

2020 HOUSING INCOME AND PRICE GUIDELINES

May 4, 2020

Based on the median family income of \$87,800 for Santa Barbara County as determined by the U.S. Department of Housing and Urban Development

Maximum Allowable Household Incomes for 2020* (by household size and income category)

Household Size (# of people)	Very-Low (0-50%)	Low (50 – 80%)	Lower-Moderate (81- 100 %)	Upper-Moderate (101- 120%)	Middle-Median (121 – 150%)	Workforce (151-200%)
1	\$30,750	\$49,150	\$61,450	\$73,750	\$92,200	\$122,900
2	35,100	56,200	70,250	84,300	105,350	140,500
3	39,500	63,200	79,000	94,800	118,550	158,050
4	43,900	70,250	87,800	105,350	131,700	175,600
5	47,400	75,850	94,800	113,800	142,250	189,650
6	50,900	81,500	101,850	122,200	152,750	203,700
7	54,450	87,100	108,850	130,650	163,300	217,750
8 or more	57,950	92,700	115,900	139,100	173,850	231,800

Maximum Allowable Sales Prices for 2020* (by bedroom size and income category)

Number of Bedrooms	Very-Low (0-50%)	Low (50 – 80%)	Lower-Moderate (80- 100 %)	Upper-Moderate (100- 120%)	Middle-Median (120 – 150%)
Studio	\$92,200	\$147,500	\$184,400	\$221,300	\$276,600
1	105,400	168,600	210,700	252,900	316,100
2	118,500	189,600	237,100	284,500	355,600
3	131,700	210,700	263,400	316,100	395,100
4	139,900	223,900	279,900	335,800	419,800

Maximum Allowable Rents for 2020* (by bedroom size and income category)

Number of Bedrooms	Very-Low (0-50%)	Low (50 – 80%)	Lower-Moderate (80- 100 %)	Upper-Moderate (100- 120%)	Middle-Median (120 – 150%)
Studio	\$660	\$920	\$1,190	\$1,450	n/a
1	820	1,150	1,480	1,810	n/a
2	990	1,380	1,780	2,170	n/a
3	1,170	1,630	2,100	2,570	n/a
4	1,320	1,840	2,370	2,900	n/a

For Projects Approved Prior to November 23, 2004

*Please note that these numbers may be subject to change Spring 2021

Guadalupe City Council

Pioneer Street Apts. Employee Housing CUP

(2021-001-CUP)

Presented by

Larry Appel, Contract Planning Director

Guadalupe City Planning Department

March 23, 2021

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Pioneer Street Apartments



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Project Description

- Located at 856 and 864 Pioneer Street.
- Request for CUP approval to allow up to seven (7) employees to be housed in each of 34 existing apartment units.
- Each unit was constructed with two bedrooms and a third sleeping room with kitchen, bathroom and limited common living/dining room space

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Zoning Map



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Oblique Aerial



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Northern Apartment Bldg.



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Background

- Original apartments approved in 2015
- 2018 submittal of CUP to allow employee housing. Application withdrawn prior to Council hearing
- City adopted an employee housing ordinance (Chapter 18-75) through Ordinance No. 2019-482.
- Current CUP application submitted Jan '21

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Employee Housing

- Sec. 18.75.020 defines as “ ...seven or more employees housed in a dwelling unit...”
- Applicant is specifically referring to housing of temporary foreign workers under the H-2A Visa Program.

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Performance Standards

Sec. 18.75.050

- Ordinance identifies 10 standards to be met when considering emp. housing
- Standard #5 states that common living areas (kitchens, dining rooms, living rooms, family rooms, etc.) *within existing units shall not be converted to, or used for, additional sleeping areas.*
- Owner already converted living area to sleeping area as part of original B.P.

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Central Business District

Policy 10 (L.U.E.)

- ***“The City will work to strengthen its partnership with the private sector to protect and expand the economic viability of the downtown”***
- Some positive benefit of temporary workers, but not as much as with full-time residents that are more able to participate fully in the community.

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RHNA

- The City currently has a state mandate to provide sufficient land/density so as to allow for 50 affordable housing units (current Housing Element 5th Cycle)
- New mandates for H.E. 6th Cycle is for a minimum of 431 affordable units.
- Conversion to Employee Housing may remove these units, and any other requests for conversion from the RHNA program as they are defined as “commercial uses”.

