - major	Deposit	\$5,000
Zoning code Change - minor	Deposit	\$7,500
Zoning Code Text Amendment	Deposit	\$2,500

## 8.0 References

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