

2010 Housing Element FAQ

State law requires the preparation of a Housing Element as part of the City's General Plan. The Housing Element is required to identify and analyze existing and projected housing needs for all segments of the community, and identify goals, policies and quantified objectives to meet those housing needs, including the community's share of the regional housing need.

How often is the Housing Element Updated? Unlike the other general plan elements, the Housing Element is required to be updated approximately every five to seven years and is subject to review and certification by HCD.

What is the 2010 Housing Element planning period? The planning period for the 2010 Housing Element is 2007 through 2014.

What is the City's Regional Housing Need Allocation (RHNA)? The State Department of Housing and Community Development (HCD) is required to allocate the region's share of the statewide housing needs to Councils of Governments (COG). The region's housing need is based on Department of Finance population projections and regional population forecasts used to prepare transportation plans.

In June 2008, the Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Allocation (RHNA) Plan for the County. Based on the Plan, the regional housing needs allocation for the City is 4,388 units. This allocation establishes the number of new units needed (by income category) to accommodate expected population growth over the planning period of the 2010 Housing Element.

Regional Housing Needs Allocation (2007 – 2014)

Income Group	Number of Units	% of RHNA
Very low Income	1,009	23%
Low Income	746	17%
Moderate Income	746	17%
Above Moderate Income	1,887	43%
Total	4,388	100%

How will the City's share of the regional housing need be met? The City's Housing Element must determine if adequate land and zoning capacity exist to accommodate the number of housing units required by the RHNA Plan. A parcel-specific inventory of appropriately zoned, available, and suitable sites that provide housing opportunities is contained in the 2010 Housing Element (Appendix F).

The City's share of the regional housing need will be met through a variety of ways, including building permits issued, approved units, and pending units since 2007. Available vacant and underdeveloped sites in residential and commercial zoned properties will also be counted toward meeting the RHNA requirement. The City's analysis of available vacant and underdeveloped parcels in the residential and appropriate commercial zones identified 2,835 housing opportunity sites with the potential to construct 9,099 units at full build-out.

Available Land Inventory & Residential Build-Out Potential

Land Use Zone	# of Opportunity Parcels	# of Potential Units
Commercial Zones: C-1, C-2, C-M, C-O, C-P, HRC-1, HRC-2, OC, R-O	1,009	6,329
Multi-Family Zones: R-3, R-4	789	1,507
Duplex Zone: R-2	916	1,043
Single Family Zones: A-1, A-2, E-1, E-2, E-3, R-1	121	220
Total	2,835	9,099

State law acknowledges that total housing needs identified may exceed available resources and the community's ability to satisfy this need. Thus, the City is required to demonstrate that it has sufficient land capacity to accommodate the RHNA units within the planning period. However, construction of the entire unit allocation (4,388) is not mandated within this timeframe. In fact, the City's historical development trends show the construction of approximately 150 residential units/year. It is expected that over the next 20 years housing production will be closely monitored by available resources.

When will the Housing Element be certified by the State? Government Code Section 65585 requires the City to submit a copy of the draft and adopted 2010 Housing Element to HCD for review. The State will review the draft and report its findings to the City. After adoption of the 2010 Housing Element by the City Council, the City will submit the adopted element to HCD for review. The following is the timeframes allowed for each review:

- Draft Housing Element 60-day review
- Adopted Housing Element 90-day review