

Housing Element Policy Document

Adopted December 11, 2023
Certified February 12, 2024



City of Solvang
2023-2031 Housing Element Update



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9

Housing

Policy Document

State law recognizes the vital role that local governments play in the supply and affordability of housing. Each jurisdiction’s governing body (in the case of Solvang, the City Council) is required to adopt a comprehensive, long-term plan (the General Plan) for the physical development of the city or county. An element of the City’s General Plan, the Housing Element is the City’s plan for addressing housing needs in Solvang through 2031. This Policy Document states the City’s goals, policies, implementing programs, and quantified objectives for the development, rehabilitation, and preservation of housing.



Key Terms

High opportunity areas: Synonymous with “high resource areas,” high opportunity areas are areas most strongly associated with positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children – when compared to other neighborhoods in the same region. These areas are defined within the Affirmatively Furthering Fair Housing analysis.

Housing mobility: The ability of a household to access housing and opportunity within a community. Programs that work to enhance housing mobility work to improve housing choice and access to high opportunity areas.

Low barrier navigation center: A “Housing First,” low barrier, temporary, service-enriched shelter that helps homeless individuals and families to quickly obtain permanent housing.

Missing middle housing: A range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Missing middle housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and townhomes.

Place-based strategies: Actions that target the specific circumstances of a place.

Regional Housing Needs Allocation (RHNA): The number of market rate and below market rate housing units that the California Department of Housing and Community Development (HCD) determines are necessary to plan for in an 8-year housing cycle.

Supportive housing: Housing that combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.

Transitional Housing: a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing, also known as interim housing.

Workforce housing: Housing affordable to households earning between 60 and 160 percent of area median income (AMI).

Introduction

Since 1969, California has required that all cities and counties adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. Cities and counties with disadvantaged communities must also prepare Environmental Justice policies, but this requirement does not apply to Solvang as there are no disadvantaged communities in the city.

California's housing element law (Government Code Section 65580 (et seq.)) acknowledges that, for the private and non-profit market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulations that provide opportunities for and do not unduly constrain housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans, particularly the housing element.

Although the Housing Element is one of seven required elements of the general plan, it has several unique requirements that set it apart from the other six. State law specifies in detail the topics that the housing element must address and sets a schedule for required updates every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

Housing Needs

For the 2023-2031 planning period, as with previous periods, the Santa Barbara County Association of Governments (SBCAG), the regional government agency Solvang is a member of, assigned a portion of its Regional Housing Needs provided by HCD to the City of Solvang according to projected regional jobs growth over time, among other factors (for more detailed documentation of the methodology, see the Housing Resources section in the Needs Assessment). The result of the process is Solvang's Regional Housing Needs Allocation (RHNA), which serves as a projection of housing needs during the 2022-2031 planning period between February 15, 2023, and February 15, 2031.

The RHNA states that Solvang is projected to need 191 total units by 2031. The identified housing need is almost evenly split between lower-income and higher-income designations.



Projected Housing Needs in Comparison to Nearby Jurisdictions

	Lower			Moderate	Above Moderate	Total
	Extremely Low	Very Low	Low			
Solvang	27	28	39	22	75	191
Buellton		55	37	30	43	165
Lompoc		166	262	311	1,509	2,248
Santa Barbara		2,147	1,381	1,441	3,032	8,001
Santa Barbara County		5,799	3,935	4,397	10,725	24,856

Source: SBCAG, HCD Pre-approved Data Package, State of California Department of Housing and Community Development, 2021.

The 2023-2031 Housing Element establishes a comprehensive plan to address the current and projected needs of Solvang residents through community goals and policies surrounding the development, rehabilitation, and preservation of housing units. Solvang, along with other constituent jurisdictions of SBAG, are required to submit an updated Housing Element to HCD by February 15, 2023.

Consistency with the General Plan

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a Housing Element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict but support one another to achieve the overall goals and vision of a general plan.

In preparing the 2023-2031 Housing Element, the City is also concurrently drafting a comprehensive General Plan update. Throughout the development of the Housing Element and General Plan Updates, City staff and decision-makers reviewed each Element to ensure consistency amongst Elements as well as with the General Plan Vision and Guiding Principles. Additionally, if the General Plan is amended during the planning period, the City will review the Housing Element for internal consistency and make any necessary revisions.

Associated General Plan Element Updates

California Government Code 65302 et seq. requires that the Safety Element be revised upon the adoption of the Housing Element to identify updated information regarding flood and fire hazards and evacuation routes. The City is updating the General Plan, including the Safety Element concurrent with the Housing Element Update.

California Government Code 65302 also requires that cities and counties with disadvantaged communities update the Environmental Justice Element to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities, promote civic engagement, and prioritize improvements and programs that address the needs of disadvantaged communities. The City does not have any identified disadvantaged communities as defined by California Government Code 65302(h) et seq. Therefore, the City is not required to draft an Environmental Justice Element and/or Disadvantaged Communities Element.

Components of the Housing Element

The 2023-2031 Housing Element Update consists of two parts: the Housing Needs Assessment (Needs Assessment) and the Housing Element Policy Document.

1. The **Needs Assessment** identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues, locally and regionally. In short, the Housing Needs Assessment provides the context for the City's housing action plan.
2. The **Policy Document** states goals, policies, implementing programs, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is the action plan that responds directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.



Quantified Objectives

Quantified Objectives by Type

One of the requirements of State law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs, however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved. The City has established quantifiable objectives in implementation programs throughout the policy document. This section identifies the City’s housing need (the Regional Housing Needs Allocation, or RHNA) and summarizes new construction, conservation, and special needs housing objectives for the 2023-2031 planning period.

Projected Housing Needs (Regional Housing Need Allocation)

	Extremely Low 0-30% of Median income	Very Low 30-50% of Median Income	Low 50-80% of Median Income	Moderate 80-120% of Median Income	Above Moderate >120% of Median Income	Total
Solvang	28	27	39	22	75	191

New Construction Objectives

Income Category	Units	Units by type	Total Units
Extremely low-income	20 units	90 lower-income units	208 total units
Very low-income	30 units		
Low-income	40 units		
Moderate-income	58 units	118 moderate and above-moderate units	
Above moderate-income	60 units		

Rehabilitation and Conservation Objectives

- Conservation of all 136 manufactured/mobile home units. (Program D)
- Rehabilitation of three extremely low-, eight very low-, and eight low-income units (Programs A, B)
- Preservation of 5,466 Housing Choice Vouchers administered countywide (Program C)

Assistance for Special Needs Households

- 30 units of senior housing (Programs K and Q)
- 30 units for persons with a disability (Programs K and Q)
- 40 units for local workforce housing (Program F)

Quantified Objectives Summary Table

The City will strive to exceed the following targets for affordable housing development in Solvang.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	30	40	58	60	208
Rehabilitation	3	8	8	0	0	19
Conservation/Preservation ¹	45	45	46	0	0	136

¹ Conservation goals are derived from Program D. Units have been distributed evenly across income categories.



Goals, Policies, and Implementation Programs

Goal H-1:

Conserve and improve the quality of existing housing and residential neighborhoods in Solvang. (Source: Existing Goal 1)

Policies

- H-1.1: Citizen Involvement.** The City shall encourage citizen involvement in addressing the maintenance and improvement of the City's housing stock by providing notices for proposed changes to existing housing as required by state law. [Source: Existing Policy 1.1, modified]
- H-1.2: Residential Rehabilitation.** The City shall encourage homeowners and landlords to maintain properties in sound condition through code enforcement efforts and by implementing a residential rehabilitation assistance program. [Source: Existing Policy 1.2]
- H-1.3: Community Design.** The City shall preserve and retain the city's historical and architecturally unique buildings and neighborhoods, particularly in the Village Area. existing residential units within the Village Area may be retained for residential use and can incorporate commercial components with the residential unit on the site. . [Source: Existing Policy 1.3, modified]
- H-1.4: Affordable Housing.** The City shall maintain the city's existing stock of affordable housing, including mobile homes, through a review of City regulations including zoning and other forms of assistance. [Source: Existing Policy 1.4, modified]
- H-1.5: Maintenance of Residential Properties.** The City shall cooperate with housing providers in the acquisition, rehabilitation, and/or maintenance of residential properties for housing. [Source: Existing Policy 1.5, modified]

Goal H-2:

Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community. *(Source: Existing Goal 2)*

- H-2.1: Housing for All Residents.** The City shall encourage the production of housing that meets the needs of all economic segments, including homeless and extremely low, lower, moderate, and above moderate-income households, to achieve a balanced community. *[Source: Existing Policy 2.1]*
- H-2.2: Expanding Workforce Housing.** The City shall encourage housing opportunities for the city's workforce, including seasonal and part-time workers in the tourism sector and public service employees. The City will encourage housing opportunities and assistance to address the needs of local workers. *[Source: Existing Policy 2.2, modified]*
- H-2.3: Affordable Senior Housing.** The City shall continue to facilitate the provision of affordable housing for the city's growing senior population, including senior housing with supportive services, assisted living facilities, and second units. *[Source: Existing Policy 2.4]*
- H-2.4: Support Special Housing Needs.** The City shall support, as feasible, non-profit and for-profit agencies who provide supportive services and alternative housing options for the homeless and other persons with special housing needs in Solvang. *[Source: Existing Policy 2.5, modified]*
- H-2.5: Universal Design.** The City shall encourage the provision of housing adaptable to the physically disabled through integration of universal design features in new development, and compliance with Title 24 of the California Health and Safety Code. *[Source: Existing Policy 2.6, modified]*
- H-2.6: Home Ownership Assistance.** The City shall work with local organizations that identify and pursue State, Federal, and other funding sources to enable home ownership for low- and moderate-income households. *[Source: Existing Policy 2.7, modified]*



- H-2.7: Home Ownership Education.** The City shall work with local organizations to encourage first time homebuyers from low- and moderate- income households to participate in home ownership assistance programs available from public agencies and in the private market. *[Source: Existing Policy 2.8, modified]*
- H-2.8: Encouraging Accessory Dwelling Units (ADUs)/Junior Accessory Dwelling Units (JADUs).** The City shall allow ADUs and JADUs as a means of providing additional housing opportunities in existing neighborhoods as provided by state law. *[Source: Existing Policy 2.9, modified]*
- H-2.9: Rental Assistance.** The City shall continue to support local organizations that provide rental assistance to extremely low and lower-income households and encourage property-owners to list units with the Santa Barbara County Housing Authority. *[Source: Existing Policy 2.11, modified]*
- H-2.10: Special Needs Housing.** The City shall support the development and conservation of housing that meets the special needs of large families, families with children, seasonal workers, persons with disabilities, elderly persons, homeless, and agricultural workers. *[Source: Existing Policy 5.3, modified]*

Goal H-3:

Designate adequate sites through appropriate land use and zoning standards to accommodate the City's share of regional housing needs. *[Source: Existing Goal 3]*

- H-3.1: Village Area Mixed-Use.** The City shall encourage mixed-use development in the Village Area (TRC zone). The City shall allow existing residential uses to remain residential as a primary use or incorporate commercial components. *[Source: Existing Policy 3.2, modified]*
- H-3.2: Efficient Land Use.** The City shall encourage efficient use of the City's limited land resources by promoting development at the upper end of permitted General Plan/Zoning Ordinance densities and by facilitating quality infill development that utilizes existing infrastructure. This may mean that setbacks, landscaping, and parking standards may be modified on a project specific basis. *[Source: Existing Policy 3.4, modified]*

H-3.3: **Height.** The City shall encourage residential development to a maximum height of 35 feet. *[Source: New Policy]*

Goal H-4:

Where appropriate, mitigate or remove potential governmental constraints to housing production, homeless facilities, and affordability. *[Source: Existing Goal 4]*

H-4.1: **Affordable Housing Incentives.** The City shall follow State law and provide density bonuses with flexibility in site development standards to encourage new construction of housing to accommodate the City's share of regional housing needs. *[Source: Existing Policy 4.1, modified]*

H-4.2: **Monitor Governmental Constraints.** The City shall amend the existing city ordinance to be consistent with State Housing Laws. *[Source: Existing Policy 4.2, modified]*

H-4.3: **Maintain Critical Infrastructure.** The City shall maintain adequate public services and infrastructure to facilitate the City's share of regional housing needs. The City shall update the AB 1600 Development fee program with focus on the fees applied to affordable housing units. *[Source: Existing Policy 4.3, modified]*

H-4.4: **Energy Efficiency.** The City shall allow the installation of energy efficient devices in existing housing and use of energy efficient designs for new housing per State Building Codes. *[Source: Existing Policy 4.4, modified]*

Goal H-5:

Promote fair and equal housing opportunities for all residents of Solvang. *[Source: Existing Goal 5]*

H-5.1: **Equal Housing Opportunities.** The City shall continue to support agencies that support equal housing opportunities for all residents of Solvang. *[Source: Existing Policy 5.1, modified]*

H-5.2: **Fair Housing Organizational Support.** The City shall continue to support public and private organizations that enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling, or renting of housing based on race, sex, age, sexual orientation, religion, family status, ethnic background,

disability, or other such factors and provide mediation services to Solvang residents. *[Source: Existing Policy 5.2]*

H-5.3:

Public Investments. The City shall ensure public investments are equitably distributed throughout the community. *[Source: New Policy]*

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
Housing and Neighborhood Conservation					
<p>HE-A Code Enforcement</p> <p>The City shall continue to carry out zoning code enforcement activities, including performing property inspections and citing code violations, when necessary. The City shall also continue to contract with the California Code Check for the enforcement of building codes.</p> <p>The City shall provide information regarding the Housing Rehabilitation Assistance to owners of housing units with code compliance issues. The City shall complete workshops or advertising campaigns to distribute information on available programs and resources targeting areas with lower median incomes in central Solvang, including census tract 1910 and block group 2 of census tract 1909.</p> <p>The City shall provide direct technical assistance to lower-income households dealing with code compliance issues. Technical assistance may include, but is not limited to, one-on-one assistance from staff with technical expertise or assistance with the rehabilitation loan program application. <i>[Source: Existing Program 1, modified]</i></p>	<p>Provide direct technical assistance to at least 9 households with substandard housing issues that led to code compliance, including:</p> <ul style="list-style-type: none"> • Three extremely low-income households • Three very low-income households, and • Three low-income households <p>Hold four workshops or advertising campaigns targeting central portions of the city.</p>	<p>H-1.2:</p>	<p>Planning Division, Building Division</p>	<p>General Fund</p>	<p>Assist three households by 2025, six by 2028, and nine by 2031.</p> <p>Workshops/ advertising campaigns: every two years</p>
<p>HE-B Housing Rehabilitation Assistance Program</p> <p>To support the City's code enforcement efforts and improve the condition of existing affordable and market rate housing stock, the City shall implement a home rehabilitation assistance program to assist low income and senior households, as funding becomes available. This program will use a portion of the HOME Investment Partnership Program (HOME) and/or Community Development Block Grant Program (CDBG) funds that the City may apply for through its participation in the County HOME Consortium to assist homeowners in repairing or upgrading their homes for the purpose of preserving existing units. The City's code enforcement officer shall identify substandard housing units that might qualify for HOME funding. Correcting code</p>	<p>Provide rehabilitation assistance to:</p> <ul style="list-style-type: none"> • Five very low-income households, and • Five low-income households <p>A. Provide program information and resources at City Hall, Solvang Senior Center, the Solvang Library, and on the City's website by 2024; complete two targeted advertising campaigns in the planning period.</p> <p>B. Identify funding opportunities annually.</p>	<p>H-1.2:: H-1.3: H-1.4:</p>	<p>Planning Division</p>	<p>United States Department of Housing and Urban Development (HUD) HOME HUD CDBG</p>	<p>Assist 10 households by 2026, 10 by 2028, and 15 by 2031.</p> <p>A. Post information: by 2024; targeted advertising every four years (at minimum)</p> <p>B. Identify funding opportunities: annually</p> <p>C. Apply for new funding: twice in the planning period</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>violations will be a top priority of the loan program. Additional actions taken by the City shall include:</p> <ul style="list-style-type: none"> A. The City shall advertise the availability of this program through brochures at City Hall, the Public Library, and by posting information on the City's website, and shall hold advertising efforts specifically targeting central Solvang. B. The City shall annually identify and pursue funding opportunities in support of the Housing Rehabilitation Assistance Program. C. The City shall pursue two new funding opportunities in the planning period. D. The City shall identify and engage local non-profit agencies to identify local rehabilitation needs and opportunities for partnerships to provide resources or direct-assistance to lower-income households. E. The City shall prioritize identified funding to assist lower income households in central Solvang, including census tract 1910 and block group 2 of census tract 1909. <i>[Source: Existing Program 2, modified]</i> 	<ul style="list-style-type: none"> C. Pursue two new funding opportunities in the planning period. D. Identify and contact local non-profit agencies bi-annually. E. Prioritize assistance for lower income households in areas with lower median incomes. 				D. Biannually
<p>HE-C Rental Assistance</p> <p>The City shall continue to support agencies providing rental assistance, including the Housing Authority of the County of Santa Barbara in the administration of the Housing Choice Voucher program, and shall support and encourage the provision of additional subsidies through the Housing Choice Voucher program. The City shall work with the Housing Authority to engage property owners in central Solvang to encourage landlords to register their units with Section 8 providers. <i>[Source: Existing Program 3, modified]</i></p>	<p>Address the high cost of rent for lower income households by partnering with the Housing Authority in the administration housing choice vouchers countywide.</p> <p>Engage with the Housing Authority annually to discuss opportunities to pursue additional funds for rental assistance programs.</p> <p>Provide informational materials detailing existing rental assistance programs and available resources on the City's website by 2024 and hold workshops or advertising campaigns to distribute this</p>	<p>H-2.1:</p> <p>H-2.4:</p> <p>H-2.9:</p>	<p>Planning Division</p>	<p>HUD – Housing Choice Voucher</p> <p>HUD HOME</p>	<p>Engage with the Housing Authority: annually</p> <p>Apply for funding: as available</p> <p>Information on City website: by 2024</p> <p>Workshops/ advertising campaigns: annually</p>

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
	<p>information to households in lower income areas of central Solvang.</p> <p>Engage property owners annually with a goal of increasing the number of properties accepting Housing Choice Vouchers by 10 percent in the planning period.</p>				
<p>HE-D Mobile Home and Mobile Home Park Preservation</p> <p>The City shall continue to allow and preserve mobile home parks through its previously established Mobile Home Park (MHP) designation under both its General Plan and Zoning Ordinance.</p> <p>The City shall continue to allow mobile homes that adhere to the California Building Code as single-family residential use or accessory dwelling unit throughout the city. <i>[Source: Existing Program 4]</i></p>	<p>Maintain the Mobile Home Park (MHP) designation under both the General Plan and Zoning Ordinance as a means providing mobile home as an affordable housing option</p> <p>Continue to allow mobile homes that adhere to the California Building Code, e.g., with permanent foundations, as a single-family residential use.</p>	H-2.1:	Planning Division	General Fund (staff time)	Ongoing
<p>HE-E Preservation of Community Character</p> <p>The City shall preserve, protect, and promote the unique Old World Danish design theme that is prevalent in the downtown Village Area. The City will maintain a regulatory framework to preserve and enhance the community's unique character.</p> <p>The City shall develop Objective Design Standards to preserve and maintain the City's old world Danish design theme specific to the Village Area, which is core to the local economy. <i>[Source: Existing Program 5, modified]</i></p>	<p>Complete stakeholder interviews with local developers and architects to inform design standards.</p> <p>Adopt objective design standards for the Village Area by 2025.</p> <p>Publicize the City's adopted design standards and review processes related to the Village Area on the City's website and at City Hall by 2025.</p>	H-1.3: H-3.1:	Planning Division Design Review Committee (DRC)	General Fund (staff time)	All actions and objectives: 2024

Housing Production

<p>HE-F Local Workforce/Farmworker Housing</p> <p>The City will continue to work in partnership with both for-profit and non-profit developers, as well as the Housing Authority of the County of Santa Barbara and People's Self Help Housing, in providing affordable housing for working families in Solvang. The City shall encourage partnerships in</p>	<p>Engage with workforce housing developers, employers, and non-profits to identify funding opportunities annually.</p> <p>Create partnerships with developers and/or non-profits in support of two grant applications in the planning period, with a</p>	H-2.1: H-2.2:	Planning Division	General Fund (staff time), HOME, CDBG	<p>Engagement: annually</p> <p>Partnerships in pursuit of funding: One by 2027</p>
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Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>the pursuit of project-based funding and shall engage workforce housing developers and non-profit agencies to identify potential funding opportunities. The City shall identify parcels appropriate for workforce housing in central Solvang, where access to jobs and transportation opportunities are concentrated, and shall promote these sites to affordable and workforce housing developers and potential partners annually. In combination with Program HE-L and HE-N, the City shall identify incentives for the development of lower- and moderate-income housing units in central Solvang, potentially including, but not limited to additional density bonus, flexible development standards, reduced parking requirements, and reduced or deferred fees.</p> <p><i>[Source: Existing Program 6, modified]</i></p>	<p>goal of obtaining \$200,000 in grant funding to support each project.</p> <p>Adopt incentives for workforce housing within two years of the adoption deadline.</p> <p>Through partnership and incentives, encourage the development of 20 very low-income units and 20 low-income units in central Solvang, as well as 20 units for farm workers.</p> <p>Amend the Zoning Code to provide a streamlined ministerial permit process for qualifying farmworker housing complexes in compliance with recent State law amending the Health and Safety Code (AB 1783),</p>				<p>Two by 2030</p> <p>Information to website: 2023</p> <p>Identify parcels and contact developers and non-profit housing developers annually</p> <p>Adopt incentives: within two years of the adoption deadline</p>
<p>HE-G Density Bonus Program</p> <p>The City shall continue to administer a Density Bonus Ordinance that incentivizes affordable housing according to California Government Code 65915.</p> <p>The City shall create and revise, as necessary, an informational brochure describing the density bonus provisions and incentives. In combination with Program F, the city shall identify vacant and underutilized parcels appropriate for multifamily or mixed-use development in central Solvang, and shall contact local developers and non-profit housing providers to promote these sites. <i>[Source: Existing Program 7, modified]</i></p>	<p>Publish an informational brochure at City offices and on the City website in 2023.</p> <p>Encourage the development of three projects in central Solvang that include a density bonus.</p>	<p>H-2.1:</p> <p>H-2.2:</p> <p>H-2.3:</p> <p>H-2.10:</p> <p>H-3.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>2023</p>
<p>HE-H Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development</p> <p>The City shall adopt an Accessory Dwelling Unit Ordinance in compliance with State law, including AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), and AB 671 (2019).</p>	<p>Adopt an ADU and JADU ordinance in compliance with State law in 2023.</p> <p>Through engagement and outreach, as well as direct incentives, encourage the construction of 64 ADUs or JADUs during the planning period, with a goal of developing 50 of these units in low</p>	<p>H-2.1:</p> <p>H-2.8:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Update municipal code: 2023</p> <p>A: 2023 with annual updates</p> <p>B: 2024</p> <p>C: Ongoing</p>

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>The City shall promote the development of ADUs and JADUs through outreach and education to residents and landowners. The City shall:</p> <ul style="list-style-type: none"> A. Maintain and update informational brochures to promote, educate, and assist homeowners with developing ADUs and JADUs. B. Create an information resource on the City’s website that provides information on ADUs, JADUs, and City requirements. C. Provide a step-by-step guide and assistance links to necessary applications and information. D. Work with developers to incorporate ADUs and JADUs into new single-family developments. E. Complete stakeholder interviews with local builders and homeowners to discuss potential incentives to encourage the development of ADU and JADU development in low density high opportunity areas including, but not limited to, census tracts 1901 and 1910, in line with the City’s goals to affirmatively further fair housing; potential incentives may include, but are not limited to, flexible zoning requirements, deferred or waived fees, and/or reduced parking requirements. The City shall hold public hearings in 2024 and shall adopt incentives by April 1, 2025. F. Distribute information on ADU development opportunities and available incentives through annual advertising campaigns targeting low density high resource areas in northern and southern Solvang. <p><i>[Source: Existing Program 8, modified]</i></p>	<p>density high resource areas of northern and southern Solvang.</p> <p>Complete stakeholder interviews with local developers by 2025.</p> <p>Provide information on ADUs and JADUs at Solvang Senior Center and the Solvang Library, on the City website and at City Hall.</p>				<p>D: by 2025</p> <p>E: Engagement: 2023-2024; public hearings: 2024; adopt incentives: by April 1, 2025</p> <p>F: annually</p>
<p>HE-I Application for Grants and Loans</p> <p>The City shall continue to investigate potential funding sources for housing and will apply for available grants and loan programs. The City shall keep a database of available funding opportunities and support local non-profit and/or for-</p>	<p>Maintain and regularly update a database of funding opportunities.</p> <p>Promote funding opportunities available to local developers on the City website.</p>	<p>H-2.3:</p> <p>H-2.4:</p> <p>H-2.6:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Database: 2023 with annual updates</p> <p>Information to website: 2024</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>profit entities applying for funding. The City shall post the list of available funding opportunities on the city website and update it annually. The City shall also maintain a list of interested parties, including developers, property owners, and non-profit agencies and shall distribute information related to available funding opportunities to the parties directly through a mailing list.</p> <p>The City shall prioritize the use of grant funds to support community revitalization efforts in central Solvang, as well as new multifamily development in low density high resource areas.</p> <p><i>[Source: Existing Program 11, modified]</i></p>	<p>Apply for a minimum of one new funding opportunity in support of affordable housing development in lower density high resource areas.</p> <p>Apply for a minimum of one new funding opportunity in support of redevelopment of underutilized commercial parcels or substandard housing in central Solvang.</p>	<p>H-2.9: H-2.10:</p>			<p>Apply for funding: once in the planning period</p>

Provision of Adequate Sites for Housing

<p>HE-J Adequate Sites Program</p> <p>To provide adequate sites to fulfill the City’s Regional Housing Needs Allocation, the City expanded the development capacity of residential property through zoning designation changes. The City shall monitor housing production and rezone parcels during the planning period to maintain adequate sites for housing for all income categories throughout the planning period, in compliance with the “no net loss” provisions of Government Code Section 65863.</p> <p>Lower-income sites included in the housing sites inventory with a proposed zoning change, shall be rezoned, in compliance with Govt. Code Section 65583.2(h) and (i), to:</p> <ul style="list-style-type: none"> • permit owner-occupied and rental multifamily uses by-right (without discretionary approval) for developments in which 20 percent or more of the units are affordable to lower income households. • accommodate a minimum of 16 units per site; and • require a minimum density of 20 units per acre. <p><i>[Source: Existing Program 12, modified]</i></p>	<p>Complete lot line adjustment for Site C (139-530-002) within one year of the adoption deadline.</p> <p>Monitor development in accordance with Govt. Code 65863.</p> <p>Rezone sites in accordance with 65583.2(h) and (i).</p> <p>Publicize and annually update a public-facing inventory of available sites in compliance with 65583.2(c).</p> <p>Update and submit an electronic copy of the available sites inventory to HCD annually with the Housing Element Annual Progress Report (APR), as required by SB 6 (2019) and make the list available on the city website.</p>	<p>H-3.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Monitor development: annually</p> <p>Rezones: within three years of the adoption deadline</p> <p>Public-facing inventory: 2023</p> <p>Electronic submission to HCD: Annually with APR</p>
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Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>HE-K Mixed-Use Development</p> <p>The City shall encourage mixed-use development in commercial areas and promote higher residential densities at locations proximate to shopping, employment, and public services.</p> <p>The City shall revise the General Plan Land Use Element to allow mixed-use development in all commercial and professional office designations with a maximum density of 20 dwelling units per acre and a maximum Floor Area Ratio (FAR) of 0.65 (currently 0.23-0.50). Following the General Plan Update the City will update commercial and office zones for consistency.</p> <p>The city will grant mixed-use developments that include affordable and/or senior housing "priority processing" over other applications. <i>[Source: Existing Program 13, modified]</i></p>	<p>Update the General Plan (GP) to allow mixed-used development in all commercial and P-O zones.</p> <p>Interview local stakeholders regarding development standards appropriate to encourage mixed use development in 2024.</p> <p>Update the Zoning Code for consistency with the General Plan and to be responsive to stakeholder input in 2025; encourage the production of 10 low-income, 10 moderate and 20 above moderate income units in mixed use developments.</p> <p>Provide priority processing to mixed use projects with special needs and/or senior housing units to encourage the production of: 10 very-low and 10 low-income units.</p>	<p>H-3.1:</p> <p>H-3.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>GP update: 2023</p> <p>Stakeholder interviews: 2024</p> <p>Zoning Code update: within three years of the adoption deadline</p>
<p>HE-L Infill Incentives Ordinance</p> <p>The City shall encourage infill development as it efficiently uses the city's scarce land resources by promoting development on vacant or underused parcels in neighborhoods where infrastructure is already in place.</p> <p>To better facilitate development of infill projects, the City will review and revise, as necessary, existing residential development standards to address barriers to in-fill development and ensure compliance with State law, including reduced setbacks and parking requirements for affordable infill projects. As an incentive for multi-unit development on infill parcels, the City shall defer the payment of fees until just prior to the final occupancy inspection, thus minimizing a developer's capital outlay. <i>[Source: Existing Program 14, modified]</i></p>	<p>Within two years of the adoption deadline, evaluate and revise, as necessary, residential development standards to remove constraints to multi-unit infill development.</p> <p>Incentivize multi-unit infill projects by deferring payment of fees until final occupancy.</p> <p>Encourage the development of eight multi-family units in high resource areas or on infill parcels within the planning period.</p>	<p>H-2.1:</p> <p>H-2.2:</p> <p>H-3.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Within two years of the adoption deadline (by February 15, 2025)</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>HE-M Lot Mergers</p> <p>The City will continue to play an active role in facilitating lot mergers. The City shall collaborate with non-profit developers and owners of small sites to identify and merge parcels to facilitate the development of housing affordable to lower-income households.</p> <p>The City shall develop a ministerial approval process incentivizing lot merger requests in support of housing development. The lot merger procedure will also be posted on the City website and discussed with developers during the preliminary review process. Incentives offered for lot mergers could include allowing higher densities and flexibility in development standards, and expedited processing. <i>[Source: Existing Program 15, modified]</i></p>	<p>Identify parcels with potential for lot consolidation in 2023 and engage owners once in the planning period.</p> <p>Identify incentives to be incorporated into the lot consolidation procedure in 2023-2024.</p> <p>Develop ministerial lot consolidation procedure in 2024.</p>	H-3.2:	Planning Division	General Fund (staff time)	<p>Identify parcels: 2023</p> <p>Identify incentives: 2023-2024</p> <p>Adopt lot consolidation procedure: 2024</p>

Removal of Governmental Constraints

<p>HE-N Affordable Housing Incentives Program</p> <p>The City will implement an Affordable Housing Incentives Program to encourage private housing developers to provide affordable housing. In implementing the Program, the City shall:</p> <p>A. Apply a streamlined permit processing for affordable housing developments in compliance with provisions under SB 35 and SB 330.</p> <p>B. Provide regulatory incentives in support of affordable housing, potentially including additional density or FAR allowances, parking reductions equivalent to the percentage of affordable units provided, and deferred fees targeted to lower income areas of central Solvang, including census tract 1910 and block group 2 of census tract 1909.</p> <p>C. Review and revise required fees, as possible, to reduce constraints to development.</p>	<p>During the planning period, support development of at least 116 lower- and moderate-income units:</p> <ul style="list-style-type: none"> • 28 extremely low-income units • 27 very low-income units • 39 low-income units • 22 moderate-income units <p>Adopt a streamlined ministerial approval process for affordable housing in compliance with SB 35.</p> <p>Provide information on incentives for affordable housing development on City website.</p> <p>Encourage the development of 10 SRO units in central Solvang in the planning period.</p>	H-4.1: H-4.2:	Planning Division	General Fund (staff time) CDBG, HOME, LIHTC, and other, regional, State and Federal programs	<p>A: 2024</p> <p>B: 2024</p> <p>C: Annually</p> <p>D: 2023, and updated annually</p> <p>E: Annually, contact interested parties immediately upon availability of funds</p> <p>F: Identify parcels in 2023; engage owners twice in the planning period</p> <p>G: Within two years of the adoption deadline</p>
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Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>D. Make information regarding incentives and funding opportunities available in City Hall and on the City website.</p> <p>E. Use state and federal funding to help offset costs of governmental and non-governmental constraints to affordable housing development. As funds become available, the City shall distribute information to property owners, developers, and local non-profits related to eligibility and application for direct financial assistance.</p> <p>F. Identify properties in central Solvang in proximity to jobs and transportation options with potential for development or redevelopment as single-room occupancy housing and provide owners with information on Single Room Occupancies (SRO); engage the owners of these properties as well as market developers and non-profit housing providers to encourage the development of SROs on these sites.</p> <p>G. Create a ministerial process for approving residential developments in commercially zoned areas, subject to requirements provided in California Government Code Sections 65400 and 65585, in compliance with AB 2011 (2022)</p> <p><i>[Source: Existing Program 17, modified]</i></p>	<p>Approve 20 multifamily units through a ministerial review process in the planning period.</p>				
<p>HE-O Municipal Code Updates</p> <p>The City shall review and amend the Municipal Code to comply with State law to:</p> <p>A. Allow low barrier navigation centers in mixed use and multi-family zoned areas in compliance with Government Code Sections 65660 and 65668 (AB 101).</p> <p>B. Allow 100 percent affordable housing developments with 25 percent or 12 units (whichever is greater) of supportive housing by right in all zones where mixed use and multifamily</p>	<p>Updated municipal code within three years of the adoption deadline</p>	<p>H-4.1: H-4.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>All actions within two years of the adoption deadline (by February 15, 2025)</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>housing are permitted, in compliance with AB 2162.</p> <p>C. Allow housing for agricultural employees to be permitted by right in single family zones for up to six persons and in agricultural zones for no more than 12 units or 36 beds in compliance with Health and Safety Code 17021.5 and 17021.6.</p> <p>D. Remove Conditional Use Permit (CUP) requirements for all multi-family and mixed-use projects that provide a minimum of 20 percent affordability to lower income households, in compliance with State law.</p> <p>E. Adopt the most-recent edition to the California Building Code.</p> <p>F. Allow lot splits and ADUs in compliance with SB 9.</p> <p>G. Allow residential and mixed use projects that meet the provisions of California Government Code Sections 65913.4 and 65852.24, in all commercial zones in compliance with SB 6 (2022).</p> <p>H. Allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4), including providing an updated capacity analysis that accounts for development activity (if any) on the sites currently identified as capacity to meet the local need, and revising the emergency shelter definition to include interim interventions.</p> <p>I. Allow for transitional and supportive housing in compliance with AB 2162, including, but not limited to, permitting these uses in all zones allowing residential uses, including the AG zone, subject only to the requirements of residential uses of the similar type and form in the same zone.</p> <p>J. Allow single-room occupancy units (SROs) in commercial and mixed-use zones.</p>					