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Recommendations

It is recommended that the City Council:

- Adopt Resolution No. 2021-16 and Deny the Conditional Use Permit for the Pioneer Street Apartment Project for Employee Housing (2021-001-CUP); or
- Continue to April 27, 2021 if the Council majority wish to approve the applicant’s request

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Questions?

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Todd Bodem

From: fromero@solutions-plus.net
Sent: Tuesday, March 23, 2021 1:18 PM
To: Juana Escobar
Cc: Todd Bodem; smlarry@aol.com
Subject: Comments Regarding Agenda Item #10

Importance: High

Dear Juana, Todd, & Larry,

I would like the following comments to be distributed to the City Councilmembers for tonight's meeting. Can you confirm whether or not this will get to each of the Councilmembers? Thx, Frances

3/23/2021

Dear Mayor Julian & Members of the Council,

I hope that you are all well during these challenging times. I am submitting comment on Agenda Item #10, The request to initiate a General Plan Land Use Designation Amendment and Rezone Amendment for the Open Space lot within the Point Sal Dunes Subdivision from Open Space to Low Density Residential and from Open Space to Residential Single-Family-Low Density (Specific Plan) R-1 (SP) for APN 113-030-059, as I am a resident of Pt. Sal Dunes. My comments are not just from that of a neighbor, but as a land use professional.

I appreciate the thoroughness of the staff report that provides you two options to either initiate or not. While I am certainly not anti-development I will list my concerns & observations below in no particular order of importance:

It is clear that despite the purpose of a "Specific Plan" that the language was not all that specific. Having worked on many Specific Plans & based on my experience as a Park Commissioner, typically a jurisdiction collects a per house fee (Quimby) for development, especially on smaller projects. For larger projects, there are typically requirements for a developer to create a recreational amenity to serve the residents that will be added to a community as a result of the proposed development & once completed, it is dedicated to the City, County, or HOA for on-going maintenance or some other combination of mitigation so that a community does not fall behind on its inventory of parks. Sadly, this parcel has not been a community benefit for the twenty years we have lived here.

We nearly purchased a home on Snowy Plover because there were no homes planned on the north side of the street. What about the people that purchased a home on the south side of Snowy Plover who had/have that same expectation?

The addition of 22 new homes is nearly a 10% increase above the approved EIR that is approximately 30 year old. This is more traffic for an area of town that has no secondary access in the event of an emergency, west of Nelson Drive.

Mr. Vaughn seems to believe that maintenance of this lot is too difficult while he resides in Utah, yet he proposes to build 22 homes which would be a far greater undertaking of time, money, & effort. Any park amenity that would be proposed in conjunction with the 22 homes would need to be maintained. It is doubtful that an HOA would be put in place for only 22 homes, so who would maintain it? Jack O'Connell Park's weeds are in excess of a foot tall throughout the park just a couple hundred feet away.

What is the capacity at the City's Wastewater Plant based on recent apartment construction & increased densities?

Based on tonight's packet, sales have slowed at Pasadera.

The City has a substantial record of compliance dealings with Mr. Vaughn that should be considered.

Santa Barbara County Flood Control still holds that same position on setbacks for development from the river which would render this parcel not developable. Even if the 200' setback from top of bank were reduced by 50% to 100' it is doubtful that legal lots meeting a single family low density designation could be configured.

While you do not have a hydrologic study at this time, you do have a letter from County Flood Control who has a lot of experience in the area for the Santa Maria River & its impacts on erosion over time. Rather than put Mr. Vaughn through the expense to find out what Flood Control is already telling you, I hope that you will deny the request to initiate & seek a permanent solution to this property so that it could be a lovely maintained greenbelt where residents could enjoy nature or throw a frisbee, not a patch of weeds that gets mowed occasionally.

Thank you,

Frances

Frances Romero
Guadalupe, CA

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Guadalupe City Council

Snowy Plover General Plan Initiation

Presented by
Larry Appel, Contract Planning Director
Guadalupe City Planning Department
March 23, 2021

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Project Description (1)

- Determination to consider initiation of a General Plan Amendment-Rezone on a 4.9 acre undeveloped parcel within the Point Sal Dunes development
- This area is currently used as open space and contains a path adjacent to the top of the bank which is used by residents and non-residents in the area.

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Project Description (2)

- The legal parcel (Lot 210) has a land use and zoning designation of Open Space.
- The purpose of the hearing is to determine if the request is, "*in the public interest*" under Government Code Section 65358(a)

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Zoning Map



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Project Location



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Western end



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Steep (100% slope) to Santa Maria River floodplain



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Eastern end



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Informal Trail- eastern neighborhood



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Santa Barbara County Flood Control Concerns

- Strongly and consistently recommends setbacks from major rivers (200 feet)
- During development of the Point Sal Dunes subdivision (TM 29,027), Flood Control recommended setbacks through the use of an open space lot
- “Prudent measure to keep homes safe from erosion hazards due to the Santa Maria River”

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Permit Process

- Submittal of GPZ and tentative tract map applications and fees
- Determine Completeness of application
- CEQA review
- Review by City Departments
- Public hearing at City Council

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No “Hands Tied”

- Going forward with processing of a GPZ and tentative tract map does not compel the Council to ultimately support the project.
- Support will require the use of Findings and Conditions of Approval
- Initiation would just allow the owner to move forward with no guarantees

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Recommendations

It is recommended that the City Council:

Consider all information presented and determine if it would be in the public interest for the City to initiate a General Plan Amendment and Rezone of the above-noted parcel by adopting Resolution No. 2021-17 or if not, then adopting Ordinance No. 2021-17

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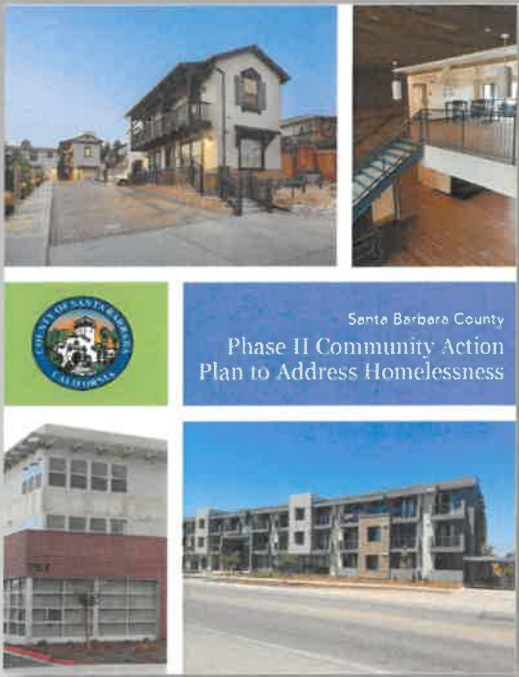
Questions?

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Current State of Homelessness and Phase II Community Action Plan to Address Homelessness

City of Guadalupe
March 23, 2021



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Today's Presentation

- I. Current State of Homelessness**
 - I. Trends
 - II. Funding
 - III. COVID-19
- II. Phase II**
 - I. Recommended Actions
 - II. Process and Timeline
 - III. Guiding Principles
 - IV. System-Level Goals
 - V. Strategies and Priorities
 - VI. Implementation Plan

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Recommended Actions:

That City Council of the City of Guadalupe:

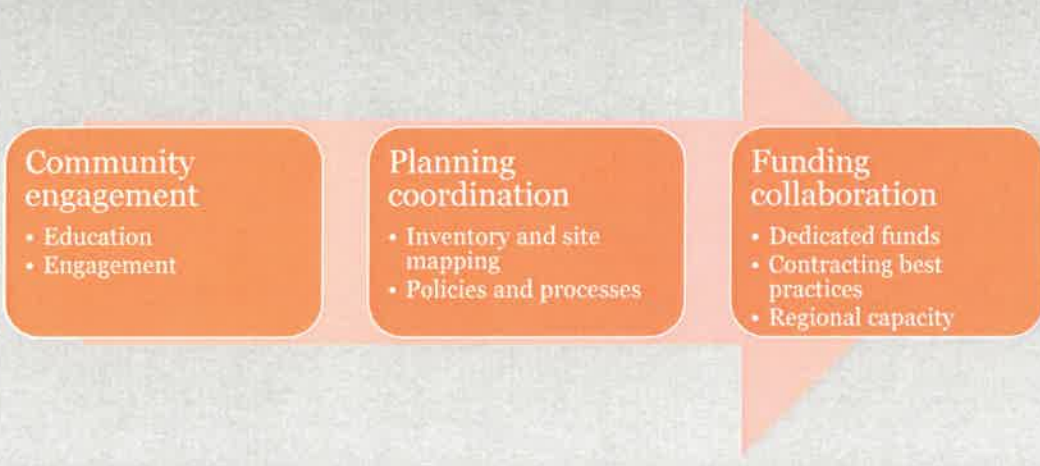
- a. Receive a presentation on homelessness in Santa Barbara County, including a report on the Phase II Community Action Plan to Address Homelessness (“Plan”), which identifies key strategies and priority areas to address homelessness and ensures compliance with State of California requirements demonstrating a regional planning process;
- b. Adopt the Phase II Community Action Plan to Address Homelessness; and
- c. Determine the receipt of the documents is not the approval of a project that is subject to environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(5), finding that the project is an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment.

Guiding Principles

Adopted by Elected Leaders Forum and CoC Board in February 2020, and the County Board of Supervisors in February 2023

Respond with urgency	Grounded in community with regular and ongoing communication	Promote cross-sector collaboration and collective support
Incorporate those with lived experience at all levels of planning, policy, and implementation	Embrace best practices and be housing focused	Use objective data to drive decision making
Support homeless services providers and value contribution	Maintain transparency and accountability at all levels of decision making	Commit to ongoing performance management and process improvement

Input from local jurisdictions as we collectively address key actions:



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Current State of Homelessness

- Unsheltered population increasing
- Growing encampment impacts
- More resources, largely one-time



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Point in Time Count Trend Analysis



2021 Notes

- Unsheltered persons is a projection based on a data model, **no physical count was completed.**
- Decrease in congregate shelter bed capacity.

Where does the money go?

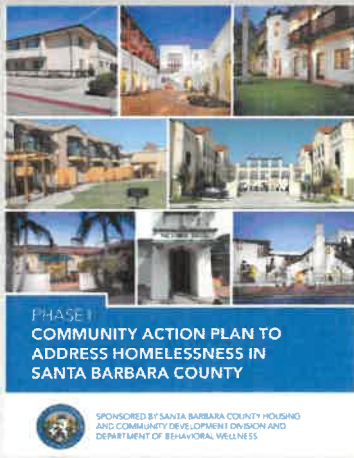


COVID-19 Homelessness Task Force Objectives

1. Prevent and mitigate COVID-19 impacts for persons who remain unsheltered
2. Establish non-congregate sheltering for persons at highest risk of COVID-19 complications.
3. Sustain shelter capacity
4. Enhance homelessness prevention and housing activities.



Phase I



Five key strategies to address homelessness:

1. Increase access to safe, affordable housing;
2. Use best practices to deliver tailored support services;
3. Build a collective action plan;
4. Strengthen support system to obtain and maintain housing;
5. Build provider capacity to address complex needs.

Phase II Process

- Community outreach and input
- Funding dedicated to homelessness
- Gaps Analysis
- Elected Leaders Forums
- City Workgroups



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System Level Goals

- Prioritize ending/dramatically reducing homelessness for specific populations.
- Increase housing inventory (units and beds) dedicated to homelessness.
- Create a culture of shelter diversion and prevention across the homeless response system.
- Improve overall homeless system performance.
- Achieve Continuum of Care strategies and benchmarks approved in 2019.

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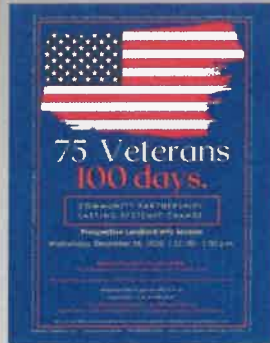
Prioritize ending/dramatically reducing homelessness for specific populations.

End homelessness among veterans

End unsheltered homelessness among youth

Prevent and end homelessness for families

End homelessness for all other populations including unsheltered and chronically homeless persons



Youth Housing
 The Santa Maria Valley Homelessness Local Prevention Collaborative identified the need to provide a safe place to provide space and time for a family to receive services to help the youth achieve home.

Homeless Emergency Aid Program (HEAP) funding supported acquisition and furnishing of a single family home to be co-occupied and furnished with a life-enriching shelter service.

Continued Living System assessment and efforts

Ongoing support and case management from RightWay Real Estate Works today staff and other service providers.



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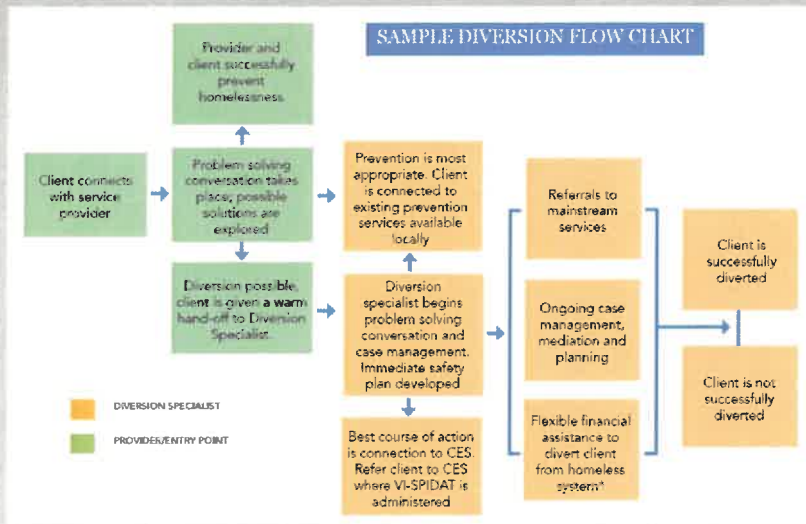
Increase housing inventory (units and beds) dedicated to homelessness.



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Create a culture of shelter diversion and prevention across the homeless response system.

Percentage of Persons Entering Emergency Shelter from Housed Settings	14%
Percentage of Persons Entering Emergency Shelter from Institutional Settings	16%
Rental by client, no ongoing housing subsidy	46
In a hotel or motel, not paid by agency or voucher	45
Living with friends	45
Living with family	85



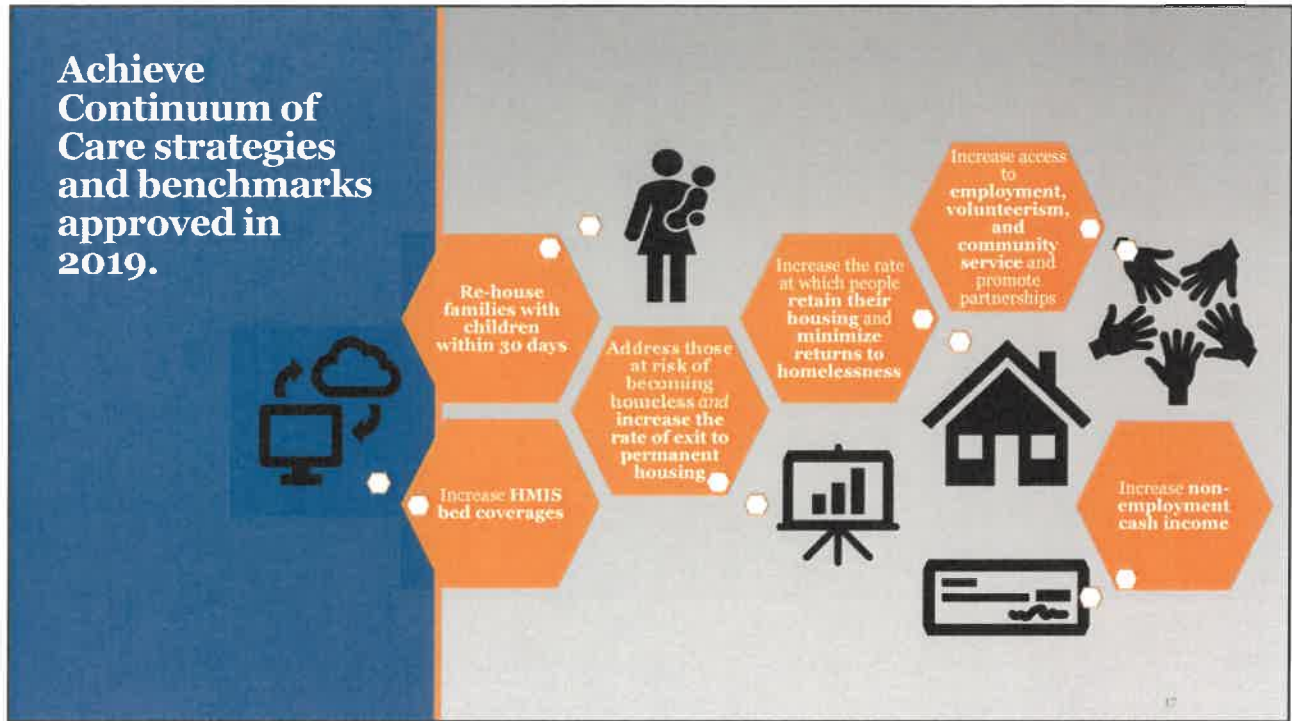
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Improve overall homeless system performance.

- Decrease length of time homeless
- Increase successful placements from street outreach, emergency shelter, transitional housing, and RRH; and, increase retention in PSH
- Decrease returns to homelessness



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Strategies and Priority Areas

Strategy 1: Increase Access to Safe, Affordable Housing

Strategy 2: Use Best Practices to Deliver Tailored Supportive Services to Meet Individual Needs

Strategy 3: Build a Collective Action Plan; Improve Data Sharing

Strategy 4: Strengthen Support Systems Available to Help Residents Obtain and Maintain Housing

Strategy 5: Build Provider Capacity to Address the Needs of Specific Populations

PHASE II GOALS: MOVING FROM PLANNING TO BOLD ACTION

Strategy 1: Increase Access to Safe, Affordable Housing

Priority 1: Increase the rate of housing available to those needing and services

Priority 2: Increase the rate of housing available to those needing and services

Priority 3: Increase and enhance a data system and improve data practices

Priority 4: Increase and improve partnerships and partnerships to deliver housing in the private market

Strategy 2: Use Best Practices to Deliver Tailored Supportive Services to Meet Individual Needs

Priority 1: Provide education and ongoing training opportunities to staff, clients, and other partners

Priority 2: Expand supportive services to meet needs

Priority 3: Connect clients to relevant services

Strategy 3: Build a Collective Action Plan; Improve Data Sharing

Priority 1: Create a Collective Action Plan

Priority 2: Improve Data Collection, Reporting and Data Sharing

Priority 3: Create a data-sharing culture and use data to drive decision-making

Priority 4: Improve the use of Data Sharing to improve Care Coordination and Outcomes

Strategy 4: Strengthen Support Systems Available to Help Residents Obtain and Maintain Housing

Priority 1: Create a Coordinated Response System to Quickly Address Housing and Service Needs

Priority 2: Increase Tenant and Co-Occurrence Programs

Priority 3: Assist Our Most Vulnerable and High-Risk Homeless Populations

Priority 4: Create Managerial Support Systems for Employment

Strategy 5: Build Provider Capacity to Address the Needs of Specific Populations

Priority 1: Provider Training

Priority 2: Provider Collaboration and Engagement

Priority 3: Provider Collaboration and Engagement


Priority 4: System Management and Maintenance

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Strategy 1: Increase Access to Safe, Affordable Housing

Key Actions:

1. Increase Inventory of Affordable and Permanent Supportive Housing
2. Increase the Pool of Funding Available to Provide Housing and Services
3. Expand and Enhance the Shelter System and Implement Best Practices
4. Develop and Improve Partnerships with Landlords to Secure Housing in the Private Rental Market



Homekey Conversion

Permanent Supportive Housing: 14 studio apartments (conversion from office building)

\$

Funding: State Homekey and Permanent Local Housing Application (PLHA)

👤

Referrals and Supportive Services Partner: Santa Barbara County Behavioral Wellness

Strategy 2: Use Best Practices to Deliver Tailored Supportive Services to Meet Individual Needs



Key Actions:

1. Provide education and ongoing training opportunities to stakeholders on best practices
2. Expand Supportive Services to Meet Client Needs
3. Connect Clients to Mainstream Services

Strategy 3: Build a Collective Action Plan; Improve Data Sharing

Key Actions:

1. Craft a Collective Response to Homelessness
2. Improve Data Collection Countywide and Enhance the Use of HMIS as Person-Centered Tool
3. Create a data-driven culture and use data to drive decision making
4. Implement Cross Sector Data Sharing to improve Care Coordination and Outcomes



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Strategy 4: Strengthen Support Systems Available to Help Residents Obtain and Maintain Housing

Key Actions:

1. Ensure a Coordinated Response System to Quickly Access Appropriate Housing and Services
2. Improve Prevention and Diversion Programs
3. Reach Out to Those Experiencing Unsheltered Homelessness
4. Create Meaningful Opportunities for Employment

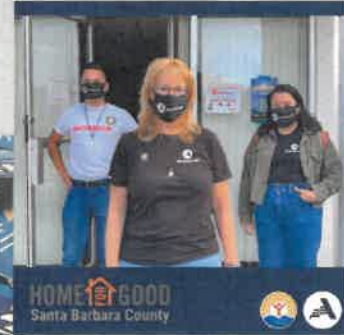


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Strategy 5: Build Provider Capacity to Address the Needs of Specific Populations

Key actions:

1. Provider Training
2. Address Implementation Challenges
3. Provider Coordination and Management
4. System Management and Maintenance



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Phase II Implementation Work Plan

Structure:

- ✓ Strategy
- ✓ Priority Area
- ✓ Background/description of need
- ✓ Action Steps
- ✓ Who will support/lead
- ✓ Key resources needed
- ✓ Fiscal impact/funding sources
- ✓ Timeline
- ✓ Progress

Key Action	Background/description of need	Action steps	Who will support	Key Resources to address	Time/Resource/expense	Timeline	Progress
Improve public data - The most important data needs to be expanded to include performance in this report	CoC Board receives quarterly reports of performance as a set of client community.	There should be a system established to allow the community to view performance data. Needs dashboard to show in real-time.	HWAC, Board/Department, Emergency Policy Council, CEO, Santa Barbara County Public Health, Social Services, Planning & Development, Santa Maria - Santa Barbara County Continuum of Care (CoC)	HWAC, Board/Department, Emergency Policy Council, CEO, Santa Barbara County Public Health, Social Services, Planning & Development, Santa Maria - Santa Barbara County Continuum of Care (CoC)	High Time, Technology software		Ongoing
Improve performance data with the community	HWAC is increasing the CoC leading to overall system performance.	Performance data should include each program performance. Data should be regularly presented to program managers. Data should be used in a way that is useful for decision making. Includes office and public performance reports.	HWAC, Board/Department, Emergency Policy Council, CEO, Santa Barbara County Public Health, Social Services, Planning & Development, Santa Maria - Santa Barbara County Continuum of Care (CoC)	HWAC, Board/Department, Emergency Policy Council, CEO, Santa Barbara County Public Health, Social Services, Planning & Development, Santa Maria - Santa Barbara County Continuum of Care (CoC)	High Time, Technology software		Ongoing
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Next Steps




Implementation Coordination & Leadership

- ❖ Adoption of plan by City Councils.
- ❖ *Elected Leaders Forum to provide policy direction and monitor progress monthly.*
- ❖ Santa Maria/Santa Barbara Continuum of Care continue system improvements and coordination.
- ❖ Homeless Inter Agency Policy Council to address internal County solutions, priorities and actions.
- ❖ Community Services to convene key stakeholders to coordinate and advance action steps.

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Key Actions Underway

- ❖ Permanent housing of veterans and youth
- ❖ Fully utilize all one-time funding with maximum impact
- ❖ Opening of South County Navigation Center
- ❖ Address COVID-19 Impacts - Temporary Emergency Shelters
- ❖ Full lease up of new developments with adequate housing retention services
- ❖ Provider capacity-building
- ❖ Expanded use of HMIS

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Recommended Actions:

That the City Council of the City of Guadalupe:

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