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>K. Allow manufactured housing in the same manner and in the same zones as conventional stick-built structured in compliance with Government Code Section 65852.3).</p> <p>L. Allow residential care facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); and permit facilities with seven or more beds in all zones allowing residential uses with objectivity and certainty similar to other residential uses of the same form. [Source: New Program]</p>					
<p>HE-P Affirmatively Furthering Fair Housing</p> <p>The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>The City supports fair housing and will refer all alleged cases of discrimination to the State Office of Fair Employment and Housing and the California Rural Legal Assistance (CRLA). The City also supports equal opportunity lending programs and non-discriminatory practices in the selection of residents for participation in local housing assistance programs.</p> <p>The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment. Actions the City will take to address the identified barriers and foster an inclusive community, include:</p> <ul style="list-style-type: none"> Fair housing enforcement and outreach: Programs HE-P (action A-D) and HE-V 	<p>A. Provide educational information on fair housing to the public through distribution of a fair housing brochure. The brochure will be made available at the Solvang Senior Center, the Solvang Library, City Hall, and on the City website.</p> <p>B. Provide a minimum of one informational event on fair housing rights, fair housing resources, and common predatory practices, especially related to older adults in partnership with Santa Barbara County and other public and non-profit agencies targeting central Solvang.</p> <p>C. Provide information to property owners and managers on fair housing laws and regulations on the City’s website by 2025.</p> <p>D. Continue to support efforts by the Housing Authority of the County of Santa Barbara and engage the Housing Authority every two years to identify and implement opportunities to expand enforcement efforts and testing, particularly in central Solvang.</p> <p>E. Work with Santa Ynez Valley Transit to make the application for Dial-A-Ride services more accessible, by potentially</p>	<p>H-5.1:</p> <p>H-5.2:</p> <p>H-5.3:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>A: 2024</p> <p>B: by 2026</p> <p>C: by 2025</p> <p>D: Engage Housing Authority annually</p> <p>E: by 2027</p> <p>F: by 2026</p> <p>G: By 2024</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<ul style="list-style-type: none"> Housing stock age and lack of diversity: Programs HE-A, HE-B, HE-H, HE-J, HE-K, HE-O, and HE-U Lack of affordable housing: Programs HE-C, HE-F, HE-G, HE-M, HE-N, HE-O, and HE-U Residents vulnerable to displacement: Programs HE-F, HE-G, HE-I, HE-J, HE-K, HE-M, HE-N, HE-O, HE-P (action G), and HE-R Limited transit access: HE-P (actions E and F) <p>The City has included additional objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures, as necessary. <i>[Source: Existing Program 18, modified]</i></p>	<p>removing requirements for ADA certification and physician sign off.</p> <p>F. Work with local organizations, particularly those that serve seniors and persons with disabilities, to distribute information on transit options.</p> <p>G: Through the General Plan Update, adopt programs that work to encourage business diversification in new mixed-use developments, as well as to encourage new businesses and visitor attractions that would enhance the existing business mix, particularly in central Solvang where lower income households, jobs, and transportation options exist in higher concentrations.</p>				
<p>HE-Q Housing for Disabled Persons</p> <p>The City will support the development, preservation, and rehabilitation of units accessible to seniors and persons with disabilities, including developmental disabilities.</p> <ul style="list-style-type: none"> A. The City will encourage new developments to provide a portion of units to meet the special housing needs of seniors and persons with disabilities, including developmental disabilities B. The City shall pursue funding to assist with construction and rehabilitation needs of housing accessible to lower- and moderate-income persons with a disability, including developmental disabilities, and/or seniors C. The City shall engage residents, developers, and service providers to determine constraints to accessible housing D. Evaluate and revise, as necessary, the reasonable accommodation ordinance by 2026 	<p>A. Identify funding opportunities annually; pursue one funding opportunity during the planning period, with priority given to projects in central Solvang in proximity to transit opportunities.</p> <p>E. Identify parcels appropriate for the development of housing for senior or residents; promote this list on the City website within six months of identification.</p> <p>During the Planning Period, encourage the development of 20 units accessible to seniors and 20 units accessible to persons with disabilities in central Solvang.</p>	<p>H-2.10: H-5.1:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>A: on a project-by-project basis</p> <p>B: identify funding annually; pursue at least one opportunity by 2031</p> <p>C: 2024</p> <p>D: by 2026</p> <p>E: by 2024</p>

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>E. Encourage new affordable housing for seniors and persons with a disability in central Solvang where public transit opportunities are concentrated.</p> <p><i>[Source: Existing Program 19, modified]</i></p>					
<p>HE-R Universal Design</p> <p>The City shall adopt a universal design ordinance that works to accommodate a wide range of abilities including children, aging populations, and persons with disabilities. The City will work with local homebuilders to encourage the integration of universal design features in new construction, and will also encourage discussion of design options with home purchasers prior to unit construction.</p> <p><i>[Source: Existing Program 20, modified]</i></p>	<p>Evaluate and consider the model ordinance prepared by the State of California.</p> <p>Adopt a universal design ordinance.</p> <p>Provide information on universal design techniques and the universal design ordinance to developers and on the City website.</p>	<p>H-2.3:</p> <p>H-2.5:</p> <p>H-2.10:</p> <p>H-5.1:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Consider model ordinances: by 2024</p> <p>Adopt ordinance: by 2025</p> <p>Information to developers and website: 2023 and updated annually</p>
<p>HE-S Emergency Shelters and Transitional and Supportive Housing</p> <p>The City will promote and facilitate emergency, transitional and supportive housing facilities, including low-barrier navigation centers, in the following manner:</p> <p>A. The City will contact religious institutions in Solvang to inform them of the provisions of the City's zoning ordinance allowing for emergency shelters, transitional, and supportive housing.</p> <p>B. The City will contact public agencies and non-profit organizations that serve homeless and near-homeless clients in the area to inform them of the City's provisions.</p> <p>C. The City will provide application assistance as necessary to support funding requests for emergency shelter or transitional and supportive housing requests.</p> <p>D. The City will meet annually with homeless service providers to evaluate current and future needs for an emergency shelter or transitional and supportive</p>	<p>Provide informational materials related to emergency shelters, and transitional and supportive housing, zoning regulations, and funding opportunities to religions institutions, public agencies, and service providers.</p> <p>Provide application support/technical assistance in support of three funding pursuits.</p> <p>Identify funding opportunities annually.</p>	<p>H-2.1:</p> <p>H-2.4:</p> <p>H-2.10:</p>	<p>Planning Division</p>	<p>General Fund (staff time) HUD: Emergency Solutions Grant Program (ESG) or Continuum of Care Program (CoC)</p> <p>United States Department of Agriculture (USDA): Community Facilities</p>	<p>A: 2025</p> <p>B: 2025</p> <p>C: one by 2026, two by 2028, 3 by 2031</p> <p>D: Annually</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>housing facility in Solvang. Should the need for such facilities arise, the City will provide assistance in accessing state or federal funding for such facilities by partnering with service providers, non-profit agencies, and the Santa Barbara County Continuum of Care in the pursuit of grants.</p> <p><i>[Source: Existing Program 21, modified]</i></p>					
<p>HE-T Energy Conservation</p> <p>The City is dedicated to assisting developers, renters, and property owners to increase their energy conservation opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. The City recognizes that 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. To promote energy conservation, the City shall:</p> <ul style="list-style-type: none"> A. Adopt the most recent California Green Building Standards Code (CALGreen). B. Provide public information on energy conservation programs and alternative energy technologies to residential developers, contractors, and property owners through the City website. C. Encourage the use of alternative energy technologies in new and rehabilitated housing. <p><i>[Source: Existing Program 22, modified]</i></p>	<p>Adopt the most recent Green Building Standards Code, as released.</p> <p>Provide information on energy conservation programs on the City website.</p>	H-4.4:	Planning Division	General Fund (staff time)	<p>A: within one year of updates to CALGreen</p> <p>B: by 2025</p> <p>C: on a project-by-project basis</p>
<p>HE-U Missing Middle Housing</p> <p>The City will review and amend residential development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to</p>	<p>Evaluate development standards within the zoning code by 2024</p> <p>To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development</p>	<p>H-2.1:</p> <p>H-2.2:</p> <p>H-3.2:</p> <p>H-4.2:</p>	Planning Division	General Fund (staff time)	<p>2023-2031</p> <p>Evaluate development standards: 2023</p>

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>encourage the development of housing types affordable to the local workforce.</p> <p>Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2023 and shall adopt revised standards for such projects by June 30, 2024. <i>[Source: New Program]</i></p>	<p>of two missing middle housing developments between two and 8 units</p> <p>To enhance housing mobility, encourage the development of 8 moderate-income units in high resource areas</p>				<p>Adopt revised standards: by June 30, 2024</p>
<p>HE-V Housing Information Transparency</p> <p>The City will, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission’s enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities.</p> <p>The City will, as appropriate, share this information on the City website and/or in hard copy form at City offices. Any changes to such information shall be made public within 30 days of changes. The City will provide these items in Spanish, as funding and staff time allows. <i>[Source: New Program]</i></p>	<p>Create and share a digital information database in compliance with AB 1483 by 2024</p> <p>Updated information is made publicly available within 30 days of changes</p> <p>Provide information in Spanish, as funding allows</p>	<p>H-4.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>By 2024, and updated regularly</p>
<p>HE-W Surplus and Excess Public Land</p> <p>The City will, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. <i>[Source: New Program]</i></p>	<p>Regularly maintain an inventory of publicly owned surplus or excess land on the City website</p> <p>Annually release information regarding publicly owned sites that have been sold, leased, or disposed of</p>	<p>H-4.2:</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Annually</p>



Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>HE-X Anti-Displacement Strategy</p> <p>In combination with programs included in this Housing Element, the City shall adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the City, particularly in central Solvang where lower income households exist in higher concentrations.</p> <p>The anti-displacement strategy may include, but is not limited to, the following potential efforts:</p> <p>Production: increase multifamily residential and mixed-use opportunities in commercial, office, and mixed-use areas beyond capacity to meet the RHNA; allow duplexes, triplexes, and multiple JADUs in lower density high resource areas; adopt an inclusionary housing ordinance.</p> <p>Preservation: create partnerships with the Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; establish a rent control ordinance; restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.</p> <p>Protect Current Residents: ensure first right of return to existing residents; establish a just cause eviction policy; develop an engagement strategy to disseminate information on tenant protections and available resources.</p>	<p>Discuss issues, opportunities, and potential anti-displacement measures with the public through events targeting central Solvang, seniors, and residents with a disability.</p> <p>Adopt an anti-displacement strategy in 2025.</p> <p>Preserve all existing affordable units.</p> <p>Encourage the development of 50 lower income units (beyond the RHNA), with a target of 75 percent for seniors, residents with a disability, and farmworkers.</p> <p>Ensure housing options for the local workforce, particularly those in the retail or tourist-serving industries.</p>	<p>H-1.1</p> <p>H-1.4</p> <p>H-1.5</p> <p>H-2.1</p> <p>H-2.2</p> <p>H-2.3</p> <p>H-2.4</p> <p>H-2.10</p> <p>H-5.1</p>	<p>Planning Division</p>	<p>General Fund (staff time)</p>	<p>Engagement to identify and evaluate potential anti-displacement measures: in 2023 and 2024</p> <p>Public hearings and adoption: in 2025</p>

Implementation Program	Objectives	Implements What Policies	Responsibility	Potential Funding Source	Timeframe
<p>HE-Y Objective Design Standards for By-Right Multifamily Projects</p> <p>The City shall work to remove constraints to housing development imposed by design review and development plan requirements.</p> <p>As of 2023, most new development projects within the City, including multifamily residential developments, duplex units, townhomes, mixed-use developments, and condominiums, have required review and approval by the Design Review Committee (DRC). The City’s design guidelines, however, include subjective findings related to neighborhood compatibility that are potential constraints. In response to these potential constraints, the City shall develop Objective Design Standards for multifamily development that improve development certainty, mitigate cost impacts, and are approved without the need for project review by the DRC.</p> <p>Further, Development Plans, which are required in the City’s primary multifamily zones (TRC, DR, and PRD zones), impose discretionary review on by-right residential uses in these zones, as well an additional public hearing. This process adds additional time and costs to the approval process and is a constraint to the development of by-right multifamily uses. To mitigate this constraint, the City shall develop a ministerial review process for by-right multifamily uses in multifamily zones. The process will include Objective Design Standards, with specific standards related to the TRC zone (see program HE-E) and will not include subjective findings or discretionary approvals.</p>	<p>A. Review and evaluate current design guidelines, including completing stakeholder interviews with members of the Design Review Committee, and release a report documenting the findings of the evaluation.</p> <p>B. Draft Objective Design Standards for by-right multifamily residential development for public review.</p> <p>C. Adopt Objective Design Standards in 2025.</p> <p>D. Evaluate the Development Plan process to identify necessary objective provisions, as well as constraints to multifamily development.</p> <p>E. Amend the Zoning Code to provide a ministerial review pathway to project approval that incorporates necessary objective provisions from the existing Development Plan process but does not impose subjective criteria or discretionary approvals.</p>	<p>H-1.3:</p> <p>H-3.1:</p> <p>H-4.2:</p>	<p>Planning Division</p> <p>Design Review Committee (DRC)</p>	<p>General Fund (staff time)</p>	<p>Actions A, B, and D: 2024</p> <p>Actions C and E: 2025</p>

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Housing Needs Assessment

Adopted December 11, 2023
Certified February 12, 2024



City of Solvang
2023-2031 Housing Element Update



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Table of Contents

Introduction H-1

- Housing Element Purpose H-1
- Authority H-1
- Status H-1
- Consistency with the General Plan H-2
- Associated General Plan Element Updates H-2
- Changes to State Law H-2
- Public Participation H-9

Review of the Existing Housing Element H-25

- Housing Production During the 2015-2023 Planning Period H-25
- Progress in Implementation H-26
- Effectiveness of the 2015 Housing Element H-28

Demographic and Economic Trends H-29

- Population Trends H-29
- Household Trends H-34
- Employment Trends H-38

Housing Conditions H-41

- Affordable Housing At-Risk of Conversion H-44
- Overpayment H-46

Special Housing Needs H-48

Non-Governmental and Governmental Constraints to Housing Production H-59

- Non-Governmental Constraints H-59
- Governmental Constraints H-63
- Physical Constraints H-81

Zoning for a Variety of Housing Types H-82

- Housing Types Permitted by Zone H-82
- Multifamily Housing H-84
- Density Bonuses H-84
- Employee and Agricultural Worker Housing H-84
- Emergency Shelters, Transitional Housing, and Supportive Housing H-85

Low Barrier Navigation CentersH-86

Single-Room Occupancy Units (SROs)H-86

Accessory Dwelling Units (ADUs)H-87

Secondary Use/Mixed UseH-87

Manufactured Housing and Mobile HomesH-88

Special Care Facilities.....H-88

Opportunities for Energy Conservation..... H-90

Housing Resources..... H-92

Future Housing NeedH-92

Credits Toward the RHNA.....H-92

Residential Sites InventoryH-96

Availability of Infrastructure H-113

Financial Resources..... H-114

Community Resources..... H-115

Appendices..... H-119

Appendix A: Affirmatively Further Fair Housing (AFFH)..... H-A-1

Appendix B: Evaluation of the Previous Housing Element..... H-B-1

Appendix C: Public Comments on the Public Review Draft Housing Element..... H-C-1

Tables

Table H-1	Fifth Cycle (2015-2023) Housing Element Progress	H-25
Table H-2	Population Growth Trends 2016 -2021, with 2010 Benchmark	H-29
Table H-3	Population Projections, 2020-2050	H-31
Table H-4	Age Characteristics and Trends 2010-2020	H-32
Table H-5	Racial Demographics, 2000-2020	H-33
Table H-6	Income in The Past 12 Months (In 2020 Inflation-Adjusted Dollars)	H-34
Table H-7	Existing Households by Tenure	H-35
Table H-8	Change in Number of Households by Tenure, 2010-2020	H-35
Table H-9	Household Size by Tenure	H-36
Table H-10	Overcrowding in Solvang, 2019	H-36
Table H-11	City and County Housing Growth Trends 2011-2020	H-37
Table H-12	Projected Housing Needs in Comparison to Nearby Jurisdictions	H-37
Table H-13	Employment by Industry, 2020	H-39
Table H-14	Job Forecast, 2020-2050	H-40
Table H-15	Housing Units by Type – Change over Time, 2010-2020	H-42
Table H-16	Occupancy Status.....	H-42
Table H-17	Housing Stock by Type of Vacancy.....	H-43
Table H-18	Solvang Age of Housing Stock.....	H-44
Table H-19	Assisted Units at Risk of Conversion.....	H-44
Table H-20	Affordable Unit Inventory	H-45
Table H-21	Cost Burdened Households in Solvang	H-46
Table H-22	Owner Occupied Cost Burdened Households	H-47
Table H-23	Renter Occupied Cost Burdened Households	H-47
Table H-24	Population of Special Needs Groups, 2020	H-48
Table H-25	Housing Cost Burden Greater than 30%	H-49
Table H-26	Housing Cost Burden Greater than 50%	H-49
Table H-27	Projected Extremely Low-Income Housing Needs (RHNA).....	H-50
Table H-28	Senior Households by Tenure, 2020	H-51
Table H-29	Persons with Disabilities by Type of Disability, 2020	H-52
Table H-30	People with Developmental Disabilities by Age, Solvang.....	H-53
Table H-31	People with Developmental Disabilities by Residence, Solvang	H-53
Table H-32	Households by Number of Persons	H-54
Table H-33	Number of Bedrooms.....	H-54



Table H-34	For Sale Vacant Residential Parcels, November 2022	H-60
Table H-35	Rental Affordability by Income Level, Solvang	H-61
Table H-36	Monthly Housing Costs, 2020	H-63
Table H-37	Land Use Categories Permitting Residential Use	H-64
Table H-38	Residential Development Standards	H-65
Table H-39	Residential Setbacks	H-67
Table H-40	Parking Requirements	H-69
Table H-41	Estimated Typical Timeline for Projects Requiring Discretionary Review	H-74
Table H-42	Allowable Modifications	H-75
Table H-43	Planning Fees, August 2022	H-77
Table H-44	Estimated Building Fees for 2000-2500 ft ² Single-family Home, August 2022	H-78
Table H-45	Estimated Building Fees for a New 5,000 ft ² Two-Story 10-unit Multi-Family Project	H-79
Table H-46	Housing Types Permitted by Zone	H-83
Table H-47	List of Special Care Facilities	H-89
Table H-48	Projected Housing Needs (Regional Housing Need Allocation)	H-92
Table H-49	Summary of Pending and Approved Projects	H-93
Table H-50	Accessory Dwelling Units Constructed, 2019-2021	H-95
Table H-51	ADU Affordability Assumptions for the Sixth Cycle	H-95
Table H-52	List of Vacant Sites Not Requiring Rezones	H-98
Table H-53	Progress Toward RHNA	H-102
Table H-54	List of Vacant Sites with Proposed Rezoning	H-105
Table H-55	Site B Summary	H-106
Table H-56	Site C Summary	H-108
Table H-57	Site D Summary	H-111
Table H-58	Sites Inventory	H-113

Figures

Figure H-1	Population Growth Since 2010	H-30
Figure H-2	Projected Population Growth, 2020-2050.....	H-31
Figure H-3	Housing Units by Type, 2021	H-41
Figure H-4	Single Family Home Values, 2000-2022	H-62
Figure H-5	Vacant Sites Suitable for Development	H-97
Figure H-6	Vacant Sites with Proposed Rezoning.....	H-104
Figure H-7	HASBARCO Managed Properties Near Solvang.....	H-116

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Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels. California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The Housing Element consists of two parts, the Housing Needs Assessment (Needs Assessment) and the Housing Element Policy Document.

This document, the **Needs Assessment**, identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing issues and contributing factors. In short, the Needs Assessment provides the context for the City's housing action plan.

In response to this thorough analysis and public outreach, the **Housing Element Policy Document** outlines the City's goals, policies, programs, and quantified objectives to meet the identified housing needs through development, rehabilitation, and preservation. The Policy Document is the action plan that responds directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the eight-year planning period.

Housing Element Purpose

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in Solvang over the eight-year planning period between February 15, 2023, through February 15, 2031. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of Solvang residents.

Authority

Housing Elements are required by section 65302(c) of the California Government Code. Housing Elements are one of seven mandatory General Plan Elements. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code, with additional guidance provided by the State Department of Housing and Community Development (HCD). The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of state law.

Status

The Solvang City Council adopted the prior Housing Element on April 27, 2015, for the planning period ranging from February 15, 2015, through February 15, 2023. Upon review of the adopted Housing Element, HCD sent the City of Solvang a letter of compliance on June 16, 2015. The 2023-2031 Housing Element Update will plan for Solvang's housing needs through the 8-year planning period of February 15, 2023, through February 15, 2031. While the City's policies and programs guide housing development during the planning period, the City receives credit for housing units that are built during the Regional Housing Need Assessment (RHNA) projection period, which is June 20, 2022, through February 15, 2031, a period of 8.5 years.

Consistency with the General Plan

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a Housing Element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict but support one another to achieve the overall goals and vision of a general plan.

In preparing the 2023-2031 Housing Element, the City is also concurrently drafting a comprehensive General Plan update. Throughout the development of the Housing Element and General Plan Updates, City staff and decision-makers reviewed each Element to ensure consistency amongst Elements as well as with the General Plan Vision and Guiding Principles. Additionally, if the General Plan is amended during the planning period, the City will review the Housing Element for internal consistency and make any necessary revisions.

Associated General Plan Element Updates

California Government Code 65302 et seq. requires that the Safety Element be revised upon the adoption of the Housing Element to identify updated information regarding flood and fire hazards and evacuation routes. The City is updating the General Plan, including the Safety Element concurrent with the Housing Element Update.

California Government Code 65302 also requires that cities and counties with disadvantaged communities update the Environmental Justice Element to identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities, promote civic engagement, and prioritize improvements and programs that address the needs of disadvantaged communities. The City does not have any identified disadvantaged communities as defined by California Government Code 65302(h) et seq. Therefore, the City is not required to draft an Environmental Justice Element and/or Disadvantaged Communities Element.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, a majority of these items are state mandates that must be addressed in the Housing Element.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that haven't approved sufficient housing projects to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

Solvang is currently not subject to SB 35 Streamlining Provisions given its status as one of a small handful of jurisdictions statewide that have met and exceeded their RHNA obligations for the 2015-2022 planning period. However, jurisdictions are still required to have a procedure in place if development doesn't keep pace with the needs outlined in

the 2015-2023 RHNA. Currently, the City has not adopted a procedure for SB 35 streamlining. Program HE-N commits the City to codifying a streamlined review process in accordance with SB 35.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the City Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites.

The site inventory analysis in this housing element analyzes local infrastructure capacity in compliance with AB 879 and AB 1397. Several vacant sites are identified as recycled sites that were used in two previous housing elements. To comply with AB 879 and AB 1397, Program HE-J commits the City to ministerial approval of the development of recycled Housing Element sites where 20 percent or more of the units planned on site are lower income units.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing.

The City has included an AFFH analysis in Appendix A and meaningful actions that proactively work to further fair housing in the Policy Document.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

The City has identified residential capacity to meet the 2023-2031 RHNA allocation. Program HE-J is included to commit the City to monitoring development such that if any lower income sites inventory sites are developed for higher income groups, substitute sites will be identified.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.

The City is concurrently updating its Safety Element, which includes SB 1035 provisions, alongside this Housing Element Update, in compliance with SB 1035.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018), Senate Bill 48 (2018), and Assembly Bill 101 (2019)

AB 2162 requires the cities and counties to provide a “by right” process and expedited review for supportive housing. Additionally, the bill prohibits jurisdictions from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. This applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. The City, as codified in Municipal Code Section 11-6A-2, 11-6B-2, and 11-6C-4, allows both supportive and transitional housing by-right in all residential zoning districts but not in the AG zone, which allows single-family residential uses. The City currently does not comply with these requirements of AB 2162. Program HE-O commits the City to ensuring compliance with AB 2162.

Additionally, AB 101 and SB 48 require that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program HE- O commits the City to allowing Low Barrier Navigation Centers, by right, in mixed-use zones and nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), Assembly Bill 671 (2019), Assembly Bill 3182 (2020), Assembly Bill 2221 (2022), and Senate Bill 897 (2022)

In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 670 prohibits the restriction of the construction of JADUs and ADUs on single family lots and AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. AB 2221 clarifies previous legislative language by specifying that ADUs need to be approved or denied within 60 days of the date of application submittal and AB 3182 stipulates that if a local agency hasn’t acted on an ADU application in 60 days, it is automatically approved. SB 897 increases the height limit to 18 feet for a detached ADU within a half mile of a major transit stop; and 25 feet (or base zone height, whichever is less) for attached ADUs, effectively allowing two-story ADUs.

The City currently does not comply as there is no adopted accessory dwelling unit ordinance in effect. The City’s previous ADU ordinance, known as the Second Residential Units ordinance, was not compliant with state law, repealed in 2017, and will be removed from the code in 2023. For any current matters regarding ADU regulation, the City currently defers to State law regarding Accessory Dwelling Unit regulation and is in the process of codifying reliance on state ADU standards in section 11-12-4 of the Solvang Municipal Code. Program HE-H commits the City to adopting codifying the reliance on state ADU standards and promoting the development of ADUs during the planning period.

Density Bonus: Assembly Bill 1763 (2019), AB 2345 (2020), AB 682 (2022), AB 1551 (2022), and AB 2334 (2022)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. Additionally, the law stipulates that if a project is within half a mile of a major transit stop (as defined by Public Resources Code Section 21064), a jurisdiction may not apply any density limit to the project. Solvang does not have any transit stops that match the definition of a "major" transit stop according to State law.

AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

AB 682 expands the Density Bonus Law to include "shared housing buildings" as a housing development eligible for a density bonus. The bill defines a "shared housing building" as a residential mixed-use structure with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence (>30 days) by its tenants. Additionally, the bill does not allow a local jurisdiction to require any minimum unit size requirements or minimum bedroom requirements for a shared housing building.

AB 1551 reinstates a previous law that sunsetted on January 1, 2022, that granted commercial density bonuses to commercial developers. To be eligible for one of the six commercial density bonuses the developer must partner with an affordable housing developer to build affordable housing where at least 30 percent are affordable to low-income households or 15 percent are affordable to very low-income households. The affordable units can either be built on the commercial site, or the developer can donate land or a cash payment to the affordable housing developer to construct affordable housing units elsewhere in the jurisdiction.

AB 2334 encourages higher densities in urban, infill development areas. Existing State law grants enhanced density bonuses for affordable housing developments located near transit. AB 2334 expands on this law by allowing unlimited density and a 33-foot height increase for 100 percent affordable housing developments located in “very low vehicle travel areas”. The bill defines “very low vehicle travel areas” as an urbanized area where existing residential development generates less than 85 percent of either regional or city vehicle miles traveled (VMT) per capita. This new definition differs from existing law in that it does not require projects to be within a certain distance of a transit stop to be eligible for the maximum density bonus. Solvang does not fit into the regulatory definitions of a “very low vehicle travel area” as defined by AB 2334.

The City of Solvang complies with State density bonus law as the City has established density bonus provisions for affordable housing that directly defer to California Government Code 65915 in Municipal Code Section 11-12-23.

Housing Crisis Act of 2019: Senate Bill 330 (2019)

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330.

The City currently does not comply as it does not have any statutory requirements that ensure compliance with SB 330 provisions. Program HE-N commits the City to updating the Municipal Code for compliance with SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

There are currently no City-owned surplus lands suitable for residential development in Solvang. The City will evaluate parcels each year and will report findings to HCD in the Housing Element Annual Progress Report.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes.

The City provides this information on its website and is committed to updating the material as necessary throughout the planning period (Program HE-V). Additionally, Programs HE-F, HE-G, and HE-J include actions to ensure transparency on housing-related matters.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see the Review of the Existing Housing Element section and Appendix B).

The Housing Element provides information on the homeless point-in-time count in the Special Housing Needs section. The City currently does not have an emergency shelter for people experiencing homelessness. Program HE-S commits the City to meeting with homeless service providers, periodically, to evaluate current and future needs for people experiencing homelessness.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD using the standards, form, and definitions adopted by HCD.

The City is compliant with SB 6 as it sends HCD standardized annual progress reports to HCD and reports on housing element program process annually. However, this process has not been formally written in a housing element program thus far. Program HE-J commits the City to submitting the final sites inventory to HCD, in compliance with standardized procedures, with the adopted Housing Element. Program HE-J also commits the City to updating the inventory annually based on development activity and providing annual reports on progress to the City Council.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

AB 747 and SB 99 require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes, such as the Old Mission Drive area west of Alamo Pintado Road. Concurrently with the Housing Element Update, the City is revising the Safety Element, which includes identifications of evacuation routes in compliance with State law.

Housing Development in Dense, Urban Areas: Senate Bill 10 (2021)

SB 10 authorizes local governments to adopt an ordinance to zone any parcel to a density of ten units per acre if the parcel is located in a transit-rich area or an urban infill site, even if there are existing local restrictions on adopting such a zoning ordinance. If there are existing local zoning restrictions on the parcels that are planned to be upzoned, a two-thirds vote by the legislative body, such as the City Council, would be able to supersede existing regulations to apply an allowance of a density of ten units per acre. In effect, SB 10 allows local governments the option of upzoning parcels despite existing zoning or applicable ordinances.

Although Solvang has no "transit-rich areas," as defined in Public Resources Code Section 21064.3, there are some sites which may be considered "urban infill sites" that would be subject to the provisions of SB 10. SB 10 does not require a Municipal Code amendment for compliance. SB 10's provisions remain as a possible tool for Solvang's City Council to implement, in the case that there is a desire to increase housing through this particular method.

Abolition of Parking Minimums Near Major Transit: Assembly Bill 2097 (2022)

SB 2097 prohibits jurisdictions from imposing any minimum parking requirements on any development, residential or otherwise, within a half mile of a major transit stop, as defined by Public Resources Code Sections 21155 and 21064.3. The bill allows for an exemption if the development is (1) a housing development with 20 percent of the units dedicated to lower-income householders, moderate income households, students, the elderly, or persons with disabilities, (2) has less than twenty housing units, or (3) already has parking restrictions enforced by other laws. Solvang does not have any transit stops that match the definition of a “major” transit stop according to State law, therefore AB 2097 does not apply to Solvang.

Affordable Housing and Road Jobs Act: Assembly Bill 2011 (2022)

AB 2011 opens new opportunities for affordable housing development by allowing qualified residential development in commercially zoned areas. The bill creates a streamlined, ministerial approval process for two types of projects: 1) 100 percent affordable housing projects in commercial zones, and 2) mixed-income housing projects along commercial corridors where 15 percent of units are affordable to lower income households. In both cases, the proposed project site cannot be adjacent to industrial uses or environmentally sensitive areas.

Additionally, AB 2011 imposes labor standards for the projects listed above to promote high-paid, middle-class construction jobs. Developers are required to use contractors that pay workers a general prevailing wage, participate in a State-approved apprenticeship program, and offer health benefits for projects of 50 units or more.

AB 2011 takes effect July 1, 2023 and sunsets on January 1, 2033.

Program HE-O commits the City to amending the Municipal Code create a ministerial process for constructing residential developments in commercially zoned areas, subject to requirements provided in California Government Code Sections 65400 and 65585, in compliance with AB 2011.

Middle Class Housing Act: Senate Bill 6 (2022)

Similar to AB 2011, SB 6 provides new opportunities for affordable housing development by allowing residential development in commercial zones; however, SB 6 does not create a ministerial approval process for these projects and does not have as strict of development standards as in AB 2011. SB 6 allows residential development in commercial zones, without the need of rezoning, for projects 20 acres or less. Projects must either be 100 percent residential or mixed use where a majority of the square footage (at least 50 percent) is dedicated residential space. SB 6 does not impose any minimum affordability requirements but does require developers to use a skilled and trained workforce (union labor) and pay a prevailing wage.

SB 6 takes effect July 1, 2023 and sunsets on January 1, 2033.

Program HE-O commits the City to amending the Municipal Code to allow the residential developments in commercially zoned areas without rezoning, provided that the projects meet the requirements provided in California Government Code Sections 65913.4 and 65852.24, in compliance with SB 6.

AB 2011 vs. SB 6

Although AB 2011 and SB 6 are similar in their scope, the State approved both, leaving the decision up to developers to decide which is more beneficial to their project. While both bills allow for residential development in commercially zoned areas, AB 2011 has a greater emphasis on affordability requirements and ministerial approval, whereas SB 6 has a

greater emphasis on labor standards and less restrictive development standards. Both laws are set to sunset in 2033 at which time there will be a review of each law with the possibility of one or both laws being extended, or a merging of the two.

Ministerial Approval of Urban Lot Splits: Senate Bill 9 (2021)

SB 9 aims to increase density in single family zones by requiring ministerial approval of two primary dwelling units in a single-family zone and/or the subdivision of a parcel in a single-family zone into two parcels. The overall goal of SB 9 is to allow for theoretically four units of housing, two primary and two accessory, on what was once a singular plot of land. Provisions of the law include the modification or elimination of development standards, such as setbacks, on a case-by-case basis, to allow for the construction of two primary dwelling units on lots that wouldn't otherwise have the necessary space to accommodate both two dwelling units and municipal development standards.

The city is currently not in compliance with the requirements of SB 9. Program HE-N commits the City to amending the Municipal Code to allow for a process for ministerial approval of urban lot splits in compliance with SB 9.

Public Participation

Section 65583(c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the County's housing goals and policies.

Housing issues affect the entire community – residents, employers, and the public and private sectors. The public participation requirement of the Housing Element Law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti-development initiatives, and Not In My Back Yard (NIMBY)-ism). Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.

In response to the need for public participation, City Staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes branding, a project website, newsletters and eBlasts, announcements on the City website and social media, multiple workshops, a Housing Element Focus Group, and Planning Commission and City Council study sessions and hearings. This section summarizes our engagement program.

Branding

A branding package was prepared for the General Plan Update. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensures that this effort is distinct in the minds of the community. The logo to the right is used on all materials developed for all Elements being updated during the PlanSolvang General Plan Update process, which includes the 2023-2031 Housing Element.



Housing Element Webpage

During the development and review of the Housing Element, the City created and maintained a webpage on the PlanSolvang General Plan Update website with a webpage dedicated to the 2023-2031 Housing Element Update. This webpage provided easy access to information on the Project, including general information about Housing Elements and details about workshops and other engagement opportunities. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A button on the website allowed residents to sign up for the email list.



<https://plansolvang.com/>



Email List

Comments



Housing Element Update

P L A N S O L V A N G

eMail List

Comments



We are excited to announce that in 2021, the City of Solvang kicked off the update to the City’s Housing Element to plan for housing through 2031. The update is scheduled to for completion in February 2023, and throughout the process, we invite the public to be part of the planning process and provide input on how Solvang should provide housing over the planning period (2023-2031).



<https://plansolvang.com/documents>



- A: Google Translate Tool:** This tool allows users to translate the entire website into Spanish.
- B: Email and Contact Buttons:** These buttons allow users to join the project email list or provide a comment to the project Team.
- C: Accessibility Widget:** This widget allows users to choose visibility options for greater accessibility

Project Business Cards

To encourage the use of the project website, business cards were created for the Project. The cards were provided to the City, distributed at community engagement events, and can be easily handed out to those looking for additional information on the Housing Element Update. Each card lists the project website address and a QR Code that can direct users to that website.



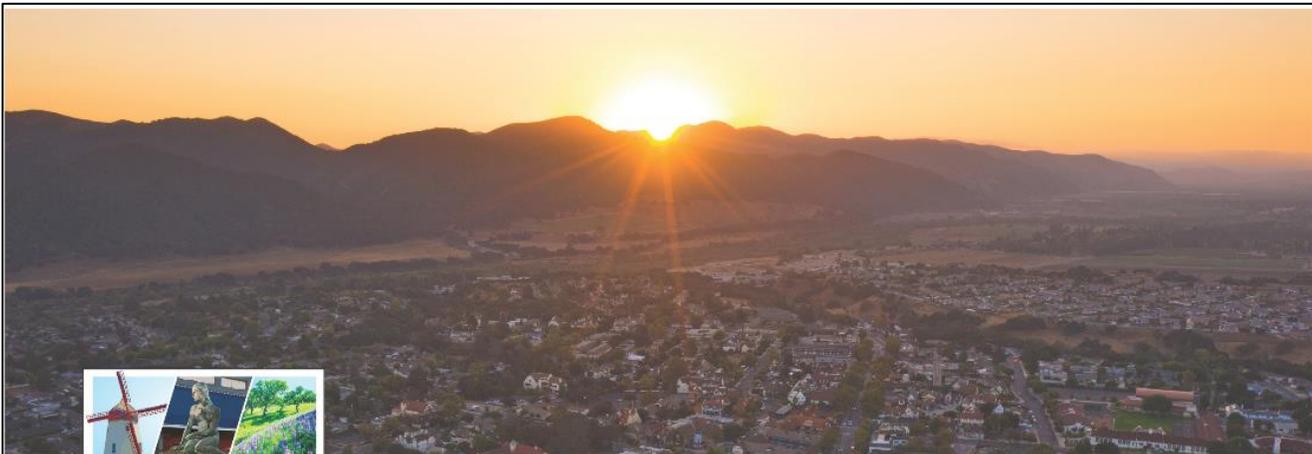
Housing Element Overview Newsletter

The Housing Element Overview Newsletter describes what a housing element is, how and why it is being updated, the project schedule, and how to get involved in the Update process. The newsletter provides an overview of the Regional Housing Needs Allocation (RHNA) process and provides multiple ways to learn about upcoming community engagement opportunities. The newsletter was distributed in both English and Spanish and was made available from the project website.

eBlasts

Email notifications (eBlasts) are sent out to announce upcoming events and the release of project-related documents. Email addresses were compiled from those requesting notification from the City and from those signing up on the project website and at project events. As of July 2022, the Housing Element email list has 1,111 subscribers.

Images of the newsletter and an eBlast are included on the following pages.



NEWSLETTER: HOUSING ELEMENT OVERVIEW

Solvang Housing Element Update!

We are excited to announce that in 2021, the City of Solvang kicked off the update to the City’s Housing Element to plan for housing through 2031. The update is scheduled for completion in February of 2023, and throughout the process, we invite the public to be part of the planning process and provide input on how Solvang can support housing production over the planning period (2023-2031).

What is a Housing Element?

Since 1969, every jurisdiction in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City’s current 2015-2023 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 planning period is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State has passed over a dozen new housing laws, many of which aim to lower barriers to building affordable housing. These new laws will all be addressed with this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an Affirmatively Furthering Fair Housing analysis. This analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. Once identified, the Housing Element will create policies and programs to help work towards more equitable housing practices.

Visit the Project Website to:

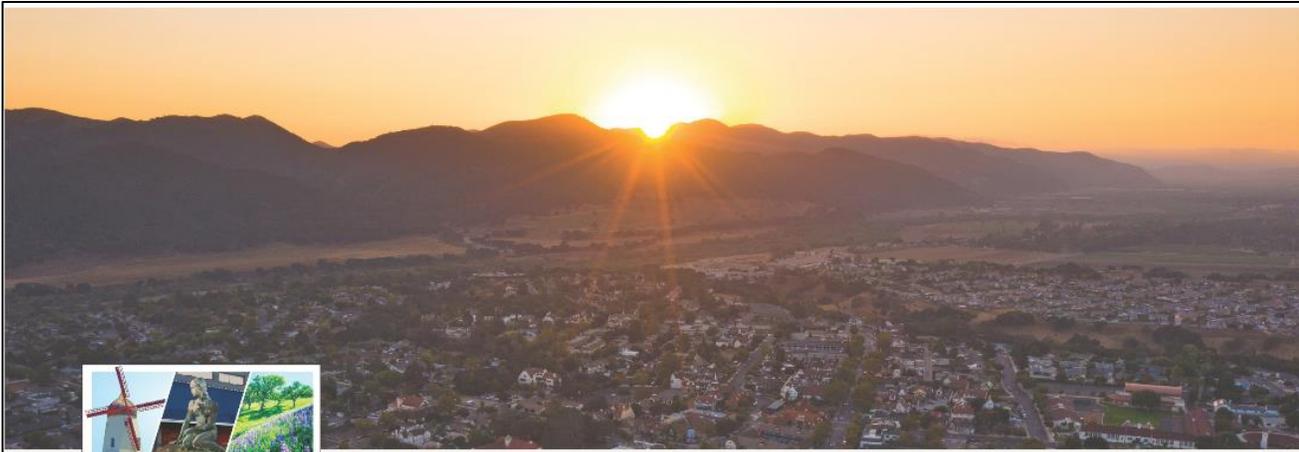
- Stay informed
- Find out about upcoming meetings and events
- Sign-up for email updates
- Share your ideas



plansolvang.com

Have questions?

**City of Solvang
Planning and Community Development Division
CityHall@cityofsolvang.com**



BOLETÍN: DESCRIPCIÓN GENERAL DEL ELEMENTO DE VIVIENDA

¡Actualización del Elemento de Vivienda de Solvang!

Nos complace anunciar que en 2021 La Ciudad de Solvang inició la actualización del Elemento de Vivienda de la Ciudad para planificar la vivienda hasta 2031. La actualización está programada para completarse en febrero de 2023 y durante todo el proceso invitamos al público para ser parte del proceso de planificación y compartir información sobre cómo Solvang puede apoyar la producción de viviendas durante el período de planificación (2023-2031).

¿Qué es un Elemento de Vivienda?

Desde 1969, todas las jurisdicciones de California deben tener un Elemento de Vivienda como parte de su Plan General. A diferencia de otros elementos obligatorios del Plan General, el Elemento de Vivienda debe actualizarse cada ocho años y está sujeto a revisión y aprobación por parte del Departamento de Vivienda y Desarrollo Comunitario de California (HCD). Los componentes principales del Elemento de Vivienda incluyen una evaluación de necesidades de vivienda, la identificación de sitios para vivienda en todos los niveles de ingresos, una revisión de las limitaciones de vivienda y políticas y programas actualizados para llevar a cabo las metas del elemento actualizado.

El Elemento de Vivienda 2015-2023 actual de la Ciudad se adoptó en 2015 y fue parte del quinto ciclo de actualizaciones de elementos de vivienda en el Estado. Esta actualización para el período de planificación 2023-2031 es parte del sexto ciclo de actualizaciones de elementos de vivienda. Entre los Ciclos 5 y 6, el estado aprobó una docena de nuevas leyes de vivienda, muchas de las cuales tienen como objetivo reducir las barreras para construir viviendas asequibles. Todas estas nuevas leyes se abordarán con esta actualización.

Otra adición importante a la actualización del Elemento de Vivienda del sexto ciclo es la inclusión de un análisis de promover afirmativamente la vivienda justa. Este análisis examinará las prácticas de vivienda en la ciudad para identificar cualquier área que pueda perpetuar las desigualdades de vivienda en la comunidad. Una vez identificado, el Elemento de Vivienda creará políticas y programas para ayudar a trabajar hacia prácticas de vivienda más equitativas.

Visita el Proyecto Sitio web para:

- Mantente informado
- Infórmese sobre las próximas reuniones y eventos
- Matricularse en actualizaciones de correo
- Comparte sus ideas



plansolvang.com

¿Tiene preguntas?

Ciudad de Solvang
División de Planificación y Desarrollo Comunitario
CityHall@cityofsolvang.com o (805) 427-9856



PlanSOLVANG

Embracing our Heritage | Planning our Future

— DANISH CAPITAL OF AMERICA —

Tomorrow:

City of Solvang

Housing Element Workshop #2

May 11, 2022 @ 6pm

Tomorrow, Wednesday, May 11, the City of Solvang will hold a Community Workshop to discuss the Housing Element Update and potential housing sites in Solvang. The workshop will include an introduction to State requirements and a discussion of sites with residential capacity, as well as an opportunity for the public to provide comments.

Wednesday, May 11, 2022

6:00pm

Virtual, via Zoom

Join Zoom Meeting:
<https://zoom.us/j/3066529195>
 (Meeting ID: 306 652 9195)

[Click Here to Download the Event Flyer](#)

[Descarga El Folleto del Evento](#)

Housing Needs Survey

We need your input! The City is updating its Housing Element to plan for housing for the next eight years. We encourage you to fill out this short 5-10 minute survey to share your thoughts. The survey will be open through May 21, 2022.

[Click Here to Start the Survey](#)

[Haga clic aquí para ir a la encuesta](#)

Share your thoughts!

If you can't come to the meeting or want to share your thoughts beyond the scope of our survey, leave us your comments anytime at:
[PlanSOLVANG.com/housing](https://plansolvang.com/housing)

Questions?

Contact: 805.688.5575, CityHall@cityofsolvang.com

PlanSolvang | plansolvang.com





Public Workshops

Throughout the Housing Element Update, City Staff worked with the consultant team to hold community workshops at critical points in the process.

Workshop #1: Housing Element Workshop

On Thursday, March 24, 2022, the City of Solvang held a Community Workshop to discuss the Housing Element Update. The workshop included an introduction to the Housing Element and new State requirements, as well as an opportunity for the public to provide comments on housing concerns in the community. Comments received during the meeting are listed below. With each comment, we have provided information on how the information informed the Housing Element.

Comments

- Water is a constraint and should be evaluated (evaluated under the heading Availability of Infrastructure)
- The public would benefit from visual examples of twenty dwelling units per acre (visual examples were provided in Workshop #2)
- Parcels along Alamo Pintado Road: consider access issues, traffic concerns, and grade separations when analyzing feasibility at these (and other) sites (this comment informed the development of the sites inventory)
- Provide translation services to engage Spanish-speaking residents and community groups (in addition to the newsletter and website, advertising for Workshop #2 was provided in Spanish)

Workshop #2: Housing Opportunity Sites

On Wednesday, May 11, 2022, the City of Solvang held a Community Workshop to discuss the Housing Element Update and potential housing opportunity sites. The workshop included an introduction to the Housing Element and the Regional Housing Needs Allocation, a walkthrough of five vacant sites for consideration, and opportunities for the public to provide comments. A slide from the workshop displaying various vacant sites in the City is shown below.

What is Solvang's Goal for Housing?

SBCAG has identified 191 housing units as the City's goal

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
Solvang	55	39	22	75	191
Solvang with Buffer (20%)*	66	47	27	75	215

*Due to new State law, cities must plan for an additional 20 percent buffer in the lower- and moderate-income categories.

Comments¹

Comments received during the meeting are listed below. These comments informed the development of the sites inventory, including site selection and realistic capacity assumptions.

- Site 1 may have an HOA requirement.
- Traffic is an issue. Too many 4-way stops. The corridor is a thoroughfare for traffic moving through the community, and drivers use side streets when traffic backs up. Intersections are dangerous.
- The area is a high visibility gateway to the city.
- There are compatibility concerns with the adjacent housing.
- Sites should not be ruled out early in the process.
- Proposed sites back to single family homes.
- Access onto Alamo Pintado is constrained and problematic.
- Site 3 has privacy landscaping and is sited opposite the hospital emergency room.
- Site 4 is hilly, with steep slopes, and sits well above the roadway below. The northern end of the site sits approximately sixty feet above the elevation at the southern boundary.
- Site 5 is located at a busy intersection; parcel may have an easement on part, reducing the available acreage.

¹ The labeling of the sites since Community Workshop #2 has changed. Sites 1 and 2 are no longer a part of the Sites Inventory. Site 3 is equivalent to Site A in the Sites Inventory. Sites 4 and 5 are equivalent to Site B in the Sites Inventory.

- Parking is impacted in the area, including into adjacent neighborhoods.
- With the lack of vacant parcels in the city, these sites should not be disregarded.
- The City should consider underutilized commercial and industrial parcels and additional residential sites for pointed rezones, including small sites.
- Sites are near new shopping centers and cottages, which impact traffic and parking.
- Developers will dictate improvements and feasibility.
- There are watershed management issues around the five sites. Sheet flow from Site 3 was reported to flow into roadways leaving debris.
- Current residents should be considered.
- The Community Design Element identifies a scenic vista that includes these parcels within the boundary. The City also has policy language that discourages development above the grade of the roadway to protect skyline views. These are constraints to multifamily housing types at the proposed sites.
- Excessive grading is needed.
- For comparison, Alisal Oaks has a 40-foot elevation change and eighty units exist there.
- Mixed-use development should be considered.

Surveys

Housing Needs Survey

The City conducted a Housing Needs Survey from April 20, 2022, to May 21, 2022. Presented in English and Spanish, the Housing Needs Survey provided residents and stakeholders the opportunity to provide input on housing needs, issues, and constraints in the community. The survey was broadcasted to the General Plan and Housing Element Update email list and through local stakeholders and made available on the Housing Element website (plansolvang.com/housing). The Survey had 90 respondents, 89 English respondents, and one Spanish respondent.

A full summary of survey questions and responses was posted to the Project website and can be found at https://plansolvang.com/images/docs/SovGPU_SurveySummary_2022_07_19_RL.pdf.

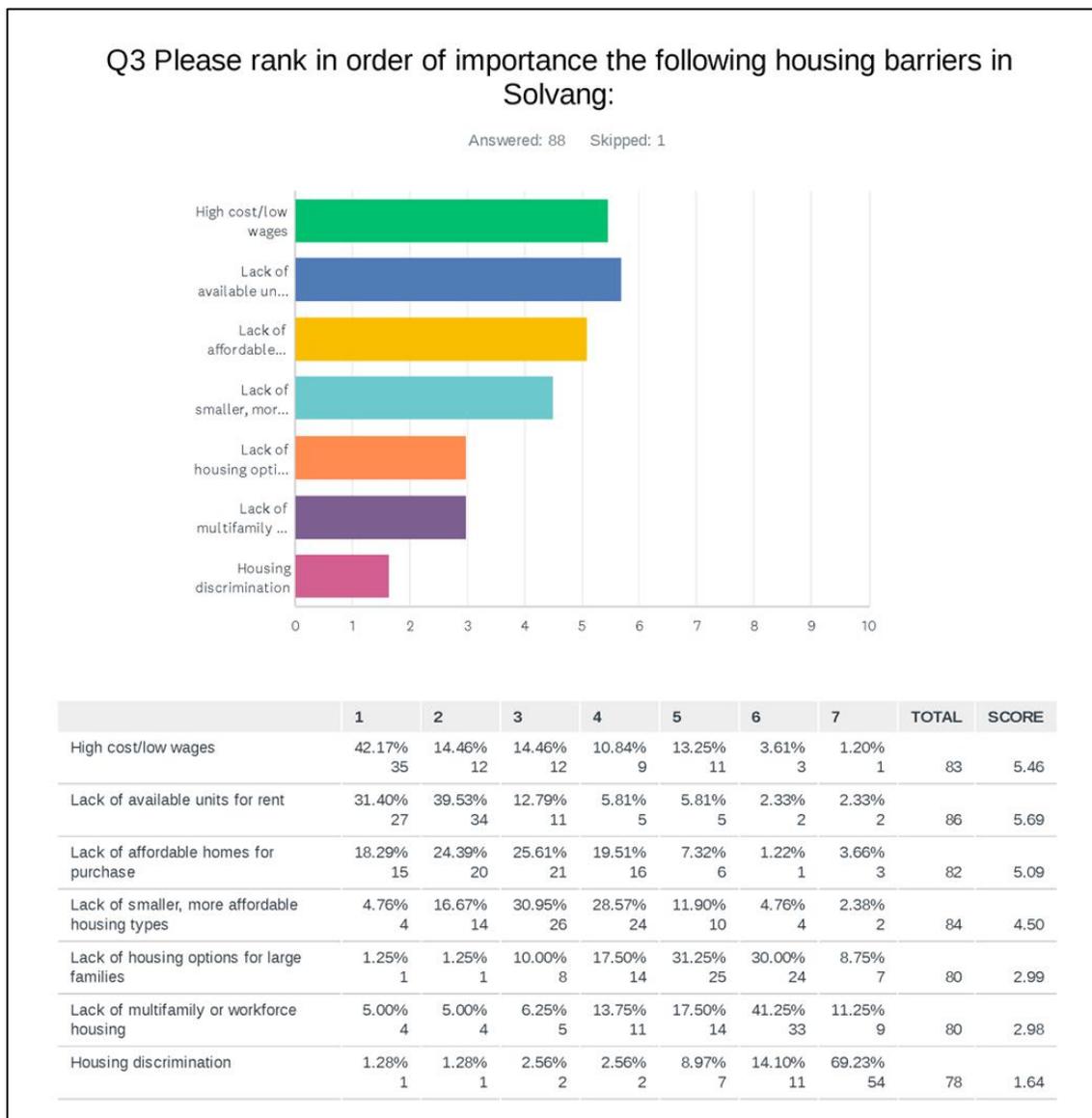
Input received through the survey was informed the Housing Element as follows,

- **Question 1: What best describes your household composition?** Responses to this question provided information on those completing the survey.
- **Question 2: What are the most critical housing issues in Solvang?** Responses to this question helped the Project Team create priorities for program efforts.
- **Question 3: Please rank in order of importance the following housing barriers in Solvang.** Responses to this question provided information on constraints to housing access. Responses ranked non-governmental constraints related to high cost of housing/low wages and lack of available rental units as the largest constraints.

9. HOUSING

- Question 4: Please rank what you think are the best locations in Solvang for new housing.** Responses to this question indicated that vacant residential land and underutilized commercial land are considered the most feasible locations for new housing.
- Question 5: What would make you consider adding an accessory dwelling unit (granny flat) to your property?** Responses informed Program HE-H.
- Question 6: What else would you like us to consider when updating Solvang’s housing plan?** Respondents to this question identified a variety of items for consideration when updating Solvang’s housing plan, from opportunities to pursue (e.g. mixed use development) to community needs (e.g. higher affordability, water). The most cited considerations identified were higher affordability (27 percent of responses) and better traffic (17 percent of responses), but higher availability (13 percent of responses) short-term rentals and neighborhood compatibility (8 percent each) were also mentioned often.

An example of the types of questions asked and their responses is provided below:



Fair Housing Survey

To further reach out to Solvang’s residents and disadvantaged groups, such as those affected historically by racial bias, patterns of segregation, and lack of language accessibility, the City sent out a survey via email on July 5, 2022, to assisted living facilities, senior housing facilities, religious groups, and local non-profits including:

Family Connect Memory Care	Valley Gardens	Vikings of Solvang
Atterdag Village of Solvang	Bethania Lutheran Church	The Rona Barrett Foundation
Solvang Senior Center	Old Mission Santa Inés	Santa Ynez Valley People Helping People
Friendship House	First Baptist Church	The Endowment for Youth Community
The Golden Inn & Village	Santa Ynez Valley Presbyterian Church	Santa Ynez Valley Community Outreach
Buellton Senior Center	Valley Christian Fellowship	The Santa Ynez Valley Foundation
VHA Health	Trinity Baptist Church	
Rancho Santa Ynez Estates	Ranch Church	
Solvang Senior Apartments		

The survey, which included six free-response questions, aimed to gather knowledge on possible barriers to fair housing access and ways to ensure housing security for disadvantaged groups. A reminder for responses was sent to respondents on July 25, and the survey was closed after 48 days on August 22, 2022. One response was received and is shown below. This response was considered in the formation of AFFH evaluation, as well as in the programs under Goal H-5.

Q1: What are the primary housing needs of your clientele/members of your organization and how serious are those needs (e.g., anti-displacement, access to opportunity, etc.)?

“Although several of our members either own or rent their own homes/apts., the number of seniors who are in need of low-moderate housing has greatly increased.”

Q2: What type of housing-related barriers (e.g., fair housing, discrimination) have your clientele/members of your organization experienced?

“Affordable safe housing. ADA compliant. Easy access.”

Q3: Do your clientele/members have a preference on where housing should be located? For example, is there a need to have housing in proximity to public transportation, near commercial services such as commercial centers, schools, parks etc.?

“Public transportation and commercial centers. The number of members who are no longer able to drive has increased.”

Q4: Are there specific neighborhoods or areas of Solvang where housing is more difficult for your clients to access? Why?

“Generally it has been difficult for them to find safe affordable housing throughout the Valley and Solvang.”

Q5: How has the pandemic affected access to housing for your clientele/members of your organization?

“Some of our members, those who have been sharing a home or renting a room, are in jeopardy of losing a place to live as homeowners are selling the homes or moving due to fall out of pandemic.”

Q6: What is the City currently doing well to address housing-related barriers? How could the City improve its response to the housing crisis?

“The City should take a look at their entire population and realize that both affordable senior housing and housing in general is sorely needed. ”

Q6: What else could the City do to reduce housing-related barriers? Are there models of what's working well elsewhere that Solvang should research and consider?

No responses were received.

Summary of Efforts to Involve All Segments of the Community

In response to the need for public participation, City Staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The following bullets summarize the City's efforts to reach all economic segments of the community, as well as community members fluent in Spanish. Each of these are discussed further under the headings above.

- **Project website.** The Project website is the central hub for information related to the General Plan and Housing Element Updates. The website includes a tool to instantly translate all text into Spanish, as well as a tool that allows users to choose visibility options for greater accessibility.
- **eBlasts.** Email notifications were sent out to announce all events, engagement opportunities, and availability of Project documents. The email list includes more than 1,100 subscribers, which equates to nearly 20 percent of the population of Solvang. The list also includes local agencies, organizations, and contacts representing lower income and special needs residents.
- **Housing Element Newsletter.** The newsletter provided key information on housing elements, the RHNA, and opportunities for public engagement. The newsletter was developed and distributed in English and Spanish and distributed through the eblast list to more than 1,100 residents.
- **Housing Needs Survey.** The Housing Needs Survey was developed and distributed in English and Spanish.
- **Event flyers.** Event flyers were developed and distributed throughout the community. The flyer for Workshop #2 was developed and distributed in English and Spanish.
- **Fair Housing Survey.** The City developed and distributed a fair housing survey. The survey was advertised using the eblast list and sent via email to assisted living facilities, senior housing facilities, religious groups, and local non-profits.

In developing the implementation programs for this Housing Element Update, the City considered all public input received, including responses from the Housing Needs Survey and Fair Housing Survey. Due to the low response to the

Fair Housing Survey, the City relied upon the fair housing assessment to assist with creating and prioritizing program actions designed to work to overcome fair housing issues. The following programs address lower-income households and those with special housing needs.

- **Programs HE-A and HE-B.** These programs commit the City to establishing a Housing Rehabilitation Program and to provide information on the program targeting areas with lower median incomes.
- **Program HE-C.** This program supports the administration of the Housing Choice Voucher program that provides rental assistance to lower-income households, and engagement with property owners to encourage properties to register their units with Section 8 providers.
- **Programs HE-F and HE-N.** These programs encourage and incentivize the development of housing for lower and moderate income households.
- **Program HE-P.** This program includes actions that work to affirmatively further fair housing. Actions include providing information on fair housing rights and responsibilities to landlords and tenants through targeted engagement, coordination and cooperation with the Housing Authority to expand targeted fair housing enforcement, coordination with Santa Ynez Valley Transit to remove constraints to transportation access, and expanding mixed-use opportunities in central Solvang where lower-income households, jobs, and transportation options exist in higher concentrations.
- **Program HE-Q.** The program encourages and incentivizes the development, preservation, and rehabilitation of units accessible to seniors and persons with disabilities, including developmental disabilities.
- **Program HE-R.** The program commits the City to adopt a universal design ordinance that works to accommodate a wide range of abilities including children, aging populations, and persons with disabilities.
- **Program HE-S.** This program promotes and facilitates the development of emergency, transitional, and supportive housing facilities, including low-barrier navigation centers.
- **Program HE-X.** The program commits the City to develop an anti-displacement strategy. Objectives of this program include reducing displacement pressures through encouraging and incentivizing the development of 50 lower income units (beyond the RHNA), with a target of 75 percent for seniors, residents with a disability, and farmworkers; as well as preserving the existing lower income housing stock and providing protections for current residents.

Review of the Existing Housing Element

This section examines the effectiveness of the 2015 Housing Element, the progress made in achieving the goals, objectives, and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City of Solvang. This evaluation will inform the policies and programs developed as part of the 2023-2031 Housing Element Update.

Housing Production During the 2015-2023 Planning Period

The City's RHNA for the 2015-2023 planning period was 42 units affordable to very low-income households, 28 units affordable to low-income households, 30 units affordable to moderate income households, and 75 units affordable to above moderate-income households, for a total of 175 housing units. Table H-1 compares units permitted and constructed to the 5th cycle RHNA. Between 2015 and 2022, the City permitted a total of 261 units, including 47 very low-, 33 low-, 66 moderate-income, and 115 above moderate units.

Table H-1 Fifth Cycle (2015-2023) Housing Element Progress

	Lower		Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
	Very Low (0-50% AMI)	Low (50-80% AMI)			
2015-2023 RHNA	42	28	30	75	175
Permitted Units	47	33	66	115	261
Percent of RHNA Permitted	112%	118%	220%	153%	149%
Remaining RHNA	0	0	0	0	0

Source: City of Solvang, 2021 Annual Housing Element Progress Report.

Progress Toward Lower and Moderate-Income Housing Goals

As shown on Table H-1, the City met and exceeded its RHNA goals for the 2015-2023 period in every income category. Most impressively, the City approved over twice the projected moderate income housing needs for the planning period. Solvang's accomplishment of meeting and exceeding RHNA needs for the fifth cycle is a rare feat among California jurisdictions. As of June 2022, Solvang is one among only 38 jurisdictions statewide that have accomplished this goal, with Carpinteria being the only fellow SBCAG jurisdiction that has also exceeded RHNA projected needs. Much of Solvang's lower income housing stock during the planning period was completed in 2016 through the construction of Solvang Senior Apartments, located at 1775 Maple Avenue. The project produced a total of 44 senior-restricted lower income units, 34 very low-income and 10 low-income.

Progress in Implementation

The 2015 Housing Element established the five major goals with coordinated policies and implementing programs, organized around the following statements:

- Preserve and improve housing and neighborhoods;
- Promote the production of a diversity of housing;
- Provide adequate sites for a variety of housing types;
- Remove or mitigate constraints to housing investment;
- Promote equal housing opportunity

A summary of progress toward the implementation of each goal is included below. For a detailed evaluation of implementation programs included in the 2015-2023 Housing Element, please see Appendix B.

Preserve and Improve Housing and Neighborhoods

Conserve and improve the quality of existing housing and residential neighborhoods in Solvang.

The City of Solvang made progress on furthering its commitment to conserve and improve housing quality through a variety of measures. In 2018, to help enforce code compliance, the City filled a half-time position for a Code Enforcement Officer. The position was filled by the former Sheriff of Solvang as a contract position. In 2022, City Council approved the development of two additional half-time for Community Service Officer positions to support code enforcement activities. Currently, both positions are vacant. To directly aid with rehabilitating the city's aging housing stock, the County's emPower (CHERP) program assisted two homeowners in 2018 to improve their household energy efficiency. The City has additionally eased restrictions on mobile homes with permanent foundations by removing the requirement for a conditional use permit, allowing for easier growth and unobstructed unit upgrading for residents of Rancho Santa Ynez Mobile Home Park. Finally, to help further protect the economically vital Danish and Northern European design theme of the City's Village Area, the City has started the progress of updating the Community Design Element of the General Plan and the sign regulations in the Solvang Municipal Code. Finally, the City is planning update the City's Design Guidelines for the Village Area following the completion of the General Plan Update. These updates help ensure continued compliance with the theme for both residential and non-residential development in the TRC and DR zones.

Promote the Production of a Variety of Housing

Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

The City of Solvang has worked to promote the production of a variety of housing types. Most notably, as with many other California cities, the introduction of SB 1069 and SB 2299 in 2016 has spurred increases in accessory dwelling unit (ADU) growth.

The City has also been working with individual landowners to better assist them with their unique needs. In 2018, the City worked with a landowner directly to allow setback modifications to allow for the construction of a duplex on a formerly single-family lot. As shown in this example, the City continually looks for ways to facilitate the development of a range of housing types to work to meet current and future needs of the community.

Provide Adequate Sites for a Variety of Housing Types

Provide adequate sites through appropriate land use and zoning standards to accommodate the City's share of regional housing needs.

Solvang is a small, built-out city with almost all its 2.43 square mile land already completely developed. Despite this challenging situation, the City is committed to continue monitoring the state of existing underutilized and vacant land to project and promote residential development. The City continues to actively promote mixed-use development in the TRC zone and other commercial areas, which helps improve access to affordable housing and helps areas reach their optimal residential potential. The City also regularly updates its inventory of suitable sites and promotes lot consolidation of small lots for residential development, if needed. During the previous cycle, the City committed to developing an infill incentives ordinance to help encourage infill development among the remaining underutilized parcels in the city. The City was unable to achieve the goal during the planning period and hopes to be able to consider infill development as a goal in its General Plan Update process, which is occurring concurrently with the Housing Element Update.

Remove or Mitigate Constraints to Housing Investment

Where appropriate, mitigate or remove potential governmental constraints to housing production, homeless facilities, and affordability.

Solvang has worked with developers in the past directly to help streamline development processes to allow for greater flexibility through its Planned Residential Development (PRD) District designation. Most notably, the Skytt Mesa project, which added over two hundred Market rate units of housing to the City, utilized the PRD process to help expedite development and ensure close coordination with City Staff. This project was required to provide \$250,000 for offsite Senior Apartment affordable units.

Additionally, the City receives funding from the Department of Housing and Urban Development's HOME Investment Partnerships Program through the Santa Barbara County HOME Consortium, which Solvang and surrounding municipal jurisdictions are members. The Consortium divides up funding granted by HUD through the HOME program among their constituent jurisdictions. Finally, the City has removed governmental constraints related to evolving State law regarding density bonuses by defaulting to State standards for state density bonus requirements and incentives.

Promote Equal Housing Opportunity

Promote fair and equal housing opportunity for all residents of Solvang.

The City is dedicated to working with local and regional agencies to promote equal access to housing for all individuals. During the previous planning period, the City made significant progress with the completion of the Solvang Senior Apartments in 2016, which added 44 units of affordable, senior housing to the city's housing inventory. The project is one of the largest additions of special needs housing in Solvang in the last twenty years. The City has also codified Reasonable Accommodations into its Municipal Code (Section 11-12-25), addressing the process for requesting modifications or exceptions to regulations to remove barriers to producing housing for those with disabilities. Finally, the City revised the Municipal Code to allow emergency and transitional housing by-right in the R-1, E-1, DR, and PRD zoning districts in 2015, complying with state law and removing barriers to providing housing to those experiencing homelessness. The City will continue to work to provide access to inclusive, accessible housing for all residents.

Effectiveness of the 2015 Housing Element

As discussed in the preceding section and in Appendix B, the City implemented several policies and programs to facilitate housing production. Most importantly, the City made great progress in affirming its commitment to affordable housing through the construction of its first deed-restricted housing complex, Solvang Senior Apartments. The project has been instrumental in growing the city's senior housing inventory, helping provide much needed supply. From encouraging density bonuses to promoting secondary uses in the TRC district, the City recognizes the severity of the housing crisis and has worked progressively to do its part in growing the housing stock wherever feasible to meet RHNA goals. However, in some cases, the City did not have the necessary staff resources or funding to implement programs. These programs have been continued and expanded in the 2023-2031 Housing Element Policy Document.

Demographic and Economic Trends

Population Trends

Table H-2 shows population growth for Solvang, nearby cities, and Santa Barbara County between 2000 and 2021. In 2000, Solvang had a population of 5,415. Between 2000 and 2010, the population dropped to 5,218, representing a decrease of 3.6 percent over the 2000s, however, between 2010 and 2021 the population grew by 8.2 percent to 5,644.

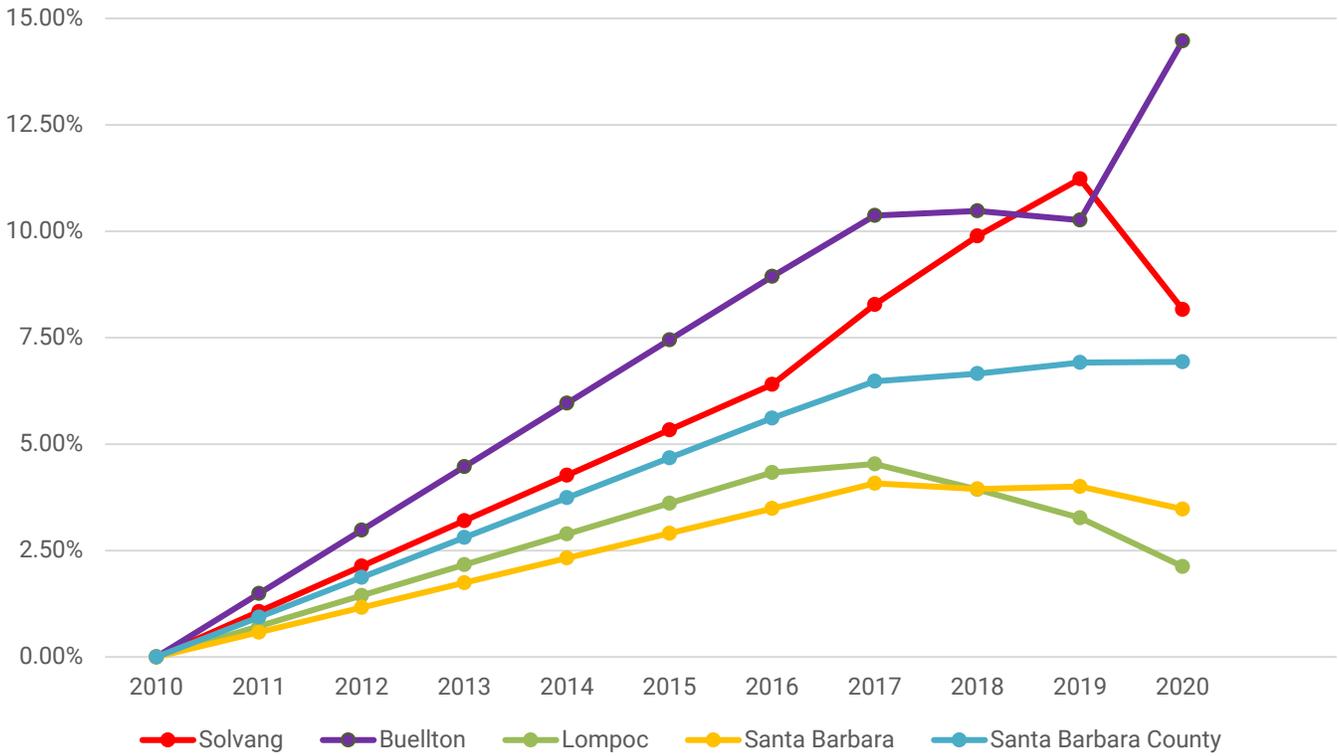
Table H-2 Population Growth Trends 2016 -2021, with 2010 Benchmark

	2000	2010	2016	2017	2018	2019	2020
Solvang	5,415	5,218	5,552	5,650	5,734	5,804	5,644
Buellton	3,832	4,609	5,021	5,087	5,092	5,082	5,276
Lompoc	41,078	41,864	43,678	43,762	43,511	43,232	42,753
Santa Barbara	92,126	87,859	90,922	91,443	91,325	91,376	90,911
County Total	399,347	416,051	439,395	442,996	443,738	444,829	444,895

Source: 2000 Decennial Census; 2010, 2016-2020 American Community Survey 5-Year Estimates Subject Tables, Table S0101

Figure H-1 provides a comparison of Solvang's growth rate to other communities, indexed to the City's 2010 population. Solvang's population growth has been stagnating the past two decades, with the city experiencing slight declines and increases year-to-year with the population hovering around 5,600 persons. Solvang has grown at a rate comparable to Santa Barbara County during the last planning period.

Figure H-1 Population Growth Since 2010



Source: SBCAG, HCD Pre-approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2021, with 2010 Census Benchmark

Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.

Data between 2011 and 2015 are interpolated as HCD approved data package provides data for 2010, 2016-2021.

Population Projections

Population growth and other demographic variables are important indicators of the type and number of housing units needed in a community. Population attributes such as age, race/ethnicity, occupation, and level of income combine to influence the type of housing needed as well as the ability of current and future residents to afford housing.

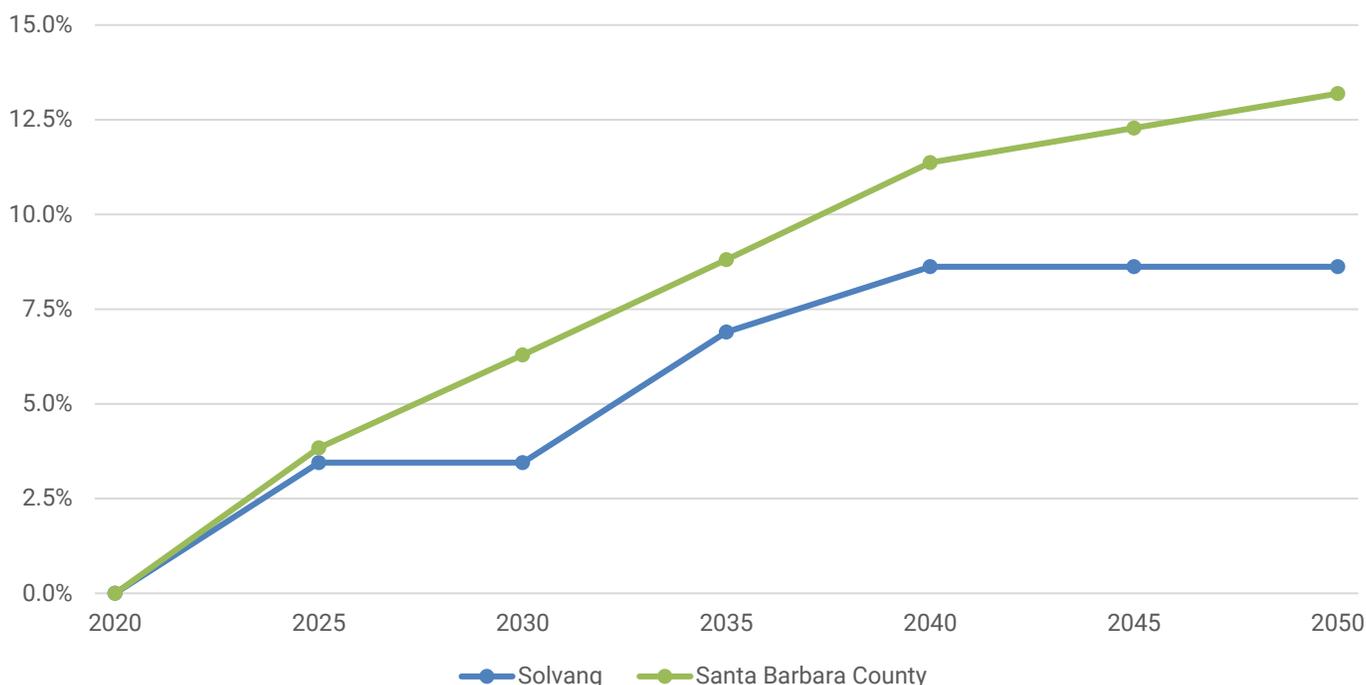
The Regional Growth Forecast (RGF), produced by the Santa Barbara County Association of Governments (SBCAG), projects population totals for the county through 2050. Shown in Table H-3, these projections show slight population growth for Solvang. In the next three decades, Solvang is projected to gain 500 residents, an increase of 8.6 percent, averaging to 0.3 percent growth per year. Further, projections show that Solvang is expected to grow at a slower pace than Santa Barbara County (13.2 percent growth by 2050), as shown on Figure H-2.

Table H-3 Population Projections, 2020-2050

	2020	2025	2030	2035	2040	2045	2050
Solvang	5,800	6,000	6,000	6,200	6,300	6,300	6,300
Santa Barbara County	460,900	478,600	489,900	501,500	513,300	517,500	521,700

Source: Forecast 2050, January 2019, Santa Barbara County Association of Governments.

Figure H-2 Projected Population Growth, 2020-2050



Source: Forecast 2050 January 2019 , Santa Barbara County Association of Governments.

Age

As people move through different age groups, their housing needs, income levels, and preferences typically change. As a result, an evaluation of the age characteristics of a community is important in addressing the housing needs of its residents. According to the U.S. Census, the median age of residents in Solvang increased from 43 in 2010 to 46 in 2020.

Table H-4 below summarizes the age characteristics of Solvang residents in 2010 and 2020. During the 2010s, the number of seniors (ages 65+) increased by 10.1 percent, which indicates an aging population. Additionally, between 2010 and 2020, the number of school age children increased by 26.7 percent.

A decrease of 17.4 percent between 2010 and 2020 was evident among college age (20-24) residents. It remains one of the smallest segments of the population (besides preschool children five and under). It is common for members of this age group to live away from home while attending schools outside the community. Some college age residents may opt

to stay at home and commute to school, however, this seems unlikely as the closest institutions are located in Lompoc and Santa Barbara, requiring 30- and 45-minute commutes, respectively.

Table H-4 Age Characteristics and Trends 2010-2020

Age Groups	2010		2020		2010-2020
	Persons	%	Persons	%	% Change in Persons
Preschool (Ages <5)	282	5.4%	159	2.8%	- 43.6%
School Age (5-19)	840	16.1%	1,064	18.9%	+ 26.7%
College Age (20-24)	224	4.3%	185	3.3%	- 17.4%
Young Adults (25-44)	1,237	23.7%	1,056	18.7%	- 14.6%
Older Adults (45-64)	1,602	30.7%	1,495	26.5%	- 6.7%
Seniors (65+)	1,033	19.8%	1,685	29.9%	+ 10.1%
Total	5,218	100%	5,644	100%	+ 8.2%

Sources: 2010 American Community Survey 5-Year Estimates Subject Tables, Table S0101; 2020 American Community Survey 5-Year Estimates Subject Tables, Table S0101.

Race and Ethnicity

The racial and ethnic composition of a community may have implications for housing to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that affect their needs and preferences for housing. Table H-5 shows racial demographic trends from 2000 to 2020. As of 2020, white residents represent the largest race/ethnic group in Solvang, at 68 percent, however this is a decline of 14 percent from 82.5 percent in 2010. Conversely, households identifying as two or more races showed the only significant growth during this period. Multiracial households in Solvang increased from 2.7 percent of the population in 2010 to 15.2 percent in 2020.

The next largest percentage change in population between 2010 and 2020 was among residents identifying as Hispanic/Latino. As shown in Table 4-3, the Hispanic/Latino share of the population increased from 29.2 percent in 2010 to 30 percent in 2020. Black, American Indian, and Asian populations also grew in Solvang during this time; however, no growth was seen among the Native Hawaiian and Pacific Islander demographic.

Table H-5 Racial Demographics, 2000-2020

	2000		2010		2020	
	Persons	%	Persons	%	Persons	%
White	4,090	76.7%	4,326	82.5%	4,161	68%
Black or African American	16	0.3%	38	0.7%	50	0.8%
American Indian and Alaska Native	19	0.3%	59	1.1%	81	1.3%
Asian	54	1%	72	11.8%	115	1.9%
Native Hawaiian and Pacific Islander	0	0%	1	0.2%	0	0%
Some Other Race	ND	ND	611	11.6%	789	12.9%
Two or More Races	ND	ND	138	2.7%	930	15.2%
Hispanic or Latino	1,059	19.8%	1,530	29.2%	1,835	30%

Source: 2000 Decennial Census; 2010, 2020 Decennial Census, Table P1 and Table P2.

Note: This table compares Census data, which differs slightly from American Community Survey estimates of Forecast 2050 projections. In Census data, "Two or More Races" and "Hispanic or Latino" are separate data points from racial groups listed in the top section of the table. Total population for Census counts can be determined by adding together all of the top rows.

ND= No Data

Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other necessities of life. Income levels can vary considerably among households, based upon tenure, household type, and location of residence, among other factors.

According to the 2020 Census, the median household income of Solvang residents is \$82,838, five percent above the median statewide household income of \$78,672. This higher median household income reflects the changing demographics of Solvang. As of 2020, Solvang's population has progressed to favor older, higher-income, households that can afford to purchase a home in Solvang. Younger people, often service sector workers at the core of the city's tourist industry, have fewer affordable housing options and are more willing to share units to reach an affordable price point. Lower income residents have few housing options within the city limits, especially given income, rental history, and credit check requirements associated with accessing market rate housing.

Table H-6 shows income distributions for the City of Solvang. Among families and married couple families, households with income of \$200,000 or more occupy the largest percentage of households. Households with income of \$200,000 or more make up 25.0 percent of family households and 30.7 percent of married couple family households. Combined with low percentages of low earning households, this illustrates a high level of affluence among these household types.

Table H-6 Income in The Past 12 Months (In 2020 Inflation-Adjusted Dollars)

	Household	Total family Households	Married couple family households	Nonfamily households
Less than \$10,000	2.30%	2.40%	3.10%	2.20%
\$10,000 to \$14,999	2.80%	2.40%	0.00%	3.50%
\$15,000 to \$24,999	3.80%	3.00%	3.90%	5.20%
\$25,000 to \$34,999	4.10%	3.40%	4.50%	5.40%
\$35,000 to \$49,999	8.30%	9.10%	8.30%	7.00%
\$50,000 to \$74,999	22.70%	14.80%	14.90%	36.40%
\$75,000 to \$99,999	16.80%	16.80%	12.80%	19.80%
\$100,000 to \$149,999	13.50%	11.70%	12.30%	13.60%
\$150,000 to \$199,999	9.10%	11.40%	9.70%	5.10%
\$200,000 or more	16.50%	25.00%	30.70%	1.80%
Total	2,392	1,515	1,158	877
Median income (dollars)	82,838	98,848	111,379	67,044

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table S1901.

Note: Married couple family households are a subset of Total Family Households. Of 1,515 total family households, 1,158 are married couple family households.

Household Trends

Household characteristics, such as type and size, income levels, and the presence of special needs populations, determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Tenure

Household tenure, or the status of homeownership or renting, is an important indicator of the types of housing issues that can arise in a region and can help determine what programs work best to help the populace. Tenure can also be a determination of a city’s affordability for settling down and owning property.

Solvang’s households are primarily composed of homeowners, with 59 percent of the city owning their homes and 41 percent of the city renting their homes (Table H-7). This high rate of homeownership is similar to other cities in California that are primarily composed of single-family residences, but higher than Santa Barbara County where 52 percent of county residents own their home.

Table H-7 Existing Households by Tenure

	Renters		Owners		Total
	Amount	% of Municipality	Amount	% of Municipality	Amount
Solvang	986	41.2%	1,406	58.8%	2,392
Buellton	706	34.5%	1,343	65.5%	2,049
Santa Barbara County	70,805	47.7%	77,504	52.3%	148,309

Sources: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25003.

Tenure Trends

Over the last ten years, the share of renter and owner-occupied households have increased at a rate around 12 percent, a figure equivalent to 112 new renter occupied households and 144 new owner occupied households being added to the market. The increase in owner-occupied households is attributed to the construction of the Skytt Mesa subdivision between 2009 and 2018.

Table H-8 Change in Number of Households by Tenure, 2010-2020

	2010		2020		Growth	
	Number	%	Number	%	Number	%
Renters	874	40.9%	986	37.7%	+112	+12.8%
Owners	1,262	59.1%	1,406	62.3%	+144	+11.4%
Total Households	2,136	-	2,392	-	+256	+12.0%

Sources: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25009; 2010 American Community Survey 5-Year Estimates Tables B25003

Household Size

Household size is a factor that can help inform the types of housing in demand for the planning cycle. It can also signify possible overcrowding. Table H-9 shows the household size in Solvang by tenure. According to the 2020 Census, Solvang has a total of 2,380 households, of which a majority are composed of two to four persons. The high proportion of two to four person households reflects the long history of single-family housing development in Solvang.

Table H-9 Household Size by Tenure

	Owner occupied	Renter occupied	Total
Living Alone	230	389	619
2-4 persons	1,094	572	1,666
5+ persons	82	25	107
Total	1,406	986	2,392

Sources: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25009

Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per bedroom. Further, housing units with more than 1.5 occupants per room are defined as being severely overcrowded.

Table H-10 shows Solvang’s rate of overcrowding and severe overcrowding. According to the American Community Survey, there are approximately 2 overcrowded and 49 severely overcrowded households in Solvang, all of which are renter occupied units. Renter occupied units, despite accounting for just over a third of the city’s housing stock, account for all overcrowded households with an occupancy per room rate greater than one. Among renter occupied units, 5 percent are severely overcrowded.

Severe overcrowding among rental households in Solvang reflects a lack of affordable housing in the city. Overcrowding and severe overcrowding are more likely to be experienced by lower wage retail, service, and agricultural jobs that support the tourism and agricultural industry at the heart of Solvang and the Santa Ynez Valley, respectively. As such, there is a high demand for rental housing in the planning period.

Table H-10 Overcrowding in Solvang, 2019

	Designed Occupancy (< 1.00 OPR)		Overcrowding ($1.00 - 1.50$ OPR)		Severe Overcrowding (> 1.51 OPR)	
	Renters	Owners	Renters	Owners	Renters	Owners
Solvang	935	1,406	2	0	49	0
Percent of Tenure Households	94.8%	100.0%	0.2%	0.0%	5.0%	0.0%
Percent of all Households	97.9%		0.1%		2.0%	

OPR = occupants per room

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25014

Housing Growth

Solvang has experienced moderate housing stock growth since 2011. As shown on Table H-11, 256 new units were built, equating to a 12 percent increase over ten years. As of 2020, Solvang has 2,392 housing units. Solvang’s growth has been slower than nearby Buellton, which experienced a greater housing stock increase of 36.0 percent, the highest in

Santa Barbara County. This disparity in growth can be primarily attributed to Solvang being mostly built out in 2010 while Buellton developed large amounts of their vacant land for residential development in the 2010s.

Table H-11 City and County Housing Growth Trends 2011-2020

County/City	2010	2020	Percent
Solvang	2,136	2,392	+ 12.0%
Buellton	1,507	2,049	+ 36.0%
Lompoc	13,420	13,216	- 1.5%
Santa Barbara	35,335	37,806	+ 7.0%
County Total	141,793	148,309	+ 4.6%

Sources: 2010 American Community Survey 5-Year Estimates Subject Tables, Table B25009; 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25009

Housing Projections

For the 2023-2031 planning period, as with previous periods, the Santa Barbara County Association of Governments (SBCAG) assigned a portion of its Regional Housing Needs provided by the California Department of Housing and Development to the City of Solvang according to projected regional jobs growth over time, among other factors (for more detailed documentation of the methodology, see the Housing Resources section). The result of the process is Solvang’s Regional Housing Needs Allocation (RHNA), which serves as a projection of housing needs during the 2022-2031 planning period (Table H-12).

The RHNA states that Solvang is projected to need 191 total units by 2031. The identified housing need is almost evenly split between lower-income and higher-income designations.

Table H-12 Projected Housing Needs in Comparison to Nearby Jurisdictions

	Lower			Moderate	Above Moderate	Total
	Extremely Low	Very Low	Low			
Solvang	27	28	39	22	75	191
Buellton		55	37	30	43	165
Lompoc		166	262	311	1,509	2,248
Santa Barbara		2,147	1,381	1,441	3,032	8,001
Santa Barbara County		5,799	3,935	4,397	10,725	24,856

Source: SBCAG, HCD Pre-approved Data Package, State of California Department of Housing and Community Development, 2021.

Employment Trends

Employment also has an important impact upon housing needs. Varying jobs and income levels determine the type and size of housing a household can afford. According to the 2020 Census, 61.2 percent of Solvang residents over the age of 16 (2,877 individuals) are in the labor force. High labor force participation rate has led to a low unemployment rate of 2.6 percent.

Employment by Industry

Table H-13 shows the types of occupations held by residents in Solvang and Santa Barbara County by industry. The four largest occupational categories in Solvang were arts, entertainment, and recreation, and accommodation and food services (29.6 percent); manufacturing (14.6 percent); educational services, and health care and social assistance (13 percent); and professional, scientific, and management, and administrative and waste management services (12.3 percent). These categories account for 69.5 percent of employed residents. As described previously, given the town's relatively small size, it can be inferred that a majority of those employed in managerial and professional occupations travel to work outside the City. Solvang has a significant share of workers in service industry positions due to its economic base in tourism.

Solvang's occupational profile is similar to that countywide, with the exception of a larger share of City residents in service occupations and a smaller share in production, transportation, and material moving. These differences reflect Solvang's tourism-based economy as well as its geographic location.

Table H-13 Employment by Industry, 2020

	Solvang		Santa Barbara County	
	Estimate	%	Estimate	%
Agriculture, forestry, fishing and hunting, and mining	16	0.6%	15,852	7.8%
Construction	117	4.2%	12,946	6.4%
Manufacturing	489	17.8%	15,502	7.6%
Wholesale trade	55	2.0%	3,726	1.8%
Retail trade	189	6.9%	21,408	10.5%
Transportation and warehousing, and utilities	85	3.1%	6,703	3.3%
Information	32	1.2%	4,300	2.1%
Finance and insurance, and real estate and rental and leasing	168	6.1%	10,603	5.2%
Professional, scientific, and management, and administrative and waste management services	417	15.1%	23,924	11.7%
Educational services, and health care and social assistance	330	12.0%	48,884	24.0
Arts, entertainment, and recreation, and accommodation and food services	549	19.9%	20,337	10.0%
Other services, except public administration	157	5.7%	9,017	4.4%
Public administration	150	5.4%	10,476	5.1%
Total Jobs	3,070		213,438	

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table DP03.

Job Projections

Job projections serve as an important forecasting tool to help plan for future housing need. Over the next thirty years, SBCAG expects that City will gain approximately 900 jobs, which shows a much lower rate of growth (1.8 percent) compared to the County as a whole (21.4 percent). Between 2020 and 2030, the period that represents the current Housing Element planning cycle, SBCAG expects the city to gain approximately 390 jobs.

Table H-14 Job Forecast, 2020-2050

	2020	2025	2030	2035	2040	2045	2050	2020-2050 Growth Rate
Solvang	4,210	4,480	4,600	4,730	4,860	4,980	5,110	1.5%
Santa Barbara County	231,150	245,900	252,710	259,710	266,900	273,710	280,700	21.4%

Source: Forecast 2050, January 2019, Santa Barbara County Association of Governments.

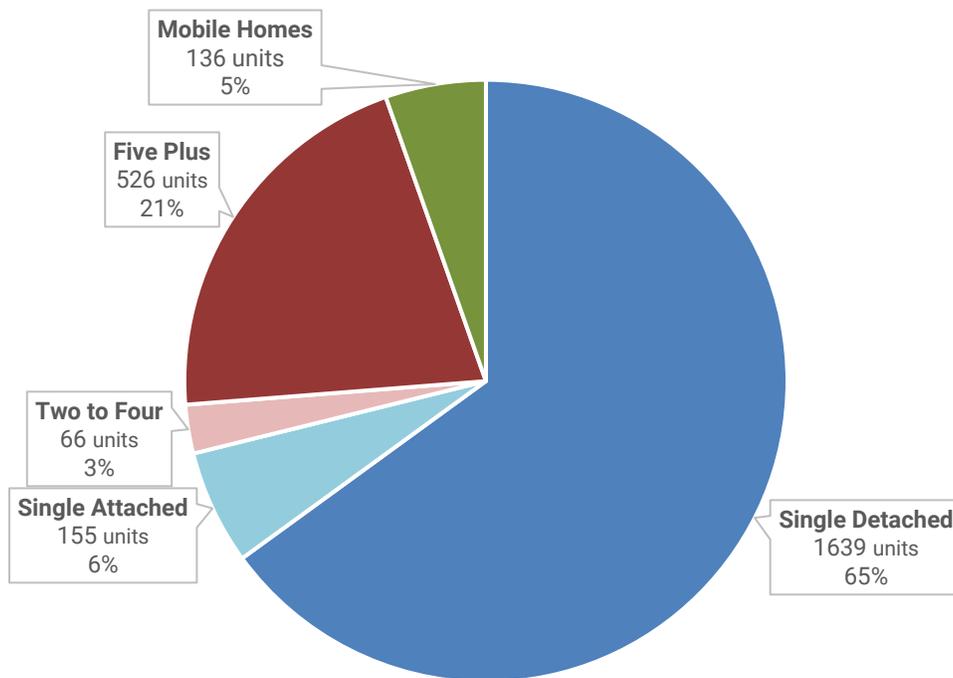
Housing Conditions

Housing Type

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing,” including duplexes, triplexes, townhomes, cottage clusters, and other multifamily housing types compatible in massing and scale with traditional single-family housing types. These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Figure H-3 provides a breakdown Solvang’s housing stock by type. In Solvang, detached single-family homes are the most common housing type, making up 58.4 percent of housing stock in 2021. By comparison, multifamily dwelling units comprise 36.7 percent of the housing stock and mobile homes account for the remaining 5 percent.

Figure H-3 Housing Units by Type, 2021



Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table DP04.

Note: This graphic includes all housing units in Solvang, a total of 2,522 units. Approximately 2,392 units are occupied and 130 are vacant.

Table H-15 shows the change in housing stock in Solvang between 2010 and 2020. During this time, the composition of the housing stock remained mostly the same. The greatest shift occurred with a greater share of five plus housing units per structure and a smaller share of two to four housing units per structure. Significant gains in single detached (30.7 percent growth) housing are the result of the completion of the Skytt Mesa subdivision during the 2015-2023 planning period.

Table H-15 Housing Units by Type – Change over Time, 2010-2020

	2010	2020	Percent Change
Single Detached	1,254	1,639	+ 30.7%
Single Attached	136	155	+ 14.0%
Two to Four	226	66	- 70.8%
Five Plus	470	526	+ 11.9%
Mobile Homes	121	136	+ 12.4%
Total	2,207	2,522	+ 0.6%

Source: 2010 American Community Survey 5-Year Estimates Subject Tables, DP04; 2020 American Community Survey 5-Year Estimates Subject Tables, DP04.

Vacancy Rate

Vacancy rate is defined as the share of housing units currently without a permanent occupant. It serves as an important measure of the availability of and demand for housing. A low level of vacancy indicates high demand for and relatively limited supply. Solvang’s current vacancy rate is 5.2 percent, a similar rate to the 6.3 percent county-wide vacancy rate reported in the 2020 Census (Table H-16).

Table H-16 Occupancy Status

	Units	%
Occupied Housing Units	2,392	94.8%
Vacant Housing Units	130	5.2%
Total Housing Units	2,522	

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table DP04

Table H-17 shows the type of vacancies present in Solvang. There are no rental properties that are vacant or available, indicating a high demand that has completely exhausted supply. There is also a low number of for-sale vacancies, indicating a low supply for owner occupied homes with high present demand.

Census data also notes that there are 20 vacant seasonal use units. This use could be of concern for a small tourist-oriented municipality like Solvang, however, the City actively regulates short-term rentals through its short-term/vacation rental ordinance. The ordinance was codified into the Municipal Code in 2016, barring short term rentals outside of the Tourist Related Commercial (TRC) Zone, or Village Area, and certain properties between addresses 1506 and 1546 Copenhagen Drive. Such ordinances have kept vacancy rates low despite high tourism demand for short-term rentals (see the Governmental Constraints section for further analysis).

The most common type of vacancy is “other,” which includes properties in some type of transitional process. For example, a housing unit that has been sold and is awaiting a legal transfer or is currently involved in a legal dispute. This classification, however, does not provide much insight into the state of Solvang’s housing market.

Table H-17 Housing Stock by Type of Vacancy

	Units	Percent
For rent	0	0.0%
Rented, not occupied	0	0.0%
For sale only	35	1.4%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	20	0.8%
For migrant workers	0	0.0%
All other vacant units	75	3.0%
Occupied Units	2,392	94.8%
Total Units	2,522	

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25004

Housing Age and Condition

Housing age can be used as an indicator of housing conditions within a community. Like any other tangible asset, housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress property values, and eventually impact the quality of life in a neighborhood. Given the mostly built out nature of Solvang, most homes are already over thirty years old. Consequently, maintaining and improving housing quality is an important goal for the City of Solvang.

Table H-18 provides a breakdown of the City's housing stock by year built. As of 2020, approximately 75 percent of the City's housing units are over 30 years old. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment. Unless properly maintained, homes older than 50 years usually require major renovations to remain in good working order. Given the high amount of capital flowing into Solvang through new residents, it is expected that many older units are being actively rehabilitated by both new homeowners and long-time homeowners to improve property values and resale prospects. For example, a review of listings in August 2022 on Zillow reveals several homes built before 1980 that have had extensive refurbishment to meet the demands of new, wealthier buyers. Many of these refurbished homes, despite their smaller size compared to newer single-family residences, are able to sell for upwards of \$750,000 with their modern updates. Given this trend, it could be surmised that very few of the City's housing units need some form of renovation to meet modern housing standards. As of August 2023, the City's Code Enforcement team indicates that approximately three percent of single-family homes are in need of major rehabilitation or replacement. Regarding multifamily structures, Code Enforcement has served notice related to two buildings in need of repair and estimates that, as with single-family structures, approximately three percent of the current stock is in need of major rehabilitation or replacement.

Table H-18 Solvang Age of Housing Stock

Year Structure Built	Estimate	Percent
Built 2014 or later	87	3.4%
Built 2010 to 2013	42	1.7%
Built 2000 to 2009	91	3.6%
Built 1990 to 1999	401	15.9%
Built 1980 to 1989	699	27.7%
Built 1970 to 1979	515	20.4%
Built 1960 to 1969	250	9.9%
Built 1950 to 1959	271	10.7%
Built 1940 to 1949	28	1.1%
Built 1939 or earlier	138	5.5%
Total	2,522	100%

Source: 2020 American Community Survey 5-Year Estimates Subject Tables, Table B25034.

Affordable Housing At-Risk of Conversion

In Solvang, there are no publicly subsidized housing units, both senior restricted and non-senior restricted, deemed to be at-risk of conversion to market rate units during the 2023-2031 planning period. The City does not have a redevelopment agency and has not used Community Development Block Grant funds for housing. Table H-19 summarizes publicly assisted units in Solvang by income category.

Table H-19 Assisted Units at Risk of Conversion

	Low	Moderate	High	Very High
Solvang	44	0	0	0

Source: SBCAG, HCD Pre-approved Data Package, California Housing Partnership Corporation.

These 44 units of deed restricted affordable housing originate from the completion of Solvang Senior Apartments, the first deed restricted affordable housing complex in the city built in 2016. The project was heavily subsidized by in-lieu fees collected from the completion of the Skytt Mesa single-family residential subdivision earlier in the previous planning period. Solvang Senior Apartments also received a density bonus and two incentives in accordance with density bonus law.

Table H-20 Affordable Unit Inventory

Development	Total Units	Affordable Units	Subsidy Type	Deed Restrictions Expire	Risk of Market-Rate Conversion
Solvang Senior Apartments 1758 Laurel Avenue	45	44	Low Income Housing Tax Credit (LIHTC)	2068	Low
TOTAL	45	44			

Source: SBCAG, HCD Pre-approved Data Package, California Housing Partnership Corporation.

Finally, there are two residences within the city located on land designated for residential use that are targeted for conversion to non-residential uses. These residences are being relocated, and neither unit was previously affordable to lower- or moderate-income households by deed-restriction. No affordable units in the past fifteen years have been converted to non-residential uses.

Cost of New Affordable Housing

According to a March 2020 study by the U.C. Berkeley Turner Center for Housing Innovation, low-income housing funded with Low Income Housing Tax Credit (LIHTC) 9-percent tax credit funding (which includes many deed restricted low-income properties) has an average cost of over \$500,000 per unit statewide. This is a staggering figure that reflects the increasing severity of the housing crisis. The report breaks down this figure into the variables associated with constructing low-income housing, such as location-related costs, development fees, and construction material costs. The report concludes that currently, material and labor costs are the primary source of rising costs for affordable housing development.

The report also presented information on the costs of construction by region, which influence the total cost of housing tremendously. The study inventoried 71 LIHTC 9-percent new construction projects between 2008 and 2019 in the Central Coast region, where Solvang is located. Considering contemporary projects, the study estimates that the current average price per square foot of LIHTC development in the Central Coast region is approximately \$500 per square foot. This valuation equates to nearly \$150,000 needed for the development of a 300 square foot studio, or \$475,000 for a 950 square foot two-bedroom apartment. Given these high costs of producing new affordable housing, the City of Solvang is committed to preserving existing affordable units and promoting housing rehabilitation (see Programs HE-B and HE-D).

The City is also committed, through Program HE-I, to continuously update a posted list of grants and loans available to the City, such as Community Development Block Grant (CDBG) funds, which provides an updated list of potential funding sources to preserve affordable housing. In the event that the City applies to State and Federal housing grant funds, since the City has not used any affordable housing fund grants, the City is eligible for the total amount of State and Federal grants they are awarded. The City does not have a redevelopment agency successor to collect funds from. Solvang is eligible for the CalHome grant program, which allows for local public agencies and nonprofit corporations to receive funding to assist first-time homebuyers and those needing housing rehabilitation.

Qualified Entities for Acquiring and Managing Affordable Housing

The Housing Authority of Santa Barbara County (HASBARCO), Santa Barbara County’s established public housing provider, is a qualified public entity for acquiring and managing affordable housing within Solvang. People Self-Help Housing, a nonprofit housing organization that manages rental properties, operates innovative homeownership programs, and provides services to assist disadvantaged communities, including low-income households, families, farmworkers, seniors, veterans, persons living with disabilities, youth transitioning out of foster care, and those formerly experiencing homelessness, is a qualified private entity for acquiring and managing affordable housing within Solvang.

Overpayment

Between 2006 and 2013, home prices decreased in Solvang, matching nationwide trends following the Great Recession. Since 2013, however, the median home price has increased greatly, with homes averaging \$1.42 million in May 2022 (see Figure H-4 for more details). Home values have increased approximately 199 percent between 2000 and 2022. This drastic increase matches similar home value growth statewide, which has made homeownership much less attainable to young professionals, middle class families, and lower income families. As a result of these increases, residents across the country have been forced to pay for housing that is well beyond their means. The story is the same in Solvang, with both renters and homebuyers facing a challenging housing market with low supply that pushes residents to choose any options available, even if they are suboptimal and/or beyond a third of their monthly income.

Additionally, with Solvang’s rising senior population, senior households may be at more extreme risk of being affected by overpayment. With fixed incomes and low flexibility to provide cash immediately, seniors can easily become housing insecure with market rate changes (see Special Housing Needs).

Among all households in Solvang, approximately 36.7% have a housing cost burden greater than 30 percent of median family income. Approximately 18.9% have a housing cost burden greater than 50 percent of median family income. Comparatively, among all households, Solvang has a slightly smaller share of housing cost burdened households.

Table H-21 Cost Burdened Households in Solvang

	Greater than 30% of Area Median Family Income (HAMFI)	% of Households	Greater than 50% of Area Median Family Income (HAMFI)	% of Households
Solvang	875	36.7%	450	18.9%
Santa Barbara County	58,570	40.4%	28,725	19.9%

Note: Total households for this table (and all others relating to cost burdened households) do not match other tables as SBCAG’s HCD Pre-approved Data Package uses ACS 2019 5 Year-Data Tables, as opposed to ACS 2020 5-Year Data Tables used by other tables and figures.

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021; SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year, Table B25003

Cost Burdened Homeowners

Given the extremely high price of owning housing in Solvang (Figure H-4), homeowners are subject to higher monthly cost burdens from mortgage payments that may make it difficult to make ends meet. In 2021, approximately 30.4

percent of owner-occupied households have a burden greater than 30 percent of median family income. Approximately 19 percent of owner-occupied households have a burden greater than 50 percent of median family income. Compared to Santa Barbara County, the proportion of Solvang residents who are cost burdened, particularly at the 50 percent benchmark, is much higher.

Table H-22 Owner Occupied Cost Burdened Households

	Greater than 30% of Area Median Family Income (HAMFI)	% of Owner Households	Greater than 50% of Area Median Family Income (HAMFI)	% of Owner Households
Solvang	450	30.4%	280	18.9%
Santa Barbara County	22,150	29.3%	9,780	12.9%

Note: Total households for this table (and all others relating to cost burdened households) do not match other tables as SBCAG's HCD Pre-approved Data Package uses ACS 2019 5 Year-Data Tables, as opposed to ACS 2020 5-Year Data Tables used by other tables and figures.

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021; SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year, Table B25003

Cost Burdened Renters

Similar to the cost burden faced by homeowners, renters in Solvang have difficulty finding affordable places to live. Among all renters in Solvang, 47.3 percent are cost burdened. Similar to homeowners, approximately 19 percent of all renters in Solvang are severely cost burdened, which indicates a rent burden greater than 50 percent of median family income. This figure reflects a lack of housing supply despite high demand for rental housing in Solvang, which is utilized primarily by workers who support Solvang's tourist-oriented economy.

Table H-23 Renter Occupied Cost Burdened Households

	Rent Greater than 30% of HUD Area Median Family Income (HAMFI)	% of Renter Occupied Households	Rent Greater than 50% of HUD Area Median Family Income (HAMFI)	% of Renter Occupied Households
Solvang	425	47.3%	170	18.9%
Santa Barbara County	36,420	48.1%	18,945	25.0%

Note: ACS 2020 5-year Data does not include updated data on cost-burdened households. This, and all tables related to cost burdened households relies upon ACS 2019 5-year estimates. Inconsistencies in the total number of households can be attributed to inconsistencies between these data sources.

Source: SBCAG, HCD Pre-approved Data Package, HUD CHAS Dataset, 2021; SBCAG, HCD Pre-approved Data Package, ACS 2015-2019 5 Year, Table B25003

Special Housing Needs

Certain groups have greater difficulty in finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family or household characteristics, or disability.

State Housing Element Law identifies the following special needs groups: elderly, persons with disabilities, large households, farmworkers, female-headed households, homeless, and other interest populations, such as students and military. Table H-24 summarizes data from the 2020 Census regarding special needs groups residing in Solvang.

Table H-24 Population of Special Needs Groups, 2020

	Persons	Households
Seniors (65 and over)	1,685	1,087
Persons with a Disability	517	-
Persons Living with Developmental Disabilities	52	
Female-headed Household	-	324
With Children	-	220
Large Households	-	107
Farm workers	16	-
Persons Experiencing Homelessness	12	

Source: SBCAG, HCD Pre-approved Data Package, 2015-2019 ACS, Tables DP03, DP05, B17012, C18120, S1810; SBCAG, 2020 Census; edhat; Santa Barbara County, 2020 Point-In-Time Homeless Count.

Fifth Cycle Special Needs Housing Programs

The City of Solvang implemented two programs to support the housing needs of people living with disabilities during the fifth cycle. The City implemented a program to identify and remove constraints affecting persons with disabilities and implemented a program to encourage universal design to forward accessibility and safety. The City also codified means for reasonable housing accommodation in Municipal Code Section 11-12-25 and is committed to encouraging the incorporation of universal design features in future development. For more details on the outcomes of the programs, see Appendix B.

Extremely Low-Income Households

Extremely low-income is defined as households with income less than 30 percent of the area median income. The area household median income in Santa Barbara County is \$82,850. For extremely low-income households, this results in an income of \$24,850 or less for a four-person household or \$17,400 or less for a one-person household. Households with extremely low-income have a variety of unique housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

Existing Needs

In 2020, approximately 260 extremely low-income households resided in the City of Solvang, representing 11 percent of the total households. Of these households, 185 are currently cost burdened (Table H-25). Among cost-burdened extremely low-income households, 155 of 185 total households (67.3 percent) are renters. Further, Table H-26, shows severely cost burdened households. When comparing extremely low-income households by cost burdened, all households experiencing a cost burden are severely cost burdened.

Table H-25 Housing Cost Burden Greater than 30%

	Extremely Low Income	Very Low Income	Low Income	Moderate	Above Moderate	Percent Lower Income Overpay
Owners	70	30	130	60	160	67.6%
Renters	115	70	135	20	85	77.1%
Total	185	100	265	80	245	72.8%

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Table H-26 Housing Cost Burden Greater than 50%

	Extremely Low Income	Very Low Income	Low Income	Moderate	Above Moderate	Percent Lower Income Overpay
Owners	70	30	95	15	70	57.4%
Renters	115	0	55	0	0	41.0%
Total	185	30	150	15	70	48.3%

Source: SBCAG, HCD Pre-approved Data Package, Department of Housing and Urban Development CHAS Dataset.

Projected Needs

To calculate the projected housing needs for extremely low-income households, the City assumed 50 percent (28 units) of its very low-income regional housing need (55 units) are extremely low-income households. This breakdown is shown in Table H-27. To address this projected housing need for extremely low-income households, the City will employ a detailed housing strategy including promoting a variety of housing types and providing direct assistance in support of housing.

Table H-27 Projected Extremely Low-Income Housing Needs (RHNA)

	Lower Income			Higher Income		Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Santa Barbara County		5,799	3,935	4,397	10,725	24,856
Solvang	28	27	39	22	75	191

Source: SBCAG, HCD Pre-approved Data Package, California Department of Housing and Community Development.

Resources for Extremely Low-Income Households

The Housing Authority of the County of Santa Barbara (HASBARCO) works to build, acquire, own, manage, and maintain residential rental units for persons of very low and low income and to obtain rent payment assistance for similar households renting in the private market. HASBARCO provides 1,409 Authority-owned or managed rentals to low-income residents and an additional 4,057 privately owned rentals through the Federal Section 8 Housing Choice Voucher (HCV) program. HASBARCO has undertaken new construction and acquisition development activities in the incorporated and unincorporated areas of the county and has contracted specifically with Solvang to perform a variety of housing-related services in support of their local plan. The total number of units allowing HCVs in Solvang is not currently available. People’s Self-Help Housing is an affordable housing developer and service provider working with a large range of low-income and special needs communities in Santa Barbara County, San Luis Obispo County, and Ventura County. There are 62 units located in nearby Santa Barbara specifically for low-income individuals.

Additionally, the following programs work to help meet the housing needs of extremely low-income households:

- HE-B Housing Rehabilitation Assistance Program
- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program
- HE-P Affirmatively Furthering Fair Housing

Senior Households

Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and physical disabilities. According to the 2020 Census, 45.2 percent (1,087) of households in Solvang were headed by persons aged 65 years and older. Approximately 67.3 percent (732) of elderly householders in Solvang live in owner-occupied dwellings while the remaining 32.7 percent (355) are renters.

Table H-28 Senior Households by Tenure, 2020

	Households	Homeowner	Renter
Householder 15-64 years	1,305	674	631
Householder 65-74 years	526	436	90
Householder 75-84 years	460	247	213
Householder 85 years and over	101	49	52
Total 65+ Households	1,087	732	355
Total Households	2,392	1,406	986

Source: 2020 American Community Survey 5-Year Estimates Detailed Tables, Table B25007.

Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Further concerns arise with the prevalence of single senior households, which face even more challenges with maintenance, safety, and health. In Solvang, there are approximately 513 seniors living alone. Additionally, because many seniors have fixed or limited incomes, they may have difficulty making monthly mortgage or rent payments.

Resources for Senior Households

A variety of services are required to meet the range of senior needs, including congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For seniors housing with universal design features that accommodate disabilities can help ensure continued independent living. Senior housing with supportive services can also be provided to allow independent living. According to the State Department of Social Services, one large licensed assisted living care facility with 188 beds is located in Solvang, as is one small assisted living facility with a capacity of six located in the city (see Table H-47). Many seniors are also able to live on their own without supportive services. Solvang Senior Apartments provides 44 units of lower-income housing for independent seniors who can benefit from reduced financial burden given fixed incomes. As shown in Table H-28, there are a total of 2,392 senior households in Solvang, in which 1,406 are owner-occupied and 986 are renter-occupied. When considering the number of renter-occupied units, there are a total of 238 senior rental units, indicating a gap of 748 units. Additionally, People's Self-Help offers a total of 85 affordable units to seniors over the age of 62 years old located in nearby Santa Barbara.

Additionally, the following programs work to help meet the housing needs of senior households, including lower income seniors, and seniors with a disability:

- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program
- HE-Q Housing for Disabled Persons

Persons with a Disability

Individuals with a disability have special housing needs and are often constrained by a fixed income. The Census defines six types of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living. Disabilities are defined as mental, physical or health conditions that last over six months. For the collection of data on disabled populations, the

Census relies on American Community Survey data, as opposed to decennial Census data, which no longer asks questions regarding disabilities. According to the 2020 American Community Survey, a total of 458 persons with a disability reside in Solvang, representing 8.3 percent of the City's population. Solvang's share of persons with a disability is lower than Santa Barbara County's 10.1 percent and Buellton's 10.6 percent.

Table H-29 Persons with Disabilities by Type of Disability, 2020

	Estimate	Percent of Persons with Disabilities	Percent of Total Population
Hearing	71	15.5%	1.3%
Vision	55	12.0%	1.0%
Cognitive	209	45.6%	3.8%
Ambulatory	334	72.9%	6.1%
Self-Care	132	28.8%	2.4%
Independent Living	250	54.6%	5.5%
Total Persons with Disabilities	458		8.3%

Source: 2020 American Community Survey 5-Year Estimates Detailed Tables, Table S1810.

The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home independently or with other family members. To maintain independent living, disabled persons may need assistance. This can include universal housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

The City implements Title 24 of the California Code of Regulations, which addresses requirements for disabled persons. These regulations apply to new construction of multifamily residential development in buildings that have three or more units. When there is a conflict between a Title 24 requirement and a zoning ordinance requirement, the State requirement will take precedence.

People with Developmental Disabilities

State law requires housing elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as an impairment in physical, learning, language or behavior that begins before a person turns 18 years old. Developmental disabilities can be severe and chronic and include Down's Syndrome, autism, epilepsy, or cerebral palsy.

According to data from California Department of Social Services, there are 52 individuals in Solvang who have a developmental disability. Persons with developmental disabilities account for approximately 11 percent of Solvang's disabled population and 0.01 percent of the entire city's population. The total developmentally disabled population is nearly split equally between adults and children.

Table H-30 People with Developmental Disabilities by Age, Solvang

Age Group	Total
Age 18+	27
Age Under 18	25
Total	52

Universe: Population with developmental disabilities

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (January 2022)

As shown in Table H-31, the most common residence for people with developmental disabilities are in the home of a parent, family, and/or guardian. With appropriate accommodations, such as the implementation of universal housing design features, many developmentally disabled people can live independently depending on the severity of their condition. An additional challenge for developmentally disabled people is their first transition from living with a parent/guardian as a child to an appropriate level of independence as an adult. This transition may require additional support and individualized housing needs to ensure that the individual with developmental disabilities is able to have access to all resources that they need.

Table H-31 People with Developmental Disabilities by Residence, Solvang

Residence Type	Total
Home of Parent / Family / Guardian	44
Independent / Supported Living	<11
Community Care Facility	<11
Intermediate Care Facility	0
Foster / Family Home	<11
Other	<11
Total Residents	>78

Universe: Population with developmental disabilities

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (January 2022)

Resources for People with Disabilities

PathPoint Santa Barbara County Disability Services provides independent living services offering individuals with developmental disabilities the assistance and support required to live in their communities as independently as possible. PathPoint has also partnered with the Housing Authority of Santa Barbara to provide three residential complexes located in Santa Barbara available to people with disabilities: Artisan Court (55 units), El Carrillo (61 units), and Bradley Studios (53 units). People's Self-Help Housing owns and operates an additional 71 units specifically for people with disabilities located in nearby Santa Barbara. In addition to these facilities, the Housing Authority of Santa Barbara owns and operates Vera Cruz Village located in Santa Barbara, which provides 28 rental units to people with special needs.

Additionally, the following programs work to help meet the housing needs of people with a disability, including those in need of affordable housing options:

- HE-Q Housing for Disabled Persons
- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program

Large Households

Large households are defined as having five or more members residing in the home. These households constitute a special need group, because there is often a limited supply of adequately sized, affordable housing units in a community for large households. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding. Solvang has a total of 107 large households (Table H-32).

Table H-32 Households by Number of Persons

	Owner Households	Rental Households	Total Households
1 Person	230	389	619
2-4 Persons	1,094	572	1,666
5+ Persons (Large Households)	82	25	107

Source: 2020 American Community Survey 5-Year Estimates, Table B25009.

Resources for Large Households

The housing needs of large households are typically met through larger units. Solvang has 100 units with five or more bedrooms that could reasonably accommodate large families without overcrowding (Table H-33). Each of these units is a single-family home, however, data indicates that there is a need for rental multifamily units appropriate for large families. When considering the city’s total number of large households (107), there remains a very small gap resource gap between the number of large households (107) and large housing units (100).

Table H-33 Number of Bedrooms

	Amount	Percent
0 Bedroom (Studio)	63	2.5%
1 Bedroom	323	12.8%
2 Bedroom	480	19.0%
3 Bedroom	990	39.3%
4 Bedroom	566	22.4%
5 or More Bedrooms	100	3.7%

Source: 2020 American Community Survey 5-Year Estimates, Table 25041.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. These workers are generally considered to have special housing needs because of their very limited income and the historically unstable nature of their employment. Some of the issues related to farm worker housing include residency, limited incomes, overcrowding, and substandard housing conditions.

Santa Barbara County has approximately 22,985 farmworker laborers according to federal data [U.S. Department of Agriculture (USDA) 2017]. In 2017, 43 percent of farm laborers (9,895 persons) worked seasonally. While farmworker salaries have increased statewide by 74 percent from 2007 to 2017, the average farmworker salary places this group in the ELI category. Furthermore, the high cost of housing in the county is significantly above average farmworker salaries. According to the Census Bureau, approximately 16 Solvang residents are employed in farming, forestry, and fishing occupations.

Solvang currently allows employee and farmworker housing for six and fewer persons subject to the same standards and permit requirements as a single-family house in all zones, and as a principal permitted use in residential zones, but has not received any requests for farmworker housing. However, Solvang is currently not in compliance with Health and Safety Code 17021.6, which requires jurisdictions to allow, by-right, group quarter farmworker housing of up to 36 beds or 12 units designed for use by a single family or household in agricultural zones. Program HE-O commits the City to amending the Zoning Code to comply with state law. Solvang plans to eliminate the agricultural zone soon as all current agriculturally zoned parcels are used for recreational purposes and/or are not suitable for agricultural production.

Housing Needs and Conditions

According to the UC Merced Farmworker Health Study (FWHS), published in 2023, farmworkers in California were most likely to be renters (92 percent) than owners, to live in single-family homes (55 percent), and very few renters relied on employers to pay any or all their rent (2 percent). The research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19.

The FWHS also found that farmworkers statewide faced issues related to the built environment of their homes. More than one-third (37 percent) reported a "taste of water at home" that was either very bad (24 percent) or bad (13 percent) – an indicator of poor water quality and possibly health risks. More than one in three also experienced problems keeping a house cool (39 percent) or warm (36 percent), issues that will only increase in time as climate change exacerbates the temperature extremes. Farmworkers also encountered problems related to water and moisture—such as rotting wood (16 percent), mold (14 percent), water damage (13 percent), and water leaks (12 percent).

Regarding households characteristics, FWHS respondents lived in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farmworkers households were larger than the California average (3.0 persons per household), with a median household size of four persons. Over one-fourth (29 percent) of farmworkers' households had six or more persons. More than half (55 percent) of farmworkers reported that two persons (including themselves) slept in their room—a figure somewhat less than the percent married (67 percent)—but more than one-fourth (25 percent) slept in a room with three or more persons indicating overcrowding.

Of statewide respondents to the FWHS, more than two-thirds (70 percent) of farmworkers lived in households with one or more children under the age of 18. The median number of children per household was two, and more than two in five (42 percent) households had three or more children. Only two percent of farmworkers lived in households with children who worked.

Resources for Farmworkers

While there are no housing units specifically offered to farmworkers in Solvang, People’s Self-Help Housing provides 125 units in Carpinteria, 252 units in Goleta/Isla Vista, 117 units in Guadalupe, 35 units in Lompoc, 80 units in Orcutt, 142 units in Santa Barbara, and 151 units in Santa Maria. People’s Self-Help provides a total of 902 units throughout the county available to farmworkers.

The following programs work to help meet the housing needs of lower income households, including farmworkers:

- HE-F Local Workforce Housing
- HE-B Housing Rehabilitation Assistance Program
- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program
- HE-P Affirmatively Furthering Fair Housing

Female-Headed Households

Female-headed households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their relatively lower incomes and higher living expenses, such households may have fewer opportunities for safe and affordable housing.

According to the 2019 American Community Survey, Solvang has 324 female-headed households, of which 220 have children under 18. Approximately 20 percent of Solvang households are female-headed households. These households are particularly vulnerable due to the need to balance the needs of their children with work responsibilities. Among female-headed households in Solvang in 2019, 17.3 percent had incomes below the poverty line. When compared to all households, female-headed households account for approximately a quarter of all households under the poverty level in Solvang.

Resources for Female-Headed Households

The Housing Authority of the County of Santa Barbara (HASBARCO) provides a total of 5,466 Authority-owned or privately owned rentals to a wide range of low-income groups through the Federal Section 8 Housing Choice Voucher (HCV). Additionally, People’s Self-Help provides 681 affordable rental units located throughout the county to low-income families and households. While none of these units are located in Solvang, 437 are located in the nearby jurisdictions of Goleta, Santa Barbara, and Carpinteria.

Additionally, the following programs work to help meet the housing needs of lower income households, including farmworkers:

- HE-B Housing Rehabilitation Assistance Program

- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program
- HE-P Affirmatively Furthering Fair Housing

Persons Experiencing Homelessness

In February 2022, the County of Santa Barbara, in coordination with many volunteers from the community and local nonprofits, conducted the 2022 Point in Time (PIT) count, which documents the number of homeless individuals in the county. The PIT documented 6,250 individuals experiencing homelessness countywide, including 12 in the subregion encompassing the Santa Ynez Valley where Solvang is located. This is an increase from the count of two persons experiencing homelessness in the same area in 2020. Given this rising population locally and the homelessness crisis continuing to affect the entire state, Solvang will continue to assure that regulatory barriers are removed and that appropriate zoning provisions are in place to meet the housing needs of this segment of the population.²

Resources for Persons Experiencing Homelessness

State law requires cities to allow emergency shelters by-right in at least one zone with capacity to serve the identified need. Emergency shelters are allowed in any of the City's Design Residential (DR) zones by right. As of 2022, Solvang does not have any operating emergency shelters, however the City has designated the Solvang Veteran's Hall as an emergency shelter for temporary use for overnight shelter or as a heating/cooling center. The City actively encourages private efforts at providing assistance to homeless persons. One of the organizations providing needed services is People Helping People (PHP), a local non-profit organization that assists persons in need of emergency temporary shelter throughout the Santa Ynez Valley. In the 2018-2019 fiscal year, PHP assisted 3,725 people across its wide variety of programs focused on gaining and maintaining housing security, protecting victims of domestic violence, and supporting families.

A list of emergency shelters located in the nearby jurisdictions of Lompoc and Santa Barbara are provided below:

- Bridgehouse Emergency Shelter. Located at 2025 Sweeney Road Lompoc, CA. Provides year-round emergency shelter for men, women, and children (90-bed facility).
- McCune Family Residence. Located at 425 East Cota Street, Santa Barbara, CA. Provides a three-stage housing program to families experiencing homelessness including emergency shelter, transitional housing, and permanent affordable housing (35 units).
- Safe Parking Shelter and Rapid Re-Housing Program, Provides safe overnight parking to individuals and families living in their vehicles (154 parking spaces).
- Santa Barbara Rescue Mission. Located at 535 East Yanonali Street Santa Barbara, CA. Short-term emergency shelter that accommodates 80 men and 39 women on a nightly basis.

Additionally, the following programs work to help meet the housing needs of lower income households, including those experiencing homelessness:

- HE-S Emergency Shelters and Transitional and Supportive Housing

² County of Santa Barbara. "2022 Point In Time Homelessness Count Preliminary Results Released." *Edhat*. 18 March 2022.

- HE-B Housing Rehabilitation Assistance Program
- HE-C Rental Assistance
- HE-N Affordable Housing Incentives Program
- HE-P Affirmatively Furthering Fair Housing
- HE-Q Housing for Disabled Persons

Non-Governmental and Governmental Constraints to Housing Production

Non-Governmental Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and production. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address these constraints. This section addresses potential market constraints to housing in Solvang.

Development Costs

Construction costs vary widely according to the type of development, with multifamily housing generally being less expensive to construct than single-family homes on a per unit basis. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided.

The average cost of a new single-family home being constructed in Solvang, according to personal contact with several local construction companies, ranges between \$500 and \$750 per square foot. These costs are exclusive of the costs of land, site development, and soft costs, such as entitlements and financing.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built or manufactured housing, which is permitted in Solvang, may provide for lower-priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease as builders can benefit from the economies of scale.

Land Costs

Another key component in the cost of development is the price of raw land and any necessary improvements. Solvang, within the city limits, is almost completely built out, leading to a limited supply of residential land. This constraint combined with a high demand for such development keeps land costs high. It should be noted, however, that unlike construction costs and labor costs, the cost of residential and commercial sites is highly variable. Cost considerations include the density of development allowed on a particular site and the location of the site relative to other amenities. In addition, as vacant parcels become rarer to find, builders are beginning to pursue more costly underutilized sites, which often require the demolition of existing uses before a new project can be constructed. For these projects, the price of land can vary significantly based on the redevelopment costs associated with the existing use.

Based on a review of real estate listings on Zillow in August 2022, four vacant residential parcels are for sale. These sites are detailed in Table H-34 below.

Table H-34 For Sale Vacant Residential Parcels, November 2022

APN	Acreage	Listed Price	Price per Acre
137-660-045	1.12	\$449,999	\$401,785
139-100-047	.36	\$585,900	\$1,627,500
139-100-048	.35	\$575,900	\$1,645,429
139-100-049	.27	\$575,900	\$2,132,963

Source: Zillow.com, 17 November 2022.

Note: Parcels 139-100-047 thru 139-100-049 is also being offered being sold together for \$1.75 million, which would account to approximately \$1,785,715 per acre.

Based on this information, the average price of a vacant single-family lot is approximately \$33 per square foot. Lots appropriate for multifamily housing developments are assumed to be in the same range, though none are currently available. There are very few lots in Solvang, including all those listed in Table H-34. These lots are environmentally constrained by small lot sizes, lack of road access, or extreme slopes. As a result, these sites are not appropriate for affordable multifamily development. The Residential Sites Inventory identifies five sites, totaling 7.12 acres, appropriate for affordable multifamily development. For more information, please see the Housing Resources section of this Needs Assessment.

Financing Costs

Financing costs, in particular, are dependent upon national economic trends and policy decisions. Residential real estate markets across the United States have skyrocketed in 2020 with increasing trends towards remote work and shifts away from urban centers.

In Solvang, as in other California communities, funds for new construction and residential mortgages are available from both banks and savings and loans institutions, and private mortgage brokers. Currently (summer 2022), fixed mortgage rates are trending up at 5.11 percent in the face of high inflation and the fallout from the COVID-19 pandemic. In Solvang, the primary constraint is not in terms of availability of financing, but rather the high cost of purchasing housing. In other words, the sales price of homes, both for existing and new construction, prohibits many residents from even beginning the process of financing their homes.

Requests to Develop Below Identified Densities and Approval Times

Requests by developers to develop below identified densities as prescribed by zoning regulations reduces the amount of housing possible in a region and may lead to further housing insecurity. As such, cities must walk the fine line between taking an overly optimistic outlook on housing growth in terms of density and failing to ministerially allow housing growth to reach its maximum density potential. Government Code 65583(h)(6) requires that the City report all requests to develop Housing Opportunity sites with capacity for lower income housing at densities lower than reported in the Housing Element. During the previous planning period, the City received no requests to develop identified sites below the minimum density as described in the sites inventory.

Additionally, State law requires the Housing Element to include discussion of the length of time between project approval and requests for a building permit. As of 2023, recent multifamily projects have taken approximately two years from

Planning Commission approval to building permit. Applicants have stated that financing and the cost of construction have made it difficult to move forward with their projects in a timely manner. Planning Commission approvals are good for 3 years and almost all the projects are built within that timeframe. In 2023, one 32-unit project applied for a one-year time extension, Construction of this project is scheduled for 2024.

Affordability of Rental Housing

Table H-35 breaks down rental affordability in Solvang by income level based on the median household income. As discussed previously, housing is generally considered affordable if no more than 30 percent of households income is spent on housing costs. The estimated median household income (MHI) in Solvang is \$82,838. Based on the MHI, 30 percent of income would result in monthly housing costs not exceeding \$2,071 per month (including utilities) for median income households, \$1,656 for low-income households, and \$1,035 for very low-income households. In reviewing the average rents for a one-bedroom apartment (\$2,300 per month) or a single-family residence (\$3,900 per month), it becomes clear that even median income households cannot afford the average cost of rental housing without overpaying. These conditions result in overcrowding and/or substantial overpayment for housing by lower income households, which is reflected in Solvang’s overcrowding and overpayment data reported previously in this document.

Table H-35 Rental Affordability by Income Level, Solvang

	Extremely Low (>30% AMI)	Very Low (30-50% AMI)	Low (50-80% AMI)	Median (100% AMI)	Moderate (120% AMI)
Income Level ³	\$24,850	\$41,400	\$66,250	\$82,850	\$99,400
Max Monthly Gross Rent ⁴	\$621	\$1,035	\$1,656	\$2,071	\$2,899

Source: Mintier Harnish, 2022.

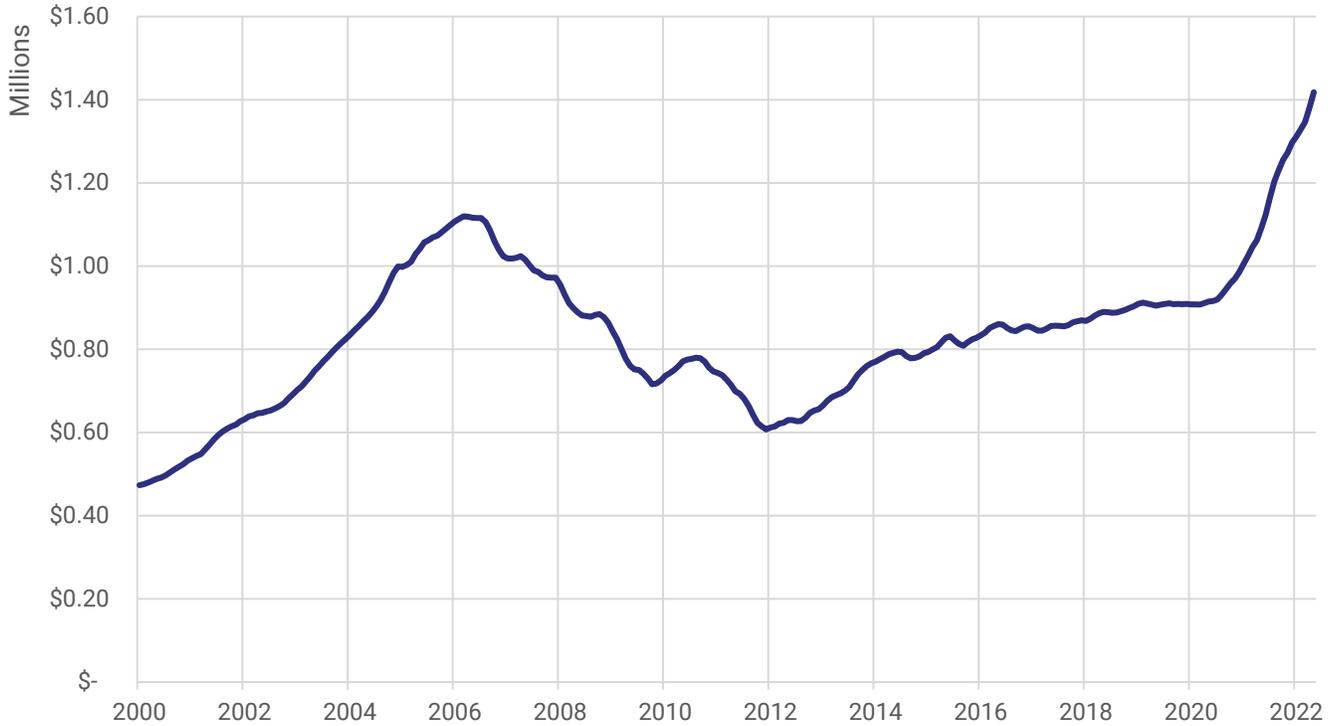
³ Assumes that 30 percent (35 percent for moderate and affording purchase) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners’ insurance.

⁴ Assumes 95 percent loan at 5.8 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners’ insurance account for 20 percent of total monthly payments.

Affordability of Homeownership

Due to the high cost of for sale housing in Solvang, homeownership is not a viable option for most lower income or median income renter households in Solvang. Like calculating affordability for renters, using a 30 percent affordability ratio, a household would need an annual income of \$310,000 to be able to afford a single-family home worth the typical home value in Solvang of \$1.4 million (Figure H-4). This "affordability gap" is one of the largest financial constraints to low- and moderate-income households in Solvang.

Figure H-4 Single Family Home Values, 2000-2022



Source: Zillow Home Value Index (ZHVI), Single Family Homes May 2022 Dataset, 2000-2022.

Overall, the current price of both rental and owner-occupied housing in Solvang is unaffordable to lower and moderate-income residents of Solvang without overpaying. As shown in Table H-36 below, most Solvang residents pay over \$3,000 a month for housing, which would account for the entire salary of a low-income household.

Table H-36 Monthly Housing Costs, 2020

	Estimated Households	Percent of Households
\$0	18	0.7%
\$1-\$499	128	5.4%
\$500-\$999	160	6.7%
\$1,000-\$1,499	653	27.3%
\$1,500-\$1,999	326	13.6%
\$2,000 to \$2,499	207	8.7%
\$2,500 to \$2,999	343	14.3%
\$3,000 or more	557	23.3%

Source: 2020 American Community Survey, Table B25104

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain availability and affordability of housing, state law requires the Housing Element “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.” This section analyses local policies and regulations for constraints to housing production and identifies actions the City is going to take to address them.

Land Use Controls

The General Plan Land Use Element sets forth the City's policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. As summarized in Table H-37, the 2008 Land Use Element provides for five residential land use categories, as well as three commercial categories that permit residential units as a secondary use. Additionally, the Zoning Ordinance includes districts for Planned Residential Developments and Mobile Home Parks that allow residential uses.

Table H-37 Land Use Categories Permitting Residential Use

General Plan Land Use Designations	Zoning Districts	Density (Units per Net Acre)	Residential Type(s)
Estate Residential	3-E-1	.33	Ranchettes
Low Density Residential	1-E-1	1	Single-family detached homes
Low/Medium Density Residential	20-R-1	2	Single-family detached homes
Medium Density Medium High Density	10-R-1, 8-R-1, 7-R-1	3 to 7	Single-family, Multifamily
High Density Residential	DR-8 to DR-20	7 to 20	Single-family, Multifamily
Planned Residential Development	PRD	.33 to 20 (Must match density maximums of base zone)	Single-family, multifamily
Mobile Home Park	MHP	7	Mobile Homes
Retail Commercial	C-2	Up to 20	Secondary Use
Tourist Commercial	TRC	Up to 20	Secondary Use
Professional/Office	PO	Up to 20	Secondary Use (requires a major conditional use permit)

Source: City of Solvang Municipal Code, Title 11 (Zoning Regulations), 2022.

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. More detailed than the General Plan, the Zoning Ordinance sets forth the City's specific residential development standards. Table H-38 describes the general lot coverage, height limit, setbacks, and open space required for residential development.

Table H-38 Residential Development Standards

Zoning District	Max. Density (du/ac)	Min. Lot Area	Min. Net Lot Width (ft.)	Max. Building Coverage (%)	Setbacks ⁴			Max. Building Height
					Front	Side ⁸	Rear	
3-E-1	.33	3 acres	210	None ¹	50' from Centerline 20' from Right-of-Way ⁷	10% of width ⁷	25' ⁷	35'
1-E-1	1	1 acre	100					
20-R-1	2	20,000 sq. ft.	100					
10-R-1	4	10,000 sq. ft.	80					
8-R-1	6	8,000 sq. ft.	75					
7-R-1	6	7,000 sq. ft.	65					
MHP	7 ¹⁰	2,800-4,000 sq. ft. ²	35-50 ²			15'	15'	35'
DR	1.8 to 20	2,178-24,200 sq. ft.	None	30% ⁵	20'	10'	10'	35' ⁵
PRD	Same as base zone	None	None	30-50% ⁹	None	None	None	35'
TRC	20	None	None	None ¹	30'-42'	None	10% & >10 ft ¹¹	35' ³
C-2	20	None	None	None ¹	30'-42'	None	10% & >10 ft ¹¹	
PO ⁵	20	None	None	40%	15'-45'	15'	15'	

Source: Zoning Ordinance, City of Solvang. (Note that the Zoning Ordinance shall have precedence over this table).

¹ None, but various front and side setbacks are required.

² To create opportunities for affordable housing, a maximum of 10% of the mobile home sites may be developed for single-wide units. Minimum requirements for single-wide sites are less than those for double-wide sites.

³ Architectural features may be fifty feet in height.

⁴ These setbacks are the minimum standards reflected in the zoning district, however, please refer to the Zoning Ordinance for actual setback standards. The Zoning Ordinance shall have precedence.

⁵ 30% maximum building coverage in the DR-20 zone does not include parking requirement and the 35-foot height limit does allow up to three stories in this zone.

⁶ Housing is a conditional use in the PO district.

⁷ Lots zoned 7-R-1 to 10-R-1 that are less than 50 feet wide would have a setback of at least five feet. Lots zoned 7-R-1 to 10-R-1 that are greater than one hundred feet wide would have a setback at most ten feet.

⁸ For lots that front Mission Dr (SR 246), there must be a front setback of at least 42 feet from the centerline of the highway.

⁹The 30% building coverage applies to buildings containing dwelling units, 50% building coverage applies to total building coverage.

¹⁰The maximum density for projects that create opportunities for affordable housing is eight units per gross acre.

¹¹Any lot having a rear boundary abutting the rear boundary of a lot zoned residential shall have a minimum rear setback of 25 feet.

Density

The maximum density permitted, defined in terms of the number of dwelling units per acre, varies by zone from one unit per three acres in the Single Family Residential Zone (3-E-1) to twenty units per acre in the higher-density Design Residential District (DR-20). The City also currently (2022) permits secondary residential uses in the TRC, C-2, and PO

zones with a density of 20 units per acre, though secondary residential uses in the PO zone also require a major conditional use permit. By permitting a range of densities, the City facilitates the development of a variety of housing types, ranging from low-density single-family residences to apartment and condominium complexes. The City also encourages new housing to be developed at the highest end of the permitted density ranges to maximize the number of units available.

Structural Limits

Zoning Ordinance regulations affect the size of structures by setting limits on lot coverage and height. Solvang's development standards do not pose overly restrictive limits on single family or multifamily structures. None of Solvang's single-family residential zoning designations have a restriction on building coverage outside of required setbacks, however, parcels Design Residential (DR) zones are limited to 30 percent lot coverage. All residential zoning districts are subject to the citywide maximum building height of 35 feet, which is also used in nearby Buellton. Setbacks, as described in 0, are comparable to similar jurisdictions and do not pose an undue constraint to housing development. Multifamily developments, which would use the DR zoning district, have reduced setback standards compared to single-family zones.

Table H-39 Residential Setbacks

Zoning District	Minimum Lot Area	Setbacks		
		Front	Side	Rear
3-E-1	3 acres	50' from Centerline 20' from Right-of-Way ⁷	10% of width ¹	25'
1-E-1	1 acre			
20-R-1	20,000 sq. ft.			
10-R-1	10,000 sq. ft.			
8-R-1	8,000 sq. ft.			
7-R-1	7,000 sq. ft.			
MHP	2,800 sq. ft.			
DR-1.8	24,200 sq. ft.	20' from Right-of-Way	10'	10'
DR-8	5,445 sq. ft.			
DR-9	4,840 sq. ft.			
DR-10	4,356 sq. ft.			
DR-12	3,630 sq. ft.			
DR-13	3,350 sq. ft.			
DR-14	3,111 sq. ft.			
DR-16	2,722 sq. ft.			
DR-20	2,178 sq. ft.			

1: Exceptions include:

a. For lots zoned 7-R-1 to 10-R-1 that are less than fifty (50) feet wide, in no case shall the required side yard setback be less than five (5) feet. For lots that are greater than one hundred (100) feet wide in no case shall the side yard setback be more than ten (10) feet.

b. For lots zoned 20-R-1 to 3-E-1, which are less than one hundred (100) feet wide, in no case shall the required side yard setback be less than ten (10) feet. For lots that are greater than two hundred (200) feet wide in no case shall the side yard setback be more than twenty (20) feet.

Source: City of Solvang Zoning Ordinance, 2022.

In addition to single and multifamily residential zones, the City uses the Planned Residential Development (PRD) District, to permit new subdivision development with smaller lot sizes that result in relatively lower land costs and greater housing production.

Parking Requirements

The City's parking requirements for residential districts, outlined in Municipal Code Section 11-11-7, vary by housing type and anticipated housing needs. Parking requirements are calculated by unit type and on a per-bedroom basis for multifamily units, as shown in Table H-40. All residential parking spaces, regardless of the type of development, are required to be 8.5 feet wide by 16.5 feet long.

Single-family dwellings require two-car garages, at a minimum. This requirement is not a constraint to the construction of market rate single-family housing.

Parking requirements for multifamily developments are typically based on a per-bedroom basis, which may be considered an excessive parking standard as a two-bedroom dwelling requires two parking spaces within 200 feet of a building. This supply of parking required may be more than what a family that has a two-bedroom unit may require by default. Despite these high standards by default, the City currently offers flexibility for parking standards based on factors such as unit affordability and connection to senior restricted units. For example, mixed use developments with affordable housing only require half a parking space per unit and mixed used developments with housing reserved for senior citizens in the TRC, C-2, and PO districts require only a third of a parking space per unit. The City is also committed through Programs HE-L and HE-U to reevaluate parking requirements to incentivize denser infill development and comply with changing State laws. This relaxed parking minimum requirement helps increase density and promote the walkable atmosphere of Solvang's TRC zone.

Table H-40 Parking Requirements

Type of Residential Development	Required Parking Spaces
Single-family dwellings	2 spaces per dwelling unit, both of which shall be located in a private garage
Two-family dwellings	2 spaces per dwelling unit
Multiple dwelling units	
Mixed use developments with housing units reserved for senior citizens located in TRC, C-2 and PO Zone Districts	0.33 space per unit
Mixed use developments with affordable housing units for low- and very low-income households	0.5 space per unit
Single bedroom or studio dwelling unit	1 space per dwelling unit
2-bedroom dwellings	2 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces
3 or more-bedroom dwellings	2.5 spaces per dwelling unit, located as required for 2-bedroom dwellings above
Visitor parking	1 space per 5 dwelling units
Guesthouses	1 space per guesthouse
Mobile homes in mobile parks	2 spaces per site which may be tandem, and 1 space for every 3 sites for guest parking
Boarding and lodging houses	1 space per 4 bed spaces and 1 space per 2 employees
Retirement and special care homes	1 space per guestroom and 1 space per 2 employees
Accessory Dwelling Unit	As required by State law ⁵
Emergency shelters	1 space per 7 beds and 1 space per employee

Source: City of Solvang Zoning Ordinance § 11-11-7-B

Flexibility in Development Standards

The City offers some mechanisms to provide relief from development standards typically required of all residential projects under the Zoning Ordinance. These mechanisms include mixed-use development provisions in the TRC, C-2, and PO zoning districts and the Planned Residential Development (PRD) designation.

Mixed-Use Development

Solvang's Zoning Ordinance encourages residential mixed uses in the City's Tourist Related Commercial (TRC), Retail Commercial (C-2), and Professional Office (PO) zones. Currently, residential uses are permitted as "secondary uses" to a commercial use.

⁵ State law does not require parking spaces for accessory dwelling units. The City of Solvang is in the process of codifying its own accessory dwelling unit ordinance which may have additional regulations regarding required parking spaces for ADUs.

The City plans to replace its "secondary use" regulations with mixed-use zoning standards through the General Plan Update process. This update plans to completely remove current standards regarding residential bedrooms per square feet of commercial development and replace them with more flexible regulations allowing for more diverse mixed-use districts with developments having both more residential and more commercial uses. In effect, the City plans to remove conceptions of a building's "primary" or "secondary" use in favor of simply mixed-use development. Once the updated General Plan is adopted in Spring or Summer 2022, the Municipal Code will be amended to be consistent with the changes to mixed-use zones introduced in the General Plan Update process.

In the PO and C-2 districts, residential developments are allowed with a major conditional use permit. If approved, secondary use residential developments have a maximum residential density of twenty units per acre. The City is committed to promoting the development of secondary uses through maximum floor area bonuses that incentivize twenty- and thirty-year deed restricted low income, moderate income, and senior units. It is not known how many mixed-use residential units are currently located in commercial areas of Solvang, but the City is eager to encourage such uses, especially for housing workers in the Tourist Related Commercial (TRC) zone.

Planned Residential Development

The purpose of the Planned Residential Development (PRD) District is to ensure comprehensively planned development of large acreages that are intended primarily for residential use. The PRD designation is intended to promote flexibility and innovative design of residential development and to provide desirable aesthetic and efficient use of space. The PRD also allows for a diversity of housing types and encourages clustering of structures in order to provide open space and preserve areas of aesthetic value or environmental importance. PRD projects are subject to a discretionary development plan.

The City of Solvang is committed to continuing PRD development wherever flexibility is needed for larger residential developments. However, few, if any, of the City's remaining vacant parcels are large enough to be appropriate for PRD zoning. There are currently no parcels zoned PRD in the city.

Development Permit Procedures

The development review process is an important tool in ensuring that new housing meets all necessary health and safety codes, conforms to architectural and aesthetic design standards for neighborhood compatibility, is supplied with all necessary utilities and infrastructure, and does not have a significant impact on the environment. Yet, the development review process can also constrain opportunities for the development of lower income housing, particularly through the indirect cost of time in the process and fees.

The City uses various development permits to ensure quality housing while minimizing the costs associated with lengthy reviews. The City's permit process is codified in Title 11 of the Solvang Municipal Code and provides for three (3) levels of review: (1) conceptual, (2) ministerial, and (3) discretionary. All projects are to receive a Land Use Permit regardless of their level of review. Discretionary projects also require environmental analysis and review by the Design Review Committee (DRC). This section describes each of these processes.

Conceptual Review

Conceptual Review is a public discussion whose purpose is to allow Planning Commissioners, and/or Design Review Committee members, and the public to hear the conceptual project as put forth by the potential applicant. The applicant can then hear the concerns and begin to address those concerns early in the process. This process can speed up the application process in a way that also more fully protects environmental and neighborhood concerns. Participating

residents also benefit from participation as early attention to their concerns makes a positive outcome more likely. Through Conceptual Review process, applicants must be aware, however, that they are not obtaining approval and not obtaining any vested right to proceed in any manner. There is also a cost associated with each meeting, e.g., \$980 for the Design Review Committee and \$3,136 for the Planning Commission. The major benefit from conceptual review is that applicants can save a considerable amount of time by addressing public concerns early in the planning process.

Ministerial Review

A ministerial review is an action taken by a public agency that follows established procedures and rules and does not call for the exercise of judgement in deciding whether to approve a project. Actions taken by Planning Division Staff that do not require Design Review Committee or Planning Commission action are ministerial decisions. Ministerial projects are exempt from the requirements of the California Environmental Quality Act (CEQA). Ministerial projects receive land use clearance in the form of a Land Use Permit (LUP). All housing projects, including those permitted by right, are required to receive a Land Use Permit issued by the Planning Division. The purpose of the LUP is to ensure that all residential development proposals conform to applicable provisions in the City's Zoning Ordinance, General Plan, and any other conditions set by the City. The LUP is the final permit required by the Planning Division and cannot be issued until all necessary approvals, except building permits, have been obtained. To obtain an LUP, an applicant submits all required materials in accordance with the Solvang Municipal Code and approval by planning staff. A typical LUP is obtained at staff level without public hearings within ten business days.

Discretionary Review

Projects requiring discretionary review are reviewed by the Design Review Committee (DRC), the Planning Commission, and the Planning Department. These projects also undergo the appropriate level of environmental review, according to State law. Projects requiring discretionary review are those that are larger and/or more complex, such as those that are required to submit a Conditional Use Permit or a Development Plan.

For these projects, the City's development review process focuses on the early identification of resources, zoning, planning, design, and infrastructure issues. Once projects are submitted to the Planning Division, materials are distributed to various city divisions and external agencies, e.g., the Santa Barbara County Fire Department, for staff review. The division has thirty days to respond with the status of the completeness of the application and comments generated by the staff review, which is consistent with the State Permit Streamlining Act. Once a complete application is accepted, environmental review commences.

CEQA Review

Many small projects are exempt from CEQA. If a project is exempt from CEQA, the project proceeds directly to the Design Review Committee then to the Planning Commission for review. If the project is not exempt, an initial study is prepared to identify potential environmental impacts that may be associated with the project, identify mitigation measures, and determine the appropriate environmental review. If a Negative Declaration (ND) or Environmental Impact Report (EIR) is required, staff or a City approved consultant would prepare the document. The draft environmental document is circulated for public review and comment, as required by State law. If an EIR is required, the Planning Commission holds a public hearing to take public comment on the draft document.

Prior to the public hearing before the Planning Commission on the project, public notice is made. If a Negative Declaration was prepared, the Planning Commission adopts it at this hearing. If an EIR was required, the Planning Commission recommends certification to the City Council, who would then adopt the findings and mitigation measures of

the EIR and makes a statement of overriding considerations if it is warranted. For housing projects, affordability can be the basis for a statement of overriding consideration.

Design Review

The City of Solvang is a unique community, which has evolved into a highly popular tourist destination. The City's identity and economic vitality are linked closely to the aesthetic character of the community. Therefore, it is important for the City to establish community design standards to ensure that the City's Danish design theme be maintained and enhanced. First, there is a need to maintain the distinctive image of the TRC zone, also known as the Village Area, so that the "Old World" Danish atmosphere that so critically supports the tourism industry is retained. Second, there is a need to ensure that development in areas of the City outside of the TRC zone is also of high quality and reflects the rural character of the community. To date, most new development projects within the City, including multifamily residential developments, duplex units, townhomes, mixed-use developments, and condominiums, have required review and approval by the Design Review Committee (DRC) as the DRC has authority over all design reviews in the entire city. Single family residences are exempted from DRC review.

The City's Design Guidelines, adopted in 1988, provide guidance to applicants through the DRC review process. Required findings include provisions related to exterior appearance, siting, and landscape/hardscape with separate requirements for the Village Area and areas outside the Village Area. Although several of the requirements within the Design Guidelines provide quantifiable objective requirements, such as "Where adjacent to a street, parapet walls (blank walls along the side property lines) shall be set back from the front property line twenty-five (25) feet," the Guidelines also include subjective requirements without quantifiable criteria, such as, "Buildings should be designed to be compatible with the scale and residential character of the area" that can lead to uncertainty in the approval process.

Although the DRC's review adds additional time and effort in the development application and review process, the need to maintain the Old World Danish theme in the TRC zone is paramount to the economic vitality of the City and to ensure compatibility with the surrounding neighborhood, without placing undue restrictions on allowed uses of the building. The DRC helps projects to not only be accepted by the community by making sure that they are compatible with the neighborhood, but also ensures that these developments are adhering to the appropriate design guidelines. Provisions for an increase in staff-level administrative approvals as opposed to DRC review could assist with incentivizing housing growth by decreasing the time and expense of the design review process for developers of market rate projects. The City acknowledges market rate developers' concerns and is committed through Program HE-E to adopt objective design standards for the TRC zone (Village Area), which will preserve the City's commitment to encouraging Northern European design without subjective determinations of conformity that may pose undue constraints on housing production, especially in the TRC zone. . Further, Program HE-Y commits the City to adopting Objective Design Standards and an optional ministerial review process for by-right multifamily uses in multifamily zones.

Affordable housing projects are not subject to adhere to the Danish/Northern European theme of the TRC zone, allowing for expedited processing. Program HE-N commits Solvang to adopting an official, streamlined ministerial approval process for affordable housing, which includes bypassing DRC review.

Processing Time

The processing time for a residential development project varies depending on its size and complexity. Projects requiring an environmental impact report, special zoning changes, or modifications and those with design problems can take

considerably more time than less complex projects. The following table (Table H-41) shows typical processing time for all development applications that require Planning Commission approval. These include subdivisions, condominiums, Planned Unit Developments, Conditional Use Permits, and modifications. Typically, steps one through three are the same for all development projects that need Planning Commission review. Step six splits into three possible outcomes to illustrate the different timelines associated with a project that is exempt from CEQA and one that requires the preparation of an initial study. The estimated timeline for simpler projects, which do not require Planning Commission review, is estimated at 10 to 45 days.

A typical single-family home is expected to take less than ten weeks to be ministerially approved from initial application submittal. A typical multifamily development, given that it is exempt from CEQA or is referenced in the General Plan EIR, will take approximately six months.

As it can be seen in Table H-41, some steps are dependent on the applicant. An assumption has been made regarding the amount of time an applicant takes to complete those steps, but applicants can take more or less time to complete the steps. Because of holding costs and inflation, the longer the approval process takes, the higher the cost to develop the project. To the extent possible, the City facilitates and expedites affordable housing projects.

Table H-41 Estimated Typical Timeline for Projects Requiring Discretionary Review

Event	Time	Total Time
1. First Application Submittal	Begin Timeline	Begin Timeline
2. First Application Completeness Review/Project declared incomplete ⁶	30 days	4 weeks
2a. Staff Review Meeting	Within 30-day review period	4 weeks
4. Second Application Submittal/Project declared complete ⁷	30 days	2 months
5. Design Review Committee Review ⁸	30 days	3 months
6. Environmental Assessment <ul style="list-style-type: none"> ▪ If project is <u>exempt</u> from California Environmental Quality Act (CEQA) or references General Plan EIR, proceed to step 7. ▪ If project is <u>not exempt</u> from CEQA and a <u>Negative Declaration (ND)</u> or <u>Mitigated Negative Declaration (MND)</u> is <u>permissible</u>, proceed to step 6a. ▪ If project is <u>not exempt</u> from CEQA and <u>requires an Environmental Impact Report (EIR)</u>, proceed to step 6b. 	30 days 4 weeks 4 weeks	4 months 5 months 5 months
6a. Project Not Exempt from CEQA and ND or MND Required <ul style="list-style-type: none"> i. Preparation of Initial Study and Draft Negative Declaration ii. Public Review Period for the Draft Negative Declaration <i>Proceed to step 7.</i>	8 weeks 30 days	8 months 9 months
6b. Project Not Exempt from CEQA and EIR Required <ul style="list-style-type: none"> i. EIR Preparation and Public Comment ii. Final EIR Certification <i>Proceed to step 7.</i>	4-6 months 45-day review	9 to 11 months 10.5 to 12.5 months
7. Planning Commission Hearing	30 days	<u>Exempt from CEQA:</u> 5-6 months <u>Negative Declaration:</u> 9 months <u>EIR Required:</u> 14 months

Source: City of Solvang, 2022.

Conditional Use Permits

The City may require a Conditional Use Permit (CUP) for projects requiring special attention to site planning. Table H-46 illustrates the land uses that require a CUP. To apply for these permits, an applicant must submit an

⁶ Additional information is usually required of the initial application because first applications are often incomplete.

⁷ Frequently Applicants submit a complete application on the second submittal. However, this is not always the case.

⁸ The City of Solvang encourages applicants to go through a conceptual review with the Planning Commission and/or Design Review Committee prior to submitting for the first time.

Application as specified in the Zoning Ordinance (process outlined in Municipal Code Section 11-6-2). The Planning Manager and/or Director has authority over minor CUPs, and the Planning Commission has jurisdiction over major CUPs. The time frames associated with securing a discretionary permit depends upon the public hearing process and staff review process. Generally, the CUP process takes approximately 5-6 months. Due to the CUP requirements and timelines for approval, a CUP requirement is considered to be a constraint to affordable multifamily development in Solvang. Program HE-N commits the City to providing streamlined ministerial review for all multifamily and mixed-use projects that provide a minimum of 20 percent affordability to lower income households, in compliance with State law.

Modifications

Modifications provide a measure of flexibility in the strict application of zoning regulations on land, buildings, and structures where, because of exceptional conditions such as the size, shape, unusual topography, or other extraordinary condition of the property, the literal enforcement of the zoning regulations would impose impractical difficulties or undue hardship on the landowner or developer. A modification cannot be granted to permit a use or activity that is not otherwise permitted in the district in which the property is located. A modification may only be granted from the regulations on land, buildings, and structures, and not from the procedural regulations of the Zoning Ordinance. Typically, modifications are included in the Development Plan Application as Municipal Code Section 11-16-4(G) allows for modifications when there is a finding that such modifications are justified. In rare cases, the Planning Manager may consider or render decisions on matters of slight modification or minor adjustment of zoning standards provided the modification/adjustment does not increase or reduce a numerical standard by more than ten percent, complies with all applicable life/safety codes, and will not adversely affect neighboring properties (Municipal Code Section 11-12-24). The Planning Manager and/or Director and/or the Planning Commission may approve or conditionally approve modifications up to the percentages shown in Table H-42.

Table H-42 Allowable Modifications

Type of Regulation	Modification
Minimum lot or building site area or width	up to 10%
Front, rear, side yard setback	up to 50%
Building height	up to 10%
Parking	up to 20%
Landscaping	up to 10%
Distance between buildings	up to 50%

Source: City of Solvang Zoning Ordinance, Title 11, Section 11-16-3(C)

Development Plans

The purpose of a Development Plan (outlined in Municipal Code Section 11-16-4) is to provide discretionary action for projects allowed by right within their respective zoning districts, but because of the type, scale, or location of the development, require comprehensive review. Development plans are required for developments in the following scenarios:

- Any use of the Planned Residential Development (PRD) zoning district, Design Review (DR), or Tourist Commercial District (TRC)
- Any rezone of a parcel currently zoned as a part of the Mobile Home Park (MHP) district
- Any rezone of an existing Industrial (M), Institutional (I), or Professional Office (PO) parcel
- Most development, alterations, or additions in Retail (C-2 and C-3), subject to exceptions in 11-7C-1(B)(2) and 11-7B-1(B)(2)
- The subdivision of a parcel, such that the existing underlying zone requires a development plan

A Development Plan must include a detailed plot plan, floor plans, elevations, contour map, drainage plan, landscaping plans, and statistical information as specified in the Zoning Ordinance. The Planning Manager and/or Director is responsible for processing the Development Plan through environmental review, and then the Planning Commission must hold at least one public hearing prior to acting on the plan. Approval by the City Council is also required for any rezone application submitted in conjunction with the Development Plan.

The typical Development Plan follows the steps and timeline outlined in Table H-41 above.

The Development Plan process is a constraint to multifamily development as it imposes requirements and an additional public hearing on multifamily uses in multifamily zones. To mitigate constraints, Program HE-Y commits the City to develop a ministerial review process for by-right multifamily uses in multifamily zones. The process will include Objective Design Standards, with specific standards related to the TRC zone (see program HE-E) and will not include subjective findings or discretionary approvals.

Through the current (2022) General Plan Update the City is revising the Land Use Element to allow residential uses in all commercial and professional office designations with a maximum density of 20 dwelling units per acre. Following the General Plan Update, the City will need to update commercial and office zones for consistency and will implement multiple programs to overcome constraints. Program HE-K commits the City to updating the Municipal Code to allow residential uses up to 20 dwelling units per acre in all commercial and office zones and to increase allowed FAR in these zones from 0.15 to 0.65. Further Program HE-E commits the City to adopting objective design standards for the City tourist commercial zones, and Program HE-N to providing a ministerial review process for housing developments in compliance with SB 35 and the Housing Accountability Act.

The City is committed to overcoming constraints by encouraging mixed use developments through subsidies and maximum floor area increases, and by ensuring that any lower-income projects that are submitted to the City will receive priority processing (Program HE-K).

In the Mobile Home Park (MHP) district, development plans protect housing by creating a discretionary barrier between lower income residents who may reside in mobile home parks and redevelopment interests that may seek to change the land use of their property.

Specific Plans

These regulations are based on the recognition that one parcel or group of parcels, which may be in separate ownership, are suitable for a specific use or combination of uses and should be planned as a unit to ensure protection of valuable resources and to allow maximum flexibility in site planning. The purpose of the Specific Plan is to allow for a more precise level of planning for an area than is ordinarily possible in the General Plan Land Use Element and to provide for

a mixture of uses through comprehensive site planning. The review process for a Specific Plan is the same as a Development Plan.

Fees and Exactions

The City of Solvang collects various fees to cover the costs of processing permits. The City's development fees are a flat fee and are comparable to other jurisdictions. Ministerial land use permits range from \$196 for additions and remodels, to \$1,021 for single-family dwellings and accessory dwelling units. Large development review applications can be charged as deposits, based on an hourly rate of \$196, if it is determined that the processing time will significantly exceed the fixed fee. Table H-43 summarizes the major planning fees collected by the City.

Table H-43 Planning Fees, August 2022

Fee	Fee Amount
General Plan Amendment	\$9,800
Zoning Amendment	\$3,920
Land Use Permit ⁹	\$196 to \$1,021
Conditional Use Permit (CUP)	\$3,920
Variance	\$3,920
Subdivisions	
1-4 lots	\$7,840
5+ lots	\$11,760
Development Plans	
Up to 10,000 ft ²	\$7,840
10,001 ft ² & over	\$11,760
Specific Plan Amendments	\$19,600
Environmental Review	
Negative Declaration	\$5,880
Pre-EIR Prep (Initial Study NOP)	\$5,880

Source: City of Solvang Master Fee Schedule, 2022.

State Law authorizes communities to charge developers for providing specific services as well as meeting the resulting service impacts from new development. Like most California jurisdictions, the City also collects various fees from developments to cover the costs of providing the necessary services and infrastructure related to new development projects. Table H-44 provides a typical cost estimate of development fees for a new 2,500 square foot single-family

⁹ For new single-family dwellings and second units.

home in Solvang. As indicated, the total estimated fees, including discretionary permit fees, building and safety permit fees, and utility connection fees, are approximately \$43,874, which translates into roughly \$17.50 per square foot.

Table H-44 Estimated Building Fees for 2000-2500 ft² Single-family Home, August 2022

Type of Fee	Estimated Fee Amount (\$)
Fire Protection Certificate	\$536
Land Use Permit	\$1,176
Water Connection Fee (3/4 inch)	\$14,151
Sewer Connection Fee (3/4 inch)	\$9,040
Electrical Connection Fee	\$125
Gas Connection Fee	\$100 to \$2,000
Road Improvement Fee (traffic impact)	\$3,067
Impact Fees	\$26,000
Planning Fees	\$11,760
Building Permit Fee	\$5,904
School Fees	\$8,375
Total Fees	\$82,134

Source: City of Solvang, 2022

Note: Estimates including electrical, mechanical, and plumbing permits. The most current school fees were used after communication with school district representatives. Santa Ynez Valley Union High School District levies \$1.26 per sq. ft. and Solvang Elementary School District levies \$2.09 per sq. ft.

Table H-45 Estimated Building Fees for a New 5,000 ft² Two-Story 10-unit Multi-Family Project

Type of Fee	Estimated Fee Amount (\$)
Fire Protection Certificate	\$536
Land Use Permit	\$196
Water Connection Fee (3/4 inch)	\$14,151
Sewer Connection Fee (3/4 inch)	\$9,040
Electrical Connection Fee	Approximately \$15,000
Road Improvement Fee (traffic impact)	\$17,176
Planning Fees	\$1,176
Impact Fees	\$1,800
Building Permit Fee	\$10,899
School Fees	\$16,750
Total Fees	\$86,724 (\$8,672 per unit)

Source: City of Solvang, 2022; Pacific Gas & Electric Company, 2022.

Note: Estimates including electrical, mechanical, and plumbing permits. The most current school fees were used after communication with school district representatives. Santa Ynez Valley Union High School District levies: \$1.26 per sq. ft. and Solvang Elementary School District levies \$2.09 per ft².

Building Codes and Site Improvements

The City of Solvang contracts with Willdan for plan check and building inspections. The City defaults to the California Building Code and has most recently adopted the 2022 Edition of the California Building Code (CBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance and minimum health and safety standards.

In 2020, the City administered the Amnesty Program, which offered to bring properties into compliance without fines or penalty fees after unpermitted work and construction. This program, which aimed to improve the community's health and safety, improve property values, and decrease liability through the permitting process, helped several property owners reach compliance with the Municipal Code.

The City's Building Code also requires new residential construction to comply with the Federal Americans with Disabilities Act (ADA), which specifies a minimum percentage of dwelling units in new developments that must be fully accessible to the physically disabled. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties which are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

Site improvements cover a range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. To ensure adequate improvements are in place, Solvang requires pro-rata payments for off-site extension of water, sewer and storm drain systems, and traffic signals. Solvang requires, in total, according to Municipal Code Section 12-5-3, street improvements, utilities, draining facilities, structures, erosion control, fences,

planting, right-of-way dedication, and other provisions for public safety, health and general welfare, both within the subdivision and off the site. Requiring developers to make site improvements, pay pro-rata shares toward infrastructure costs, and pay for additional public services will increase the cost of housing and impact the affordability of the homes. However, these minimum requisite site improvements are necessary to maintain the quality of life desired by City residents and to ensure that public services and facilities are in place at the time of need. Costs associated with site improvements are not an undue constraint on housing production.

As these requirements are quite low, for communities within Solvang that may desire a higher level of site improvement, the City is open to administering maintenance districts. Maintenance districts operate by collecting fees levied upon residents of a defined community to provide cohesive optional site improvements, such as lighting and landscaping. Currently, the Skytt Mesa subdivision is a part of the Solvang Mesa Landscape and Lighting Maintenance District, which levies fees from Skytt Mesa residents and maintains a higher standard of site improvements than what the City requires.¹⁰

Locally-Adopted Ordinances

Solvang has passed two development-related local ordinances to help ensure growth of quality housing and to provide quality of life improvements for residents of the City.

Minor Modifications Ordinance

Property owners in Solvang, much like in any other city, might require a minor modification for their property to be used in a way that is just for them, while also not deviating from the City's General Plan's goals and policies. A minor modification allows for small deviations from development standards to accommodate projects that are compatible with and appropriate for the area where they are located.

The City of Solvang's Minor Modifications Ordinance (Section 11-12-24 of the Solvang Municipal Code) allows flexibility in development standards on a project-by-project basis. According to this ordinance, the planning manager may consider and render decisions on matters of slight modification and minor adjustment of zoning standards as deemed appropriate in connection with the efficient administration of the zoning ordinance, provided the modification/adjustment does not increase or reduce a numerical standard by more than ten percent, complies with all applicable life/safety codes, and will not adversely affect neighboring properties. The ordinance helps ensure development, including residential growth, can occur on parcels with due to irregular parcel size or shape or environmental constraint.

Short-term/Vacation Rental Ordinance

Solvang's primary industry is tourism and hospitality, which creates sizable demand for short-term living arrangements through hotels, hostels, motels, and more recently, short-term/ vacation rentals. Short-term rental sites such as VRBO and Airbnb offer residents a way to easily list their bedrooms or homes for tourists coming into town. Solvang's City Council has recognized the issues associated with this conversion of housing units into short-term/ vacation rentals and has acted to ensure that Solvang's housing stock is not significantly impacted by this trend.

Adopted in 2016 and updated in 2022, Solvang's short-term/vacation rental ordinance, outlined in Municipal Code Section 11-12-30, prohibits short-term/ vacation rentals outside of the TRC zone/Village Area and properties between

¹⁰ Best, Jennifer. "Solvang to continue management of Skytt Mesa landscape maintenance." *Santa Maria Times*. 30 May 2019.

addresses 1506 and 1546 Copenhagen Drive. The ordinance has successfully limited short-term/ vacation rentals in the city. For more information, see the vacancy rate analysis in the Housing Conditions section.

Physical Constraints

A variety of physical constraints affect potential land development in the City of Solvang. The potential for development along the Santa Ynez River, Alamo Pintado Creek, and Adobe Creek is constrained due to flood hazard and biological resource considerations. Similarly, steep slopes and other areas of potential geologic hazards limit the extent of potential development in hillside areas within and around the city.

The need to preserve the Old World Danish historical setting and atmosphere of Solvang's Village Area and the rural setting surrounding the community (land uses surrounding the City consist almost entirely of open space, horse ranches, and estate residential), represents an important physical constraint. Various Elements of the General Plan include provisions to ensure that the need to maintain and enhance the City's visual character is reflected in the City's development. Program HE-E commits the City to adopting Objective Design Standards and a ministerial review process for residential development for commercial and office zones. This program will provide developers with clear direction on the City's expectations regarding design and reduce the time required for review and approval.

Zoning for a Variety of Housing Types

Housing Types Permitted by Zone

Housing Element Law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single-family homes, multifamily housing, ADUs, mobile homes, emergency shelters, and transitional housing. Table H-46 summarizes housing types permitted within the City's primary residential and commercial zoning districts.

While the majority (approximately 65 percent) of housing units in Solvang are single-family units, various other housing types are needed to meet the needs of lower income persons, seniors, persons with a disability, and agricultural workers, and other residents with special housing needs. Housing types that meet the needs of those with special housing needs, particularly those on a fixed income, include multifamily housing, second units, secondary mixed-use housing, mobile homes, residential care facilities, and group housing. Table H-46 identifies housing types permitted in Solvang.

Table H-46 Housing Types Permitted by Zone

	Residential				Commercial			AG
	R-1 E-1	DR	PRD	MHP	TRC	C	PO	
Single-family	P	DP	DP		Sec Use			P
Two-family		DP	DP					
Multifamily ¹		DP	DP					
Accessory Dwelling Units	P							
Guesthouse	P							P
Mixed-use					DP ²	DP ²	CUP ²	
Mobile Home Park				DP				
Mobile Homes/Manufactured Homes (on permanent foundations)	P							
Group Residential (e.g., Dormitories, residence halls).		CUP						
Family daycare home, small / group homes or community care facilities serving six (6) or fewer individuals	P	P						
Family daycare homes, large (7 or more individuals)	LUP	LUP						
Emergency shelter		P	DP					
Short-term/ Vacation Rentals ³		DP ²						
Single Room Occupancy	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Transitional and Supportive Housing	P	P	P					

Notations:

P=Permitted (Ministerially); DP=Development Plan; CUP=Conditional Use Permit; LUP=Land Use Permit.

¹Includes row houses, townhouses, condominiums, and cluster developments.

²Permitted only as a Secondary Use to primary commercial use.

³Subject to restrictions in Solvang Municipal Code 11-12-30, subsection E(2)

Solvang Municipal Code serves as precedence to this table for official decisions.

Source: City of Solvang Zoning Ordinance

Multifamily Housing

Municipal Code Section 11-6B-2 states that multifamily projects of 16 units or less are a permitted use in the DR zoning district. Multifamily projects in the DR zoning district reaching a density of 20 dwelling units per acre are additionally subject to review by the Design Review Committee. All projects in the DR zoning district, including multifamily projects, require a Development Plan to be submitted for review.

Municipal Code Section 11-6C-3 and 11-6C-4 states that multifamily projects are also allowed in PRD zoning districts with a discretionary development permit. The purpose of the development permit is to ensure that the proposed project is in conformance with applicable General Plan policies and that buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space. Through Program HE-N the City will create and a ministerial review process for multifamily projects that incorporate a minimum of 20 percent of units affordable to lower-income households, providing a by-right ministerial path for multifamily development that meet affordable thresholds (minimum 20 percent lower-income or 100 percent moderate-income), in compliance with State law.

Density Bonuses

Per California Government Code Sections 65915 through 65918, local governments are required to provide density bonus provisions to projects that comply with specific standards. Legislation approved in 2020 increased the maximum density bonus amounts for very-low-, low-, and moderate-income housing. The California Government Code describes how maximum densities shall be calculated for very low-, low-, and moderate-income housing in a tabular format. Additionally, local governments are also required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a cost reduction, a detriment to historical property, or otherwise contrary to law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

The City has established density bonus provisions (Municipal Code Section 11-12-23) for affordable housing that directly defer to California Government Code 65915 in Municipal Code Section 11-12-23 and is in compliance with State law.

Employee and Agricultural Worker Housing

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdiction's zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use." Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance, fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 requires that larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units, should be deemed an agricultural land use and cannot be subject to any restrictions, conditional use requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

City of Solvang Municipal Code Section 11-12-26 allows employee and farmworker housing for six (6) and fewer persons subject to the same standards and permit requirements as a single-family house in all zones, and as a principal permitted use in residential zones, in compliance with Section 17021.5 of the Health and Safety Code.

The City is not in compliance with Section 17021.6. Program HE-O commits the city to amending the Zoning Ordinance to allow ministerial review and approval of group quarter employee housing consisting of up to 36 beds or 12 units designed for use by a single household as a principal residential use in the City's AG zone without applying any discretionary actions. The City is also considering removing the AG zone designation as all AG zoned land is not appropriate for active agricultural uses and are instead more closely aligned to recreational or open space uses. The remaining AG zoned land is a part of Mission Santa Ines or is a part of the Santa Ynez River riparian zone, which is unsuitable for any development.

Currently, Alisal Ranch, a working ranch encompassing over 10,000 acres with small portion located within the City of Solvang, offers 45 units of employee housing. These units are comprised of 25 studio apartments (as defined by Alisal Ranch management: 18 single rooms, three large rooms, four bunk house units), 13 one-bedroom apartments, one two-bedroom apartment, and six three-bedroom apartments. These housing units are available to full-time employees of the Ranch and their families at an affordable rent.

Emergency Shelters, Transitional Housing, and Supportive Housing

AB-139 requires local government to identify a zone(s) where emergency shelters are allowed by-right without a conditional use or other discretionary permit. Local governments are authorized to impose only those development standards that apply to residential or commercial development within the same zone. However, a local government may impose specified objective standards, including standards for off-street parking based on demonstrated need, as specified. The intent of these regulations is to help streamline the development of varying housing types.

AB-139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also requires sufficient parking for employees and one space per two beds in the shelter. Under AB-139 and California Government Code Section 65651, local governments must allow supportive and transitional housing as a by-right use in all districts where single-family and multifamily uses are allowed, subject only to those regulations that apply to other residential dwellings (i.e., single-family dwellings, multiple-family dwellings) of the same type in the same district.

Due to new State law, AB 2339, which amended Government Code section 65583 and took effect in 2023, jurisdictions must now provide capacity for emergency shelters in a zone(s) that allow residential uses and must expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. As explained above, emergency shelters are allowed in the DR zone, which is a residential zone in compliance with AB 2339. There are two underutilized parcels in the DR zone that could accommodate an emergency shelter, including APN 139-174-005 (0.17 acres) and APN 139-174-027 (0.22 acres). The parcels were identified as underutilized due to improvement to land value ratio of 0.0 and lack of existing structures or uses. The parcels are located in proximity to goods and services along Mission Drive. Based on the calculation methodology established within Government Code Section 65583 by AB 2339 that requires a minimum of 200 square feet per person and assumed lot coverage of 50 percent, these parcels have capacity for approximately 42 beds, well above the identified need (12 residents in the Santa Ynez Valley subregion, including Solvang). Additionally, the City has designated the Solvang Veteran's Hall as an emergency shelter for temporary use for overnight shelter or as a

heating/cooling center. The facility is approximately 3,000 square feet, and has a capacity of 15 people, based on the capacity methodology outlined in AB 2339.

The City is currently (2023) not in compliance with State law as the municipal code definition of emergency shelter does not include interim interventions. Program HE-O commits the City to revising the Municipal Code to allow for emergency shelters in compliance with recent amendments to Government Code section 65583 subdivision (a)(4), including revising the emergency shelter definition to include interim interventions and providing an updated capacity analysis that responds to any development activity that may occur on the parcels currently identified as capacity to meet the local need.

The City, as codified in Municipal Code Section 11-6A-2, 11-6B-2, and 11-6C-4, allows both supportive and transitional housing by-right in all residential zoning districts in compliance with State law, but not in the AG zone, which allows single-family residential uses. Program HE-O commits the City to revising the Municipal Code to allow for transitional and supportive housing in compliance with AB 2162, including, but not limited to, permitting these uses in all zones allowing residential uses, including the AG zone, subject only to the requirements of residential uses of similar type and form in the same zone. The City is also committed through Program HE-S to promote and facilitate emergency, transitional, and supportive housing facilities to assist community members experiencing homelessness or at risk of experiencing homelessness.

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers are facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Like displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low barrier navigation centers have services “to meet the diverse needs of (the) population.” In addition, local governments may not impose parking requirements onto low barrier navigation centers.

The City is not currently in compliance. Program HE-O commits the City to amend the Zoning Code for compliance with California Government Code Section 65660. In updating the Code, the City shall list low barrier navigation facilities as allowed by-right wherever multiple-unit dwellings and mixed-use development are allowed.

Single-Room Occupancy Units (SROs)

Single-room occupancy (SROs) residential units are a traditional form of affordable housing for very low- and low-income individuals. These units consist of a single room, often between 80 and 250 square feet in size, with or without cooking and sanitary facilities, which are rented out, often on a daily, weekly, or monthly basis.

The City does not have single-room occupancy residential units as a permitted use in any zone or through conditional use permits. Program HE-O commits the City to allowing these uses in commercial and mixed use zones. Program HE-N commits the City to providing developers with information to explore the benefits and opportunities that come with building SROs.

Accessory Dwelling Units (ADUs)

Accessory Dwelling Units (ADUs) are defined as attached or detached dwelling units that provide independent living facilities on the same parcel as a legal single-unit or multiple-family unit dwelling, and which include permanent provisions for living, sleeping, eating, cooking, and sanitation. Due to the lower cost of construction and reduced environmental impact, the State has enacted many laws aimed at incentivizing the development of ADUs to help combat the worsening housing crisis. The State requires local governments to treat all ADUs that comply with specific standards as ministerial approvals. Local governments reserve the exclusive right to impose specific design and development standards, which include, but are not limited to setbacks, minimum and maximum parcel size, and maximum height.

Government Code Section 65852.22 also defines a smaller type of ADU, known as a Junior Accessory Dwelling Unit (JADU), as a dwelling unit that is 500 square feet or less, has cooking facilities, and an entrance to the outside. The main difference between JADUs and ADUs is that JADUs cannot require parking and do not require a personal, private bathroom for the dwelling unit. JADUs can have shared bathroom facilities, similar to an arrangement of a dormitory or single-room occupancy (SRO) residential building.

Accessory Dwelling Units and Junior Accessory Dwelling Units are intended to encourage more efficient use of residential zones where, because of the decrease in household size as a result of changing social patterns, existing housing resources are being underutilized. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site development to preserve the integrity of single-family areas.

Solvang's Zoning Ordinance does not reference ADUs nor JADUs, however it references second residential units, an anachronistic term for accessory dwelling units. A second residential unit is defined in Municipal Code Section 11-3-1 as an attached or detached dwelling unit, which provides complete, independent living facilities for one or more persons.

Municipal Code Section 11-6A-2 states that second residential units are permitted in the R-1 and E-1 zoning districts. However, California State law requires accessory dwelling units to be allowed by-right (without discretionary review) in all zoning districts that allow single-family and multifamily residential uses.

Program HE-H commits the City to codifying Accessory Dwelling Unit provisions within the Municipal Code that directly defer to California Government Code 65852.2. In the meantime, the City of Solvang actively encourages accessory dwelling units and junior accessory dwelling units and evaluates projects individually for compliance with State law.

Secondary Use/Mixed Use

The Zoning Ordinance, in Section 11-3-1, defines "secondary use" as the creation of residential units in conjunction with commercial uses in the Professional Office (Municipal Code Section 11-7D-3), Retail Commercial (Municipal Code Section 11-7B-2), and Tourist Related Commercial (Municipal Code Section 11-7A-2 and 11-7A-3) Zones, Secondary Use is equivalent to mixed-use definitions in other jurisdictions.

In the Tourist Related Commercial Zone, secondary residential use is currently defined as two (2) residential bedrooms per one thousand (1,000) square feet of total gross floor area of commercial development. The total gross floor area of residential development cannot exceed the total gross floor area of the commercial use. The maximum residential density for secondary uses is twenty units per acre. The City encourages residential uses in the Village Area by implementing and maintaining zoning standards for residential densities that encourage pedestrian-oriented, mixed-use development to help meet Solvang's fair-share of regional housing needs.

The City plans to overhaul its secondary use regulations and replace them with modern mixed-use zoning standards through the General Plan Update process. This update plans to completely remove current standards regarding residential bedrooms per square feet of commercial development and replace them with more flexible regulations allowing for more diverse mixed-use districts with developments having both more residential and more commercial uses. In effect, the City plans to remove conceptions of a building’s “primary” or “secondary” use in favor of simply mixed-use developments. Such changes incentivize greater residential development while preserving the live, work, and play feel of the TRC zone. Additionally, the change has the additional positive effect of bringing legacy nonconforming primarily residential developments in the TRC established before the City’s incorporation into present compliance with the Zoning Code.

In the Professional Office (PO) District, residential uses are allowed with a Conditional Use Permit such that the residential density does not exceed twenty (20) units per acre. In the Retail Commercial (C-2) District, residential uses are permitted by right with the same restriction of residential density not exceeding twenty (20) units per acre.

Program HE-K commits the City to incentivizing mixed-use development by allowing mixed-use development by-right in all commercial and office zones, providing priority processing to mixed-use projects with special needs or senior housing units, and reaching out to local stakeholders to advocate for mixed-use projects.

Manufactured Housing and Mobile Homes

The City, through Municipal Code Section 11-6A-2, permits manufactured housing and mobile homes in all single-family residential (R-1/E-1) districts, provided that the units are certified under the National Manufactured Construction and Safety Standards Act of 1974 and on a permanent foundation system. Mobile homes in these zones are subject to design standards for roof overhang and roofing and siding materials and colors, which are regulations permitted under California Government Code 65852.5. However, State law requires that manufactured housing be allowed in the same manner and in the same zones as conventional stick-built structures. Program HE-O commits the City to revising the Municipal Code for compliance with State law.

Mobile home parks are permitted subject to a discretionary development plan in the MHP zoning district at a maximum density of seven units per acre. Solvang also allows mobile home parks in the MHP zoning district to reach a maximum density of eight units per acre subject to the requirement of 10 percent of sites being allocated to single-wide units. According to the California Department of Finance, approximately 5 percent of Solvang’s housing stock consists of mobile homes. The City has one mobile home park, Rancho Santa Ynez Estates, a senior-only park with a total of 162 units, as of 2022. The City is committed to promoting the preservation of mobile homes and mobile home parks during the planning period through Program HE-D.

Special Care Facilities

California Government Code Section 65583 requires that housing elements provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.” In line with encouraging the development of housing for those with disabilities, the State requires that small, licensed residential care facilities (defined as facilities with six or fewer residents) be treated as a single-family use. Additionally, the State, through HCD, requires that cities consider constraints to reasonable accommodation for large licensed residential care facilities (defined as facilities with seven or more residents).

Solvang’s Zoning Ordinance in Sections 11-6A-2 and 11-6B-2 currently allows for small residential care facilities by right in the Single-Family Residential and Design Residential Districts. Additionally, the city has a residential overlay zone, the Planned Residential District (PRD), which serves as an overlay zone allowing for more flexibility for large residential projects in the Single-Family Residential or Design Residential Districts. Since the PRD district is an overlay over either of these base districts, the PRD district designation also allows for small residential care facilities by right despite not being expressly listed as a permitted use for the overlay zone in Municipal Code Section 11-6C-4. However, small residential care facilities are not allowed in AG zone, where single-family homes are allowed, which is not in compliance with State law.

Regarding large care homes, the Municipal Code, through Section 11-3-1, uses the term “special care home” to refer to a residential care home licensed to provide 24- hour non-medical care and supervision for seven or more persons. This definition includes group homes, large family homes, and foster homes. Special care homes are expressly permitted in the Institutional District according to Municipal Code Section 11-8-2 and in residential zones with a discretionary Conditional Use Permit according to Municipal Code Sections 11-6A-2 and 11-6B-2. However, A use permit requirement in zones allowing multifamily uses is considered a constraint to the development of these uses.

In order to remove constraints to residential care facilities, Program HE-O commits the City to allowing residential care facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); and permitting facilities with seven or more beds in all residential zones with objectivity and certainty similar to other residential uses of the same form. Additionally, Program HE-R commits the City to adopting a universal design ordinance to incentivize the implementation of accessibility features in new construction projects.

In Solvang, the only large special care home facility is Atterdag Village of Solvang, which includes 188 total beds. Among these are 18 beds dedicated to patients in need of memory care, 54 beds with skilled nurses, and 14 assisted living units. One small residential care facility operates in Solvang, Family Connect Memory Care Solvang, which has a capacity of six residents. Overall, there is a total special care capacity of 194 beds within the city limits of Solvang.

Table H-47 List of Special Care Facilities

Facility	Address	Beds
Solvang Lutheran Home, Inc. <i>d.b.a.</i> Atterdag Village of Solvang <i>Including Care Center (formerly Santa Ynez Valley Recovery Residence)</i>	636 Atterdag Road	188
Family Connect Memory Care Solvang	659 Chalk Hill Rd	6
TOTAL		194

Source: California Department of Social Services, 2022.

Opportunities for Energy Conservation

Government Code Section 65583(a) (7) requires the “analysis of opportunities for energy conservation with respect to residential development.” This is important due to the key role played by energy efficiency in determining the relative affordability of housing. Lower rates of energy usage decrease utility costs for residents, making housing more affordable. The discussion that follows outlines current State policies and development standards along with local City policies that promote energy conservation for new and existing development in the City of Solvang.

Title 24 Energy Budget Standards

Utility-related costs can directly impact the affordability of housing in California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while local governments are responsible for enforcing the energy conservation regulations which can increase affordability for residents.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California’s energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. All new construction must comply with the standards in effect on the date a building permit application is made.

The energy requirements of the new State code are significantly more stringent than the prior codes (heat pump requirements for single-family and multi-family homes and businesses; electricity-ready requirements for single-family homes; and new solar power requirements for high-rises, hotels/motels, tenant spaces, offices, stores, restaurants, schools, and civic spaces) and are intended to progress to 100 percent clean electricity and carbon neutrality by 2050 or earlier. In 2019, the City adopted the 2019 edition of the California Building Code (Volumes 1 and 2). Program HE-O commits the City to updating the building code for compliance with the new 2022 edition of the California Building Code.

In addition to the Building Energy Efficiency Standards, Part 11 of Title 24 contains California’s Green Building Standards Code (CALGreen). In 2019, the City of Solvang adopted the most-recently revised standards (2019 California Green Building Standards Code) with amendments in Municipal Code Section 10-1-4 to require readily accessible areas for storage and collection of trash and recycle in approved containers.

Southern California Gas Programs

The Southern California Gas Company (SoCalGas) offers an Energy Savings Assistance Program to limited income customers. The program offers no-cost weatherization that includes attic insulation, weatherstripping, caulking, water-saving devices, and energy-efficient lighting. Additionally offered is a no-cost furnace repair and replacement service and a clothes washer home improvement. SoCalGas also participates in the State CARE program, providing low-income customers with a 30 percent discount on their gas bills. Finally, SoCalGas provides a Past Due Bill Forgiveness program and a One-time Bill Grant program aimed at assisting with natural gas bills.

Solvang Green Website

The City of Solvang, in partnership with the Solvang Chamber of Commerce, runs solvanggreen.com, a website set up to provide residents and businesses with a hub to learn more about and share ways to be more environmentally

sustainable and energy efficient. The website includes information about conserving gas, conserving water, conserving electricity, landscaping sustainably, and how to participate in City programs for committing to sustainability.

Central Coast Community Energy (3CE)

Central Coast Community Energy (3CE) is a Community Choice Energy agency that allows residents to enroll for their power to come from renewable resources. The city of Solvang joined this program in December 2019. 3CE seeks to reduce the reliance on fossil fuels and reduce greenhouse gas emissions while having increased electricity delivery efficiency as more people join the program. 3CE utilizes current power infrastructure created by Southern California Edison to deliver the power to residents.

General Plan Goals

Energy conservation is not only a goal for housing in Solvang but is a shared value across the entire General Plan. Energy conservation requires multifaceted solutions to truly make a difference environmentally and financially. The Environmental and Sustainability Element of the General Plan overlaps the shared values of green building practices and renewable energy that support the creation and maintenance of affordable housing. Policies in the Environmental and Sustainability Element include encouraging energy retrofitting for more sustainable appliances, promoting zero waste, and educating the public on sustainability issues. The Mobility Element includes provisions to help improve Solvang's bike route and bike lane network, which is currently very sparse and in need of expansion. Such improvements can help reduce car dependency for local trips and decrease costs involved with living in the community.

Housing Resources

Future Housing Need

State Housing Element law requires that a local jurisdiction accommodate a share of the region’s projected housing needs for the planning period, called the Regional Housing Needs Allocation (RHNA). Compliance with this requirement is measured by the City’s ability to provide adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Santa Barbara County Association of Governments (SBCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. For the sixth Housing Element cycle, the City of Solvang has been allocated a RHNA of 191 units, divided into four income levels as shown on Table H-48.

Table H-48 Projected Housing Needs (Regional Housing Need Allocation)

	Lower			Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
	Extremely Low (0-25% AMI)	Very Low (25-50% AMI)	Low (80-120% AMI)			
Solvang	28	27	39	22	75	191
Santa Barbara County	5,799		3,935	4,397	10,725	24,856

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table 25.

The City's Housing Element must demonstrate the availability of sufficiently zoned land to meet the planning targets defined in the RHNA throughout the entire planning period. This stipulation of continuous compliance throughout the planning period, known as the No Net Loss Requirements Law (California Government Code Section 68563), necessitates planning a buffer to accommodate twenty percent more housing units than the RHNA requires in the very low-, low-, and moderate-income categories. This buffer ensures that if a site becomes unavailable due to a developer choosing another land use or if a site develops under its predicted density, the City will be able to stay in compliance with State law and avoid forced rezoning of parcels.

To provide more granular information on housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 55 units, the City has a projected need of 28 units for extremely low-income households. Zoning to meet the needs of extremely low, lower, and moderate-income households must be of sufficient density and with reasonable development standards to facilitate development affordable to these groups.

Credits Toward the RHNA

Following the analysis of RHNA credits, specific sites throughout the city were considered for potential for housing development. Site selection for the residential sites inventory started with City owned sites where residential development is in line with short-term City goals, then vacant and nonvacant sites zoned for residential use, and lastly sites that could be rezoned to accommodate residential development or residential development at a higher density.

Several constraints were considered for each site, including environmental concerns, utility or infrastructure access, feasibility of redevelopment during the next planning period, and realistic capacity assumptions. Sites identified for lower income housing must meet certain density and site requirements, including a minimum density of twenty units per acre, parcel size between 0.5 and 10 acres, and access to high performing schools, jobs, amenities, health care facilities, and grocery stores.

Pending/Approved Projects

Solvang currently has three pending residential projects projected to provide 88 units of housing, which includes three units of very low-income housing, 45 units of low-income housing, 10 units of moderate-income housing, and 30 units of above moderate-income housing. Solvang also has two projects, Cottages on Old Mission and the 1731 Laurel Avenue Lot Split, which were completed during the beginning of the planning period, allowing for 21 units to be counted towards the Sixth Cycle RHNA. In total, Solvang can credit 109 units to pending and approved projects for the current cycle.

Table H-49 Summary of Pending and Approved Projects

	Very Low	Low	Moderate	Above Moderate	Total
Pending Projects					
Old Lumberyard Site	0	45	0	0	45
539 Alisal Road	1	0	10	0	11
670 Alamo Pintado Road	2	0	0	30	32
Approved/Completed Projects					
Cottages on Old Mission	0	0	0	16	16
1731 Laurel Avenue Lot Split ¹	0	0	0	5	5
Total Pending Projects	3	45	10	51	109

Source: City of Solvang, 2022.

¹Although a six-unit project, the project can only count for 5 net units due to a previous single-family home on site being demolished for the project.

Old Lumberyard Site

The Old Lumberyard Site, located at 1793 and 1783 Mission Drive (APN(s): 139-150-017, 139-150-027), is a 2.2-acre site located due east of the Tourist Related Commercial (TRC) zone slated for a hotel project with 45 low-income micro-apartments, approximately 420 square feet each, intended for workforce housing. The site is set to be rezoned from DR-20 as Tourist Related Commercial (TRC), which will allow the secondary use of housing on site with the primary use of the hotel. Affordability for these units was established based on anticipated rents, which, according to the applicant, are expected to be approximately \$800 per unit. As discussed earlier, the median household income of Solvang residents is \$82,838. Based on this, a lower income household that makes 80 percent of the median income can afford to pay just more than \$1,600 per month toward housing without experiencing a cost burden of 30 percent or more.

The City of Solvang has received the pre-application for the project, which involves a general plan amendment and rezone that will allow the mixed use project. The application has been reviewed by the City staff, and Public Works and Utilities

staff have determined that this project can be developed as currently proposed. The project has also been reviewed by the Design Review Committee through conceptual review. It was determined by staff to include this application in the General Plan Update and the related EIR to save cost and time in the processing of this application. Once the General Plan Update and related EIR are complete (expected late 2023), the City expects that the application will be processed within four to six months.

539 Alisal Road

539 Alisal Road (APN: 139-143-004) is a 0.33-acre site located due north of the TRC zone, slated for an 11-unit condominium complex. Ten units are moderate income units, and one unit is a deed restricted very low-income unit. The condominium is expected to have two- and three-bedroom units ranging between 859 and 1,101 square feet. The building is three stories tall and has an exterior that matches the Old World Danish theme of Solvang's TRC zone. Construction started in the summer of 2022.

670 Alamo Pintado Road

670 Alamo Pintado Road (APN: 139-530-005) is a 1.06-acre site located in northeast Solvang near Rite Aid and Valley Fresh Market. The site is expected to add 32 units of condominium housing. Thirty units are slated for above moderate-income households and two units are deed restricted for very low-income households. The site was approved by the Planning Commission in December 2020 and is expected to begin construction in late 2022 or early 2023.

Cottages on Old Mission

Cottages on Old Mission (APNs: 139-540-057 to 139-540-064) is a series of eight single family homes, each with a single attached accessory dwelling unit, located at 1830, 1840, 1850, 1860, 1870, 1880, 1890, and 1900 Old Mission Drive in Eastern Solvang near The Merkantile Shopping Center. The project was initially approved by Solvang City Council with an Initial Study / Mitigated Negative Declaration finalized in May 2017. The project was completed with certificates of occupancy issued during the current planning period. The project can be counted for 16 above moderate dwelling units.

1731 Laurel Avenue Lot Split

The 1731 Laurel Avenue Lot Split (APNs: 139-091-041 and 139-091-042) is a residential development consisting of six dwelling units on a former single family home site. The original parcel was subdivided into two parcels which were subsequently developed with a single-family home, a junior accessory dwelling unit, and an accessory dwelling unit on each parcel. The original single family home site was demolished, therefore the project resulted in a net gain of five dwelling units, all above moderate-income units. With each lot containing three dwelling units, the project is a prime example of the intended effect of SB 9 (2021). As of December 2022, both parcels are for sale for \$2.5 million each.

Accessory Dwelling Units (ADUs)

During the fifth cycle, cities across California have found substantial housing growth from the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Residents have found ADUs and JADUs to be a cost-effective way to earn extra income, increase the City's housing stock, and increase their property values. In Solvang, this same trend created 23 additional housing units in the City between 2019 and 2021, which is a small, however important growth source for the city's housing stock. The City expects that this growth from ADUs will continue in the future to further meet housing needs given further popularity and incentives.

Table H-50 Accessory Dwelling Units Constructed, 2019-2021

	ADUs Constructed
2019	2
2020	8
2021	13

Source: City of Solvang, 2022.

Pursuant to Government Code Section 65583.1, the City can work to meet the regional housing need using ADU and JADU trends and existing resources and incentives that promote their development. As a conservative projection, HCD recommends a minimum assumption equal to the average permitted total for 2019 to 2021. For Solvang, this average equates to eight ADUs or JADUs per year for a total projection of 64 units over the eight-year planning period.

Affordability of Accessory Dwelling Units

In 2021, the U.C. Berkeley Center for Community Innovation released the report “Implementing the Backyard Revolution: Perspectives of California’s ADU Owners,” which provided information from a study that gathered basic information on construction, permitting, and rental states of ADUs across the state of California through mailed out postcards. The conductors of the study were able to gather sufficient data from several counties and regions across the state, including Santa Barbara County, which is a part of the Central Coast region defined in the study. The researchers found that the median rental price of ADUs was \$1,925 in the Central Coast region, equating to about \$3.75 per square foot.

Monthly rent of \$1,925 is affordable to households making approximately 95 percent of area median income. Given Solvang’s higher cost of living and higher rent in comparison to other North Santa Barbara County areas, the City has conservatively classified projected accessory dwelling units as moderate- and above moderate-income units, as shown in.

Table H-51 compares the selected ADU affordability assumption for the planning period and the affordability suggestion provided by the Association of Bay Area Governments (ABAG) in a draft report on ADU affordability both statewide and in the San Francisco Bay Area.

Table H-51 ADU Affordability Assumptions for the Sixth Cycle

RHNA Income Group	ABAG Affordability Suggestion	Selected ADU Affordability Assumption
Very Low	5%	0%
Low	30%	0%
Moderate	50%	50%
Above Moderate	15%	50%

Source: Association of Bay Area Governments, “Affordability of Accessory Dwelling Units,” 8 September 2021.

Residential Sites Inventory

Vacant Residential Sites

Solvang is generally built out, and there are only scattered vacant sites remaining that are suitable for residential development. Table H-52 below lists 22 sites which have been identified as suitable residential development sites without a rezone. The majority of these sites are slated for market rate single-family housing development on a single lot. All sites have available water and sewer infrastructure located on roads adjacent to the parcel. All sites have access to or ability to connect to all infrastructure, as stated in the Availability of Infrastructure section below. Figure H-5 shows vacant sites appropriate for residential development. Sites labeled with a number correspond to vacant sites in Table H-52. Vacant sites with a proposed rezone have been labeled with letter A-D. These sites are discussed under the heading “Vacant Sites with a Proposed Rezone” below.

Lower Income Sites Used in Previous Housing Element Cycles

While State law mandates that sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program requires rezoning within three years, none of the sites included in Table H-52 are included as capacity to meet the lower-income RHNA.

Figure H-5 Vacant Sites Suitable for Development

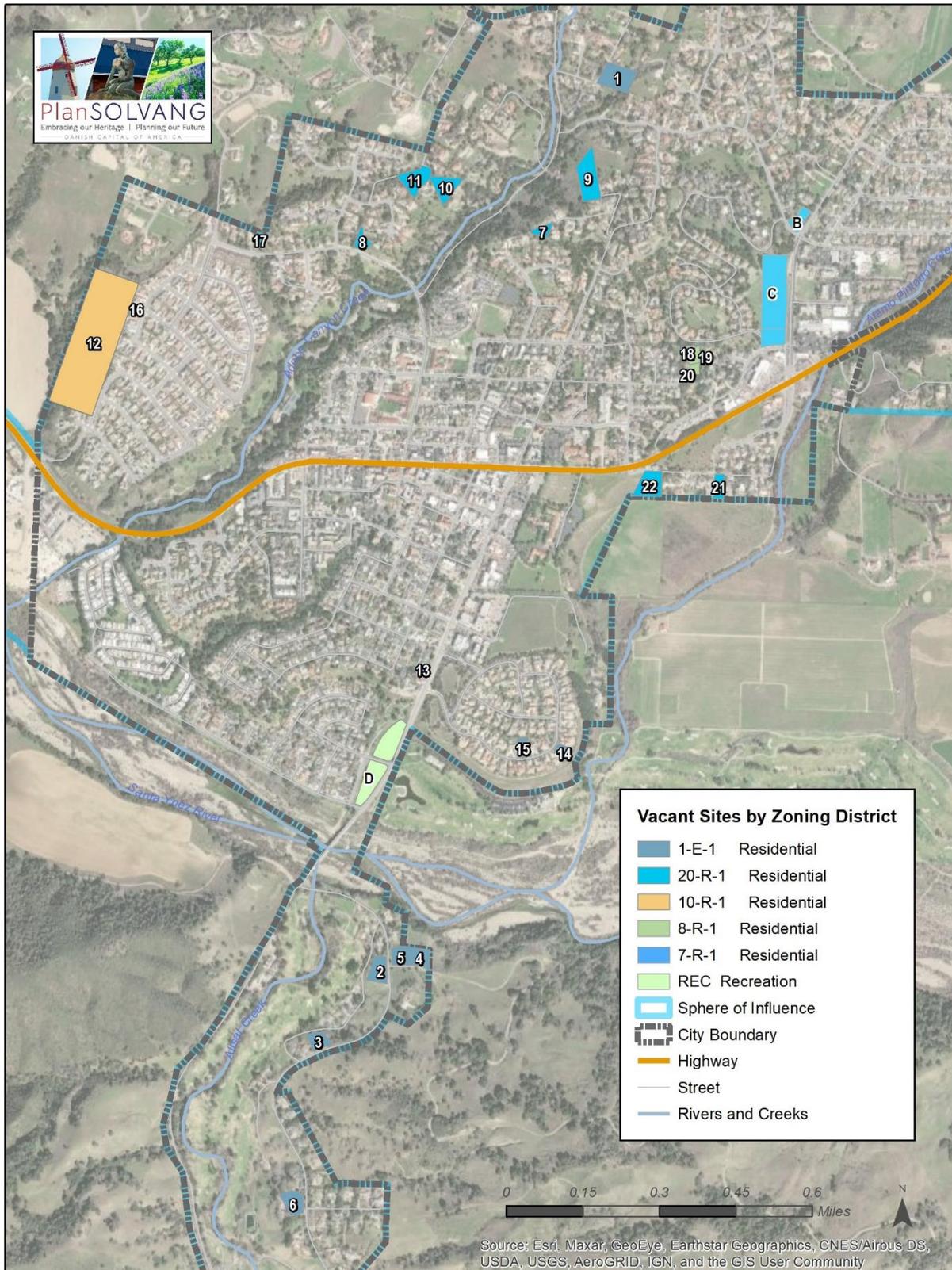




Table H-52 List of Vacant Sites Not Requiring Rezones

#	Address	APN	Size (acres)	Existing GP Land Use	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
1	928 College Canyon Road	137-140-044	1.80	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in an established neighborhood; 5 th cycle above moderate-income opportunity site (Site 2)	
2	Parcel on west side of junction Rancho Alisal Drive / 3 Springs Road	137-410-020	1.00	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in the Alisal Valley	
3	Parcel west of 395 Rancho Alisal Drive	137-410-022	0.72	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in the Alisal Valley	
4	Northeast parcel on 3 Springs Road at city limits	137-410-036	0.87	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in the Alisal Valley	
5	Northeast corner Rancho Alisal Drive / 3 Springs Road	137-410-037	0.78	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in the Alisal Valley	
6	Parcel on west side of junction Rancho Alisal Dr / Riley Rd	137-420-039	0.99	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	Vacant residential land in the Alisal Valley	
7	Interior parcel south of 1673 Kronen Way	137-480-026	0.40	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	1	1 Above Moderate	Extremely steep parcel	
8	Approximately 634 Chalk Hill Road	137-570-013	0.49	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	1	1 Above Moderate		
9	Approximately 1680 Overdel Lane	137-660-016	2.04	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	4	4 Above Moderate		

9. HOUSING

#	Address	APN	Size (acres)	Existing GP Land Use	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
10	Approximately 1537 Gamby Way	137-660-036	1.18	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	2	2 Above Moderate	4 th cycle above moderate-income opportunity site (Site 24)	
11	South corner Viking Way / Gamby Way	137-660-038	1.33	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	2	2 Above Moderate	4 th cycle above moderate-income opportunity site (Site 25)	
12	1201 Petersen Avenue	137-120-047	15.82	Medium Density Residential (3-7 du/ac)	10-R-1	10-R-1	47	47 Above Moderate	Currently has 1 above moderate-income home on site; 5 th cycle above moderate-income opportunity site (Site 01)	Southwestern side of property has steep cliffs off side of Skytt Mesa
13	235 Alisal Rd	139-234-064	0.17	Medium Density Residential (3-7 du/ac)	7-R-1	7-R-1	1	1 Moderate	4 th cycle low-income opportunity site (Site 32); 5 th cycle low-income opportunity site (Site 80)	
14	226 Valhalla Dr	139-490-024	0.44	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	4 th cycle above moderate-income opportunity site (Site 18); 5 th cycle above moderate-income opportunity site (Site 84)	
15	217 Valhalla Dr	139-490-042	0.49	Low Density Residential (1 du/ac)	1-E-1	1-E-1	1	1 Above Moderate	4 th cycle above moderate-income opportunity site (Site 17); 5 th cycle above moderate-income opportunity site (Site 85)	
16	581 Oak Ridge Rd	137-750-004	0.23	Medium Density Residential (3-7 du/ac)	10-R-1	10-R-1	1	1 Above Moderate		
17	750 Chalk Hill Road	137-132-009	0.27	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	1	1 Above Moderate		



#	Address	APN	Size (acres)	Existing GP Land Use	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints
18	Interior parcel south of Hillside Drive, north of 1871 Laurel Ave	139-100-047	0.36	Medium Density Residential (3-7 du/ac)	8-R-1	8-R-1	1	1 Above Moderate	4 th cycle moderate-income opportunity site (Site 31); 5 th cycle requires infrastructure connections/non-RHNA categorized opportunity site (Site 64); For sale with 139-100-048 and -049 for \$1.75m in August 2022	On the side of a steep hill
19	Interior parcel south of Hillside Drive, northeast of 1871 Laurel Ave	139-100-048	0.35	Medium Density Residential (3-7 du/ac)	8-R-1	8-R-1	1	1 Above Moderate	4 th cycle moderate-income opportunity site (Site 31); 5 th cycle requires infrastructure connections/non-RHNA categorized opportunity site (Site 65); For sale with 139-100-047 and -049 for \$1.75m in August 2022	On the side of a steep hill
20	Interior parcel east of 1871 Laurel Ave and west of 1905 Old Mission Dr	139-100-049	0.27	Medium Density Residential (3-7 du/ac)	8-R-1	8-R-1	1	1 Above Moderate	4 th cycle moderate-income opportunity site (Site 31); 5 th cycle requiring infrastructure connections/non-RHNA categorized opportunity site (Site 66); For sale with 139-100-047 and -048 for \$1.75m in August 2022	On the side of a steep hill
21	1890 Old Mill Road	139-540-040	0.57	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	1	1 Above Moderate		

9. HOUSING

#	Address	APN	Size (acres)	Existing GP Land Use	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes	Environmental Constraints	
22	Old Mill Road east of Santa Ynez Mission	139-240-013	1.42	Low/Medium Density Residential (2 du/ac)	20-R-1	20-R-1	3	3 Above Moderate		On the side of a steep hill	
Total								1 Moderate	74 Above Moderate		

Remaining RHNA

Accounting for the vacant residential capacity; entitled, approved, and pending projects; and projected ADUs, the City has a remaining RHNA shortfall of 65 lower-income units to reach the RHNA with 20 percent buffer. Table H-53 details the existing progress towards the 6th cycle RHNA and the remaining RHNA that the City must demonstrate the availability of sites with appropriate zoning and development standards. As shown, when compared to the RHNA with 20 percent buffer, the City’s capacity analysis has a shortfall of 65 lower income units. This remaining capacity is achieved through proposed rezones, as discussed below.

Table H-53 Progress Toward RHNA

	Lower	Moderate	Above Moderate	Total
RHNA Allocation	94	22	75	191
RHNA with 20 percent buffer	113	27	75	215
Pending or Approved	48	10	46	104
ADUs	0	32	32	64
Vacant Residential Sites	0	1	74	75
Total	48	43	153	244
Surplus (beyond buffered total)	-65	16	78	29

Vacant Sites with a Proposed Rezone

The three sites listed in Table H-54 are significant vacant sites that have potential for increased density. Sites B and C are both located on Alamo Pintado Road, near amenities, such as supermarkets and pharmacies. Site D is located on Alisal Road near its junction with Fjord Drive, a location which provides walking distance access to Solvang's primary employment zone, the Tourist Commercial (TRC) zone. All three sites are located in high resource areas, allowing for greater access to opportunity for lower income residents. Sites C and D have potential for lower income housing development.

Currently, sites B and C are zoned 20-R-1 and Site D is zoned as REC. The City is proposing to rezone sites C and D to accommodate lower income housing based on the density requirements for lower income rezone sites within Government Code 65583.2(h) and (i). These provisions require that rezoned parcels planned for very low and low-income households allow a minimum of 20 units per acre with at least 16 units per site. Program HE-J commits the City to applying these minimum density and minimum unit requirement to provide capacity as lower income sites, in compliance with State law. At the required density minimum, with proper adjustments, sites C and D provide capacity for 95 units of low-income housing.

Sites C and D, both vacant, have been included due to property owner interest in developing housing on the sites. Site B is also being proposed for rezone to accommodate additional housing units. On all three sites, the City is proposing to change the zoning to DR-20 with a General Plan designation of High Density Residential, however, because Site B does not assume lower-income capacity, the additional requirements of Government Code 65583.2(h) and (i) do not apply to this site. By rezoning this site, the City is working to ensure that sufficient capacity is provided at 20 dwelling units per acre, if site C or D is developed at market rate during the planning period.

Please note: Site A, a vacant site along Alamo Pintado north of Sites B and C was included in a previous draft of the Housing Element. In late 2022, the City received a comment letter from the property owner asking for the parcel to be removed from consideration in the Housing Element. Based on the owner's comments, the City does not feel that the site is feasible for lower-income capacity within the planning period. Site A has been removed from this draft.

Lower Income Sites Used in Previous Housing Element Cycles

None of the sites listed in Table H-54 were included as capacity to meet the lower-income RHNA in either of the previous two cycles.

Figure H-6 Vacant Sites with Proposed Rezoning

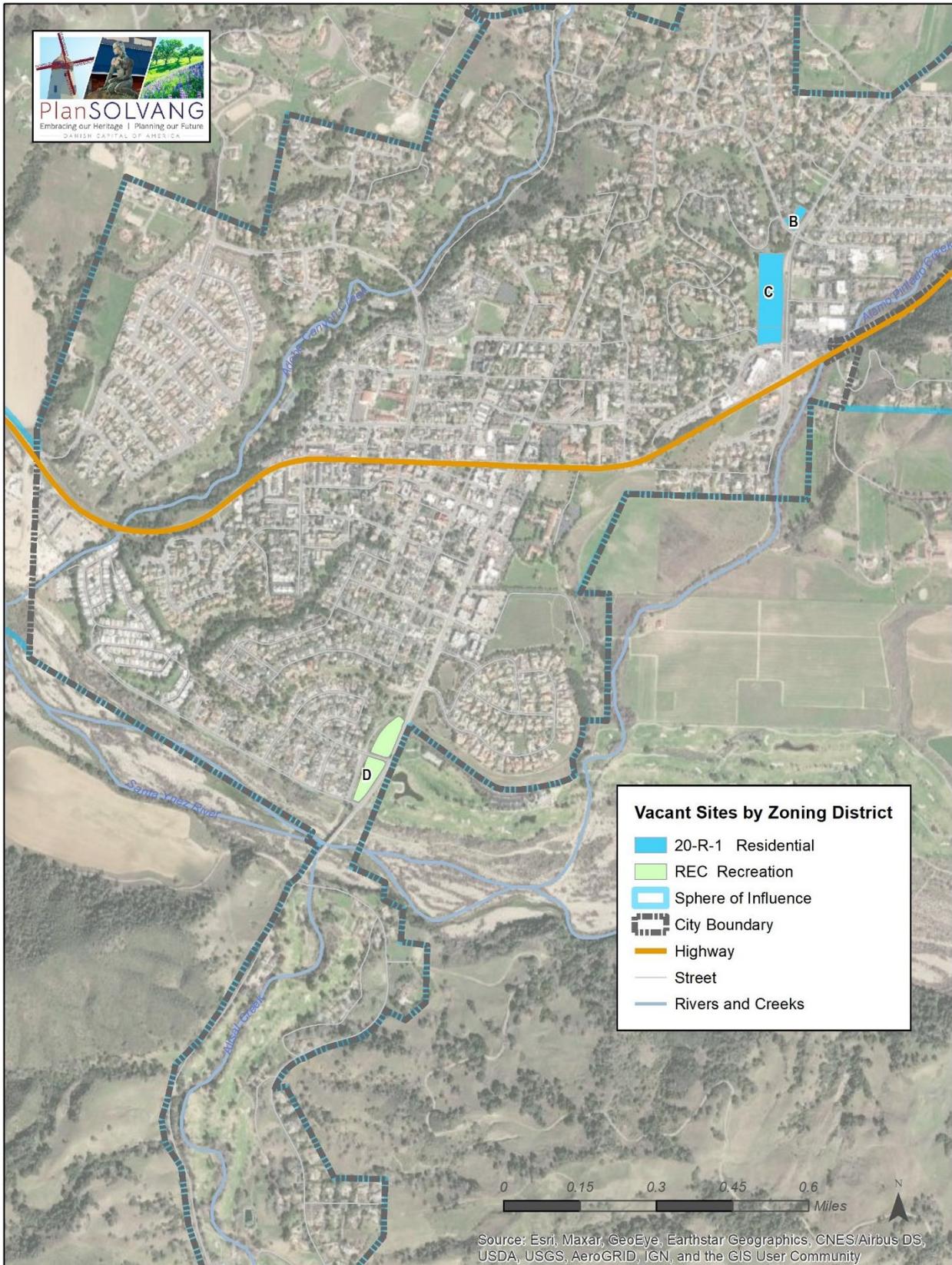


Table H-54 List of Vacant Sites with Proposed Rezoning

Site	Address	APN	Size (acres)	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes
B	1999 Viborg Road	139-031-020	0.64	20-R-1	DR-20	11	6 Moderate 5 Above Moderate	4 th cycle above moderate-income opportunity site (Site 26); 5 th cycle above moderate-income opportunity site (Site 55)
C	Northwest corner Alamo Pintado Rd / Old Mission Dr	139-530-001 with a portion of 139-530-002	Approximately 2.5	20-R-1	DR-20 (minimum 20 du/ac as required by State law)	36	36 Lower	4 th cycle above moderate-income opportunity site (Site 22-23); 5 th cycle above moderate-income opportunity site (Site 87-88)
D	West of Alisal Road bisected by Juniper Avenue	137-260-021	3.71	REC	DR-20 (minimum 20 du/ac as required by State law)	59	59 Lower	Only 3.71 acres of 5.83-acre property developable due to Alisal Road's realignment within parcel boundary due to washout of Alisal Bridge in January 1969

Please note: Site A, a vacant site along Alamo Pintado north of Sites B and C, was included in a previous draft of the Housing Element. In late 2022, the City received a comment letter from the property owner asking for the parcel to be removed from consideration in the Housing Element. Based on the owner's comments, the City does not feel that the site is feasible for multifamily capacity within the planning period. Site A has been removed from this draft. To avoid confusion, Site A has been removed, but the remaining sites, B-D, retain their original labels.

Site B: 1999 Viborg Road



Table H-55 Site B Summary

Site Description	
Site Size	0.64 ac
Existing Zoning	20-R-1
Existing General Plan Land Use	Low / Medium Density Residential
Proposed Zoning	DR-20
Proposed Land Use	High Density Residential
Current Allowed Density	2 du/ac
Proposed Density	20 du/ac
Maximum Capacity	13
Realistic Capacity	11
Realistic Capacity by Income Category	6 Moderate 5 Above Moderate
Current Use	Vacant Land

<i>Adjustment Factors</i>		
<i>Realistic capacity</i>	85%	Based on development standards, demand for residential development, and programs to incentivize development
<i>Land use mix</i>	No adjustment	Not applicable.
<i>Typical densities</i>	95%	Due to the high cost of land and construction, affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	No adjustment	No known site constraint
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site B is a 0.64-acre site located at the junction of Alamo Pintado Road and Viborg Road that is currently zoned 20-R-1, or low-density single family residential. The site has no environmental constraints. The site currently has dense foliage that will need to be cleared.

The City intends to rezone the parcels to DR-20 with a General Plan land use designation of High Density Residential, allowing 20 dwelling units per acre. At the proposed zoning, the site has realistic capacity for a total of 11 dwelling units, six moderate and five above-moderate income.

Site C: Alamo Pintado at Old Mission



Table H-56 Site C Summary

Site Description	
Site Size	5.48 total acres (2.5 feasible for affordable housing development due to environmental constraints)
Existing Zoning	20-R-1
Existing General Plan Land Use	Low / Medium Density Residential
Proposed Zoning	DR-20
Proposed Land Use	High Density Residential
Current Allowed Density	2 du/ac
Proposed Density	20 du/ac by Program HE-J
Maximum Capacity	50
Realistic Capacity	36
Realistic Capacity by Income Category	36 Lower
Current Use	Vacant Land

<i>Adjustment Factors</i>		
<i>Realistic capacity</i>	85%	Based on large lot size, development standards, demand for residential development, and programs to incentivize development
<i>Land use mix</i>	No adjustment	Not applicable.
<i>Typical densities</i>	95%	Due to the high cost of land and construction, affordable projects are likely to build to maximum density or beyond (due to density bonus). Property owner additionally expressed interest in developing at or, if possible, above 20 du/ac.
<i>Environmental constraints</i>	Total acreage considered reduced to 2.5 acres	The steep nature of the site is cause for adjustment of units; however, the developer has stated that they are willing to densify wherever building is possible.
<i>Archaeological constraint</i>	90%	Approximately one percent of the site, according to the owner, is affected by the historical aqueduct. As a conservative estimate, we have applied an adjustment factor of 90 percent.
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

Site C consists of two parcels, one 4.48-acre parcel and a one-acre parcel totaling 5.48 acres. The two parcels of Site C comprise the largest vacant residential site in Solvang. Located at Alamo Pintado Road and Old Mission Drive, the site is in a high resource area close to transportation routes, stores, and services critical to lower-income households.

Due to the environmental constraints outlined below and in the public comment received (see Appendix C), the City of Solvang would like to work with the Owner of the two parcels to consider a lot line adjustment to reconfigure the two lots prior to rezoning. The goal of the lot line adjustment is to consolidate the lower developable area of both parcels within a single parcel of approximately 2.5 acres that will be rezoned to DR-20 and apply the required minimum density of 20 du/ac through Program HE-J, as required by state law. The adjustment will result in a minimum realistic capacity of 36 affordable units. The remainder of the lot will remain zoned as 20-R-1.

The owner of the site has expressed interest in developing the site for multifamily housing through condensing units into flatter, lower elevation portions of the parcels. In addition to the smaller one-acre corner parcel, an additional 1.5-acre area at the southern base on the hill within the larger parcel is suitable for high density development.

Environmental Constraints

The northern, 4.48-acre parcel of Site C is on a hill that has a change in elevation of, at its most extreme, approximately 64 feet over 969 feet from the top of the hill to the bottom, heading south. The northern parcel has steep slopes that face east, west, and south and an east-west cross section that looks like an inverted “U”. This topography will make grading the parcel especially difficult. Contrasting the difficulty of the northern parcel of the site, the southern parcel is flat and, therefore, significantly less costly to develop.

Archaeological Constraints

In addition to the environmental constraints identified on the parcel, the property owner has been made aware of possible archaeological constraints on the site in the potential presence of a historical aqueduct. According to the property owner, the aqueduct affects approximately one percent of the site, but needs to be investigated to ensure appropriate analysis and preservation. Given this constraint, it is assumed that five percent of the land area of the site (approximately 11,500 square feet) will not be used for construction.

The aqueduct was created to irrigate fields and provide water to Santa Ines Mission in the early 19th century shortly after the mission’s establishment in 1804. According to State-acknowledged local research done in 2005 by Santa Ynez Valley High School students, the aqueduct runs through Site C mostly covered by sediment at five hundred feet elevation. For a portion of the site, the aqueduct is above ground, a remnant of a larger, naturally pressurized water system that once carried water from a dam along Alamo Pintado Creek (located near modern Rebuild Drive) to the northeast and Santa Ines Mission’s reservoir (now located in the middle of the Mission parking lot) to the southwest.

Developer Interest

The owner of the two parcels, Lots on Alamo Pintado, LLC, has expressed enthusiastic interest in developing the site at its maximum density of 20 du/ac for housing.

“Given the size of the parcels and the number of units that staff has identified as being realistically possible for the site, I believe that with appropriate incentives from the City, there is an economically feasible path to getting some affordable units constructed on the parcels.”

Manager, Lots on Alamo Pintado LLC

The owner of the lots has been engaged in the Housing Element public engagement process and agrees with the Housing Element’s projection of the use of the parcels for higher density residential development.

Site D: Alisal Commons



Table H-57 Site D Summary

Site Description	
Site Size	5.83 acres (3.71 developable acres)
Existing Zoning	REC - Recreation
Existing General Plan Land Use	Open Space / Recreation
Proposed Zoning	DR-20
Proposed Land Use	High Density Residential
Current Allowed Density	0 du/ac
Proposed Density	20 du/ac by Program HE-J
Maximum Capacity	74
Realistic Capacity	59
Realistic Capacity by Income Category	59 lower
Current Use	Vacant Land

<i>Adjustment Factors</i>		
<i>Realistic capacity</i>	85%	Based on development standards, demand for residential development, and programs to incentivize development
<i>Land use mix</i>	No adjustment	Not applicable.
<i>Typical densities</i>	95%	Due to the high cost of land and construction, affordable projects are likely to build to maximum density or beyond (due to density bonus)
<i>Environmental constraints</i>	Total acreage considered reduced to 3.71 acres	Only 3.71 acres of 5.83-acre property developable due to Alisal Road's realignment within parcel boundary due to washout of Alisal Bridge in January 1969
<i>Infrastructure availability</i>	No adjustment	Not applicable, not a constraint

The Alisal Commons site is a 3.71-acre portion of a large open space, recreation zoned parcel that encompasses portions of the right-of-ways for Alisal Road, Juniper Avenue, and Fjord Drive. The site is entirely flat, allowing for more affordable housing development. The property owners have expressed interest in developing the site for housing and potentially workforce housing. Site D has realistic capacity to accommodate 59 lower-income dwelling units.

Summary of Capacity to Meet the RHNA

Accounting for all sites identified, the City has identified sufficient capacity to reach and exceed Solvang’s fair share of housing needs for the planning period between 2023 and 2031. A total of 354 units are planned across a variety of income categories. Broken down, these 354 units include capacity for 143 lower-, 49 moderate-, and 162 above moderate-income units. The City has planned to reach its lower-income RHNA primarily through vacant rezone sites and pending projects.

Table H-58 Sites Inventory

		Lower	Moderate	Above Moderate	Total
Sixth Cycle RHNA		94	22	75	191
Credits	Pending/Approved Projects	48	10	51	109
	ADU Projections	0	32	32	64
Sites Inventory	Vacant Sites	0	1	74	75
	Vacant Sites Requiring Rezoning	95	6	5	106
Total Planned Sixth Cycle Units		143	49	162	354
% of RHNA Planned		152%	223%	216%	185%
RHNA with required 20 percent buffer ¹		113	27	75 ¹	215
Surplus (beyond buffered total)		+ 30	+ 22	+ 87	+ 139

¹ No-net-loss provisions of Government Code Section 65863 require all jurisdictions to provide an additional 20 percent buffer to ensure capacity is maintained throughout the planning period for moderate- and lower-income RHNA projections.

City-Owned Vacant and Underutilized Sites

The City currently owns a vacant 0.35-acre parcel located at 377 Second Street that is currently used to store heavy machinery such as government trucks and vans. The lot is currently zoned Tourist Related Commercial (TRC); therefore, as-is, the lot is not permitted for residential construction as a primary use. Given that the City actively uses the lot and there are sufficient units planned in the Sites Inventory, there is no urgent need to rezone this lot and consider it a part of the sites inventory. However, if the need arises, the City will consider using this lot for residential purposes given its centrality and proximity to existing residential uses.

Availability of Infrastructure

Solvang has sufficient access to water, sewer, and dry utilities to meet the needs housing need identified in the RHNA. Solvang’s water and sewer services comply with the requirements for sufficiency and access for low-income developments now and for the foreseeable future. In addition to basic utilities, the City is also served by numerous telephone/cellular service, cable or satellite television, and internet service providers.

Water Supply

The City of Solvang is served by four water suppliers: the Department of Water Resources (State Water), Upland Wells, River Wells, and the Santa Ynez Water District (ID #1). The City is entitled to 1,500-acre feet per year from State Water, subject to changes based on drought conditions. The City's multiple water supplies help prevent current and future issues of supply from State Water.

Water Treatment

The City of Solvang operates twenty miles of sewer pipeline of various sizes and collects wastewater under a Permit issued by the Regional Water Quality Control Board. The City of Solvang operates a Sequencing Batch Reactor (SBR) Wastewater Treatment Plant located at 101 South Alisal Road that has a design capacity of 1.5 million gallons per day (MGD). The City shares the plant with the Santa Ynez Community Services District, which is entitled to 0.30 MGD per day of wastewater treatment processing at the plant.

SB 1087 Compliance

Upon adoption of the housing element, the City distributes copies of the element to water suppliers and sewage treatment providers serving the city. The City of Solvang is committed to compliance with SB 1087 to ensure that any developments, especially lower-income developments often affected by accessibility issues, will be able to have safe, consistent, and reliable access to water and sewer services.

Electricity

The City of Solvang is served by Pacific Gas and Electric (PG&E). PG&E allows for new connections to any property in the City of Solvang.

Telephone

Solvang is served by all four major wireless telephone providers: AT&T, T-Mobile, Verizon, and Sprint. All four telecoms are actively accepting new customers and have capacity for new customers in the future. The City is also served by a variety of Mobile Virtual Network Operators (MVMOs), such as Cricket Wireless, MetroPCS, and Boost Mobile, which offer service to lower income households. Legacy landline telephone service is provided by internet service providers.

Internet

Solvang is served by Xfinity and Frontier Communications. Both providers accept new customers and have capacity for new customers in the future. Broadband internet service is being expanded within the city. Both providers also provide access to landline telephone or VOIP telephone connections.

Financial Resources

Solvang has access to a variety of funding sources available for promoting and supporting the development of affordable housing.

HOME Investment Partnership Program Fund

The County of Santa Barbara leads the Santa Barbara County HOME Consortium, of which Solvang is a member. The Consortium receives funding annually from the Federal government with the purpose of providing decent affordable housing to lower-income households. Funding is available for projects through an application process. The Consortium additionally has funds reserved for potential projects that address housing priorities of the community.

Community Development Block Grant (CDBG) Funds

The County of Santa Barbara is the lead agency for Santa Barbara Urban County Partnership, which Solvang helped form. The Partnership receives Community Development Block Grant (CDBG) funding, which is distributed to members of the partnership. The funds are articulated through a Notice of Funding Availability. An Action Plan is additionally created to create goals for funding local objectives and priorities. The three national objectives for CDBG are to meet urgent community needs, benefit low and moderate-income households and to eliminate blight and slums.

Community Resources

Several organizations are operating across Santa Barbara County to provide holistic resources to people experiencing housing insecurity. Public organizations help administer government-funded programs, such as Section 8, that aim to address homelessness. Many non-profit affordable housing organizations help not only help people have access to housing, but also provide a system of support through community, case workers, and employment.

Public Affordable Housing Resources

Important resources, including housing and healthcare, are available to people experiencing homelessness through public agencies in Solvang.

Housing Authority of the County of Santa Barbara (HASBARCO)

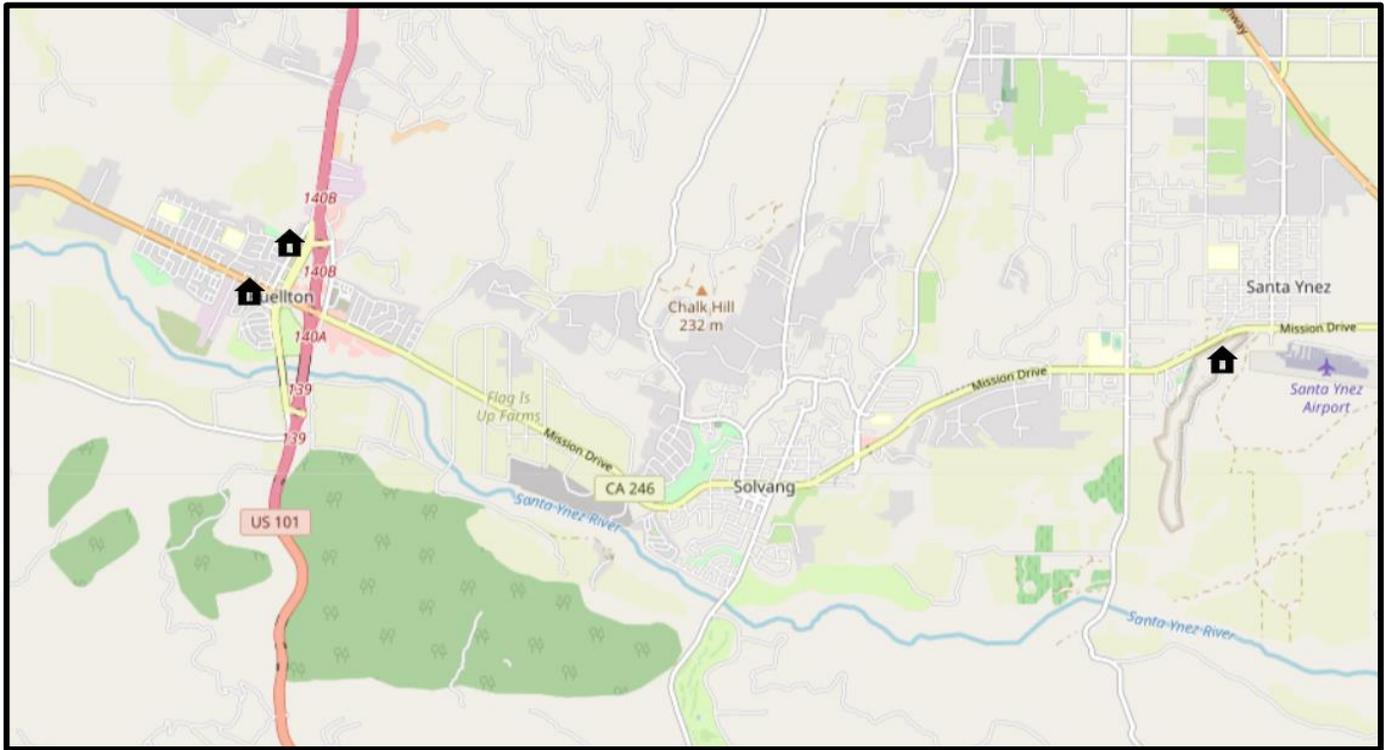
The Housing Authority of the County of Santa Barbara, shortened as HASBARCO, is a public agency that provides rental subsidies, manages, and develops affordable housing for residents in need in the county. The Housing Authority operates out of Lompoc and is the largest property management organization in the County. HASBARCO operates several properties in Santa Barbara County. HASBARCO notably also operates the Section 8 Housing Choice Voucher program for the entire county.

HASBARCO also offers educational assistance, health services, employment assistance, and family services to help families keep and maintain their housing to achieve housing security.

Property Management

HASBARCO's most significant contribution to housing is through its ownership and/or management of several multifamily communities across Santa Barbara County. The direct management of these properties allows the Housing Authority to provide unencumbered access to affordable, subsidized housing in addition to a multitude of resources that promote sustainable long-term housing. The Housing Authority owns no properties within the city limits of Solvang. However, it operates three properties nearby: Valley Station in Buellton, Vintage Walk in Buellton, and Golden Inn and Village in Santa Ynez.

Figure H-7 HASBARCO Managed Properties Near Solvang



Source: Housing Authority of Santa Barbara County, 2022; OpenStreetMap Contributors, 2022.

Housing Choice Voucher (Section 8)

The Housing Choice Voucher (HCV) Program is a federal program that provides access to the private housing market to qualified low- and moderate-income individuals or families. HASBARCO is authorized to administer the vouchers, which pay between 30 and 40 percent of adjusted monthly gross rents. The qualified individual must find the housing and submit the proper documentation.

Family Self Sufficiency Program

Family Self Sufficiency (FSS) is a savings program and resource for families using Housing Choice Vouchers to reduce their need for government subsidies. Participants must sign a contract to commit to being employed and economically independent within five years. The program features an escrow account, which allows the family to gain money to be self-sufficient at the end of their contract. For every period in which the family experiences an increase in earned income, the Housing Authority will match a portion of that increase with Housing Authority funds and deposit it into the escrow account, being available in total when the terms of the contract are met.

Resident Opportunities for Self Sufficiency (ROSS)

Resident Opportunities for Self Sufficiency (ROSS) is a program that provides educational services, financial management training, supportive health/disability services and resources for families. ROSS looks to create a positive change for families through this and coordinates local organizations and other institutions to provides services and opportunities for family units.

Non-Profit Affordable Housing Resources

In addition to public agencies and resources, Solvang is served by many non-profits which aim to help provide and support affordable housing across the city. Many of these agencies have been operating for decades in collaboration with civic leaders and local stakeholders.

Santa Barbara Community Housing Corporation (SBCHC)

Santa Barbara Community Housing Corporation (SBCHC) is a nonprofit corporation looking to help house lower income individuals and is managed day-to-day by an executive director and governed by a volunteer board. SBCHC manages properties totaling more than three hundred units and approximately five hundred residents. The nonprofit rehabilitates and converts existing properties while also taking up new construction of homes.

Coastal Housing Partnership

Coastal Housing Partnership is a program offered for employees of companies that are affiliated with the Coastal Housing Partnership. The partnership offers home buying education, closing cost savings on a home purchase, lender savings on the upfront fees for a mortgage refinance, reduction in market rent on new leases, and access to a local rental search site. These benefits are available to employees of any income level.

Housing Trust Fund of Santa Barbara County

Housing Trust Fund of Santa Barbara County (HTF) is a nonprofit agency certified as a Community Development Financial Institution (CDFI). HTF aims to create more affordable housing for low-to middle- income residents throughout Santa Barbara County. HTF offers programs such as the Revolving Loan fund which provides low interest loans to serve low-income residents who are between zero and 80 percent of Area Median Income. HTF also offers the workforce home buyer program, which provides down payment loans to support people buying a home where they work.

Northern Santa Barbara County United Way

Northern Santa Barbara County United Way (NSBCUW) is a nonprofit organization that primarily serves communities north of the Santa Ynez Mountains, including Santa Maria, Lompoc, Solvang, Guadalupe, and the rest of the Santa Ynez Valley. The NSBCUW specializes in fundraising, regranting, community collaboration, and local partnerships. Select programs of the NSBCUW include Home for Good, United for Literacy, and Financial Literacy. AmeriCorps is a frequent partner of the NSBCUW.

People Helping People

People Helping People is a nonprofit which provides basic needs and services assistance to communities in the Santa Ynez Valley. The nonprofit offers rental assistance based on their standards of imminent eviction is required and income standards with the goal to maintain stable housing. Federal market cost and habitability standards must be met and drug testing for applicants is required.

People's Self-Help Housing

People's Self-Help Housing is a nonprofit founded in 1970 that aims to build homes and provide services to assist disadvantaged communities, including low-income households, families, farmworkers, seniors, veterans, persons living with disabilities, youth transitioning out of foster care, and those formerly experiencing homelessness. People's Self-

Help Housing additionally provides an innovative pathway to homeownership through a “sweat equity” program that allows eligible persons to receive assistance and mentorship to build their own homes in lieu of a cash down payment. The program also provides access to a lower interest mortgage to make maintaining homeownership possible. People’s Self-Help Housing also runs rental properties, a learning center, and other programs to create a comprehensive housing support system.

Legal Aid Foundation of Santa Barbara County

Legal Aid Foundation of Santa Barbara County (LAFSBC) is a nonprofit law firm that provides free legal assistance to Santa Barbara County residents. Their mission is to provide high-quality civil legal services to low-income residents and other vulnerable groups to ensure equal access to justice. They offer direct representation, legal advice, and community education. Their vision is to create a community where low-income people and other vulnerable residents are empowered to thrive and where all residents have meaningful access to the civil justice system. Since 1959, Legal Aid has provided legal services to those most in need in the community.

Transitions - Mental Health Association

Transitions - Mental Health Association (T-MHA) is a nonprofit organization serving San Luis Obispo and North Santa Barbara Counties. The mission of T-MHA is to eliminate the stigma and promote the recovery and wellness for people with mental illness through work, housing, community, and family support services. T-MHA launched the 50Now program, later renamed to 60Now and then 70Now, to help chronically homeless individuals gain stable housing in collaboration with the Housing Authority and the County of San Luis Obispo Department of Social Services.

Rona Barrett Foundation

The Rona Barrett Foundation (RBF) is a nonprofit organization that is the catalyst behind the Golden Inn & Village, a housing development for low-income seniors. The organization’s namesake, Rona Barrett, is a celebrated former reporter that gained fame through numerous print publications and TV shows such as *Good Morning America*. The goal of the foundation is to provide a model for senior communities that can be replicated around the United States.

Chumash Foundation

The Chumash Foundation is a nonprofit foundation founded in 2005 that aims to serve the local community with emphasis on activities and programs that expand opportunities to the least advantaged, protecting the environment, and enhancing the lives of youth in the region. The Chumash Foundation is a part of the Federally recognized Santa Ynez Band of Chumash Indians. The Foundation offers a grant to eligible local organizations in five focus areas: Community Enhancement and Environment, Culture and Recreation, Education and Personal Development, Health and Human Services, and Native American Interest.

Appendices

Appendix A: Affirmatively Further Fair Housing (AFFH)..... H-A-1
Appendix B: Evaluation of the Previous Housing Element H-B-1
Appendix C: Public Comments on the Public Review Draft Housing Element..... H-C-1

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SOLVANG

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City of Solvang

2023-2031 Housing Element Update



Appendix A: Affirmatively Furthering Fair Housing



Adopted December 11, 2023

Certified February 12, 2024

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Table of Contents

Introduction and Overview of AB 686	H-A-3
Approach to Analysis	H-A-3
Analysis of Impediments Findings.....	H-A-6
Fair Housing Resources and Analysis.....	H-A-7
Fair Housing Enforcement and Outreach Capacity	H-A-7
Segregation and Integration Patterns and Trends.....	H-A-10
Race and Ethnicity.....	H-A-10
Persons with Disabilities	H-A-18
Familial Status.....	H-A-24
Household Income.....	H-A-34
Racially and Ethnically Concentrated Areas of Poverty	H-A-41
Poverty and Segregation.....	H-A-41
Concentrated Areas of Affluence.....	H-A-47
Disparities in Access to Opportunity.....	H-A-52
Transit Access and Walkability	H-A-52
Access to Education	H-A-55
Economic Outcomes.....	H-A-58
Healthy Environment.....	H-A-66
Disproportionate Housing Needs, Including Displacement.....	H-A-71
Cost Burden	H-A-71
Substandard Housing	H-A-77
Overcrowding	H-A-78
Homelessness.....	H-A-82
Displacement.....	H-A-83
Contributing Factors	H-A-88
Local Data and Knowledge	H-A-90
Sites Inventory.....	H-A-94

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Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to (affirmatively further fair housing) AFFH into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the city’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

Approach to Analysis

The California Government Code Section 65583 (10)(A)(ii) requires the City of Solvang to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- Urban Displacement Project (UDP)
- U.S. Housing and Urban Development (HUD)
- CalEnviroScreen 4.0
- California Tax Credit Allocation Committee (TCAC)
- All Transit
- Walkscore
- County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing 2020 (AI)
- The Comprehensive House Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)

HCD AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract-level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation, and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

Urban Displacement Project

The Urban Displacement Project (UDP) was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic White population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

CalEnviroScreen 4.0

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more impacted by pollution burdens and population vulnerabilities compared to other communities. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts across California. Hayward continues to explore programs and policies to address community pollution, environmental health access to open space and government decision making through creation of an Environmental Justice Element of the General Plan.

California Tax Credit Allocation Committee

To assist fair housing analysis, HCD and TCAC created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies and departments to further the state's fair housing goals. The California Fair Housing Task Force created Opportunity Maps to identify resources levels across the state to accompany new policies aimed at increasing access to high-opportunity areas for families with children.² Opportunity Maps are made from composite scores of three different domains made up from a set of indicators data shown in Table 1. The Opportunity Maps include filters to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty Status: census tracts with at least 30 percent of population that earned an income that was below the federal poverty level
- Racial Segregation: census tracts with a location quotient that is higher than 1.25 for Black, Hispanic, Asian, or all non-White populations in comparison to the county

Table 1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, adult education, employment, job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps 2020.

AllTransit

AllTransit is an online database that details transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

Walk Score

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission “to promote walkable neighborhoods.” Walk Score measures walkability by assigning a numerical walkability score based on distance to amenities within a 30-minute walk and evaluates pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

As part of the CDBG program certification process, participating jurisdictions prepare an analysis of impediments to fair housing choice every five years. The 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing (AI) provides an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing and provides solutions and measures to mitigate or remove identified impediments.

Community Engagement and Outreach

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City’s outreach efforts and the Local Data and Knowledge section at the end of this analysis for a summary of fair housing issues raised from the community.

Analysis of Impediments Findings

Regional Trends

As part of the CDBG program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis, the County of Santa Barbara Analysis of Impediments to Fair Housing Choice (AI), is an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. It also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI covers the Santa Barbara County Consortium. Consortium jurisdictions include the City of Buellton, City of Carpinteria, City of Goleta, City of Lompoc, City of Santa Maria, City of Solvang, and unincorporated County of Santa Barbara. The AI provides a demographic profile of Santa Barbara County, assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following impediments to fair housing:

- The poverty rate in the Consortium has consistently been higher than the statewide rate, and has increased slightly more than the state as a whole;
- Renters are, by far, the most cost burdened group in the Consortium. The cities of Santa Maria and Lompoc have the highest percentages of cost-burdened renters. Rents have increased by 18.3 percent since 2010;
- Addressing the needs of the homeless, disabled, veterans, seniors, and youth is met with delivery services that need greater coordination;
- The housing stock in the Consortium is slightly older than the rest of the state
- Lending concerns surrounding Asian applicants and Hispanic applicants. Asian applicants are more likely to be denied, and Hispanic applicants are most likely to be denied financing based on credit history.

Local Trends

A summary of contributing factors identified as impediments to fair housing in Solvang are discussed in detail below. The AI identified the following trends specific to Solvang that may contribute to impediments to fair housing:

- High old-age dependency ratio (high ratio of residents aged 65 and older compared to residents aged 16 through 64);
- Solvang had one of the highest percentages of residents living with a disability (12 percent) in the County;
- Large increase in median household income between 2010 and 2017 (increase of 20 percent) which could indicate risk of displacement;
- Significant increase in the percent of residents below the poverty line, from 6 percent in 2010 to 15 percent in 2017;
- High rates of cost burden, especially among renters (49 percent of renters paid 30 percent or more of their income on rent);
- Thirty (30) percent increase in median rent costs between 2010 and 2017;

Fair Housing Resources and Analysis

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Regional Trends

Table 2 below includes a list of key regional stakeholders in Santa Barbara County who conduct fair housing assistance outreach. These organizations collaborate with local governments to address housing and community needs and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 2 Organizations Active in Santa Barbara County

Organization	Activities and Capacity
Santa Barbara County: Housing and Community Development Division	Preparation of Consolidated Plan
Housing Authority of the County of Santa Barbara	Rental assistance and affordable housing production and preservation
Santa Barbara Community Housing Corporation	Affordable housing services including preservation and production
People’s Self-Help Housing Corporation	Affordable housing services and production
Community Partners in Caring	Senior support services for independent living
Independent Living Resource Center, Inc.	Housing for persons with disabilities
Domestic Violence Solutions for Santa Barbara County	Housing services for children, victims of domestic violence, and homeless
People Assisting the Homeless (PATH)	Housing support services
Habitat for Humanity of Southern Santa Barbara	Housing support services
Women’s Economic Ventures	Economic empowerment for Women
Just Communities	Inclusionary and racial justice education and leadership
United Way, Home for Good	Homelessness services and advocacy

Source: Santa Barbara Consolidated Plan, 2024

Fair Housing Enforcement

HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From 2015 to 2019, 56 fair housing complaints in Santa Barbara County were filed with HUD. Nearly 57 percent of complaints filed were from residents of the City of Santa Barbara. Lompoc and Goleta filed a fair number of complaints after the City of Santa Barbara. Overall, disability-related discrimination was the most commonly reported—comprising 46 percent of all cases. Complaints concerning familial status (26 percent), retaliation (10 percent), race (7 percent), national origin (6 percent), sex (6 percent) were also regularly reported. Half of all complaints filed (55 percent or 31 cases) were deemed to have no cause and another 23 percent (13 cases) were conciliated or settled.

Fair housing testing was conducted in the County with a total of 118 sites tested for familial status, race, and disability (reasonable accommodation). Disparate treatment was found at 16 sites for all variables: five cases for familial status, six cases for race, and five cases for disability.

Local Trends

The City of Solvang has a long history of communicating and collaborating with other governmental and non-governmental agencies to address housing, health, and other related issues. The City participates in the HOME Consortium. According to HOME Consortium, there were no official housing complaints from 2015 to 2019. However, this does not mean residents were experiencing no fair housing or discrimination issues.

The HOME Consortium partners with the City and other participating jurisdictions to address fair housing issues throughout the region. The HOME Consortium contracts with the Legal Aid Foundation of Santa Barbara County to provide legal advice and information on landlord/tenant rights and responsibilities, training to property managers and tenants, and monitor and report on fair housing issues. The City's website also provides information on fair housing rights and how to issue a complaint to HUD.

Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015 – 2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies.

Race and Ethnicity

Regional Trends

Regionally, the more urbanized areas located in the western part of Santa Barbara County contain populations with at least 40 percent non-White residents, as demonstrated in the geographic depiction of 2015-2019 ACS data shown in Figure 1. Comparatively, the urbanized areas located in the southern part of the county contain a higher percentage of White residents. Most of the county is predominantly White, except for census tracts within and to the west of the cities of Guadalupe and Santa Maria and census tracts within the cities of Lompoc, Goleta, Santa Barbara, and Carpinteria, which are predominantly Hispanic, as shown in Figure 2.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0-100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation. Racial/ethnic segregation in Santa Barbara County increased between 2010 and 2019. Table 3 shows racial/ethnic segregation in Santa Barbara County using the dissimilarity index using data from HUD's AFFH mapping tool. Black and Asian/Pacific Islander residents are the most segregated in the county compared to other racial and ethnic groups. Segregation between Black and White residents is moderate, since the racial dissimilarity index score is between 40 and 54 for 2019. Segregation between Non-White and White residents, between Hispanic and White residents, and between Asian/Pacific Islander and White residents is considered low, since their racial dissimilarity index scores are below 40 for 2019. Increasing rates of segregation could be attributed to greater concentrations of Black and Asian residents in urban areas due to the presence of services and lower housing costs in urban centers. In addition, wealthier, White residents could afford to move away from urban centers to the outlying areas of cities and rural parts of the county.

Table 3 Racial/Ethnic Dissimilarity Trends (Santa Barbara County)

Racial/Ethnic Dissimilarity Index	1990	2000	2010	2019
Non-White/White	24.05	24.48	22.10	28.93
Black/White	49.03	38.24	33.75	41.95
Hispanic/White	24.03	28.85	24.25	31.11
Asian or Pacific Islander/White	31.91	29.03	29.17	35.82

Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFHT0006, 2022

It is also important to see if race and ethnic groups are also related to concentrated poverty and poor housing stock to identify potential inequities that may be a result of discriminatory housing policies or other barriers to affordable housing. In the Consortium, Native Americans/Alaskan Natives and Black and African Americans have the highest poverty rates, followed by Black or African American, then Hispanic population as seen in Table 4. Typically, in areas with predominantly White groups, the poverty trends are less. In comparison to the State, the region makes up about 74 percent White population versus 61 percent of the state, as seen in Table 5 below. Hispanics make up the next largest racial group, with a total of 46 percent Hispanic population in the Consortium, compared to just 39 percent total in the state of California.

Table 4 Poverty and Racial/Ethnic Composition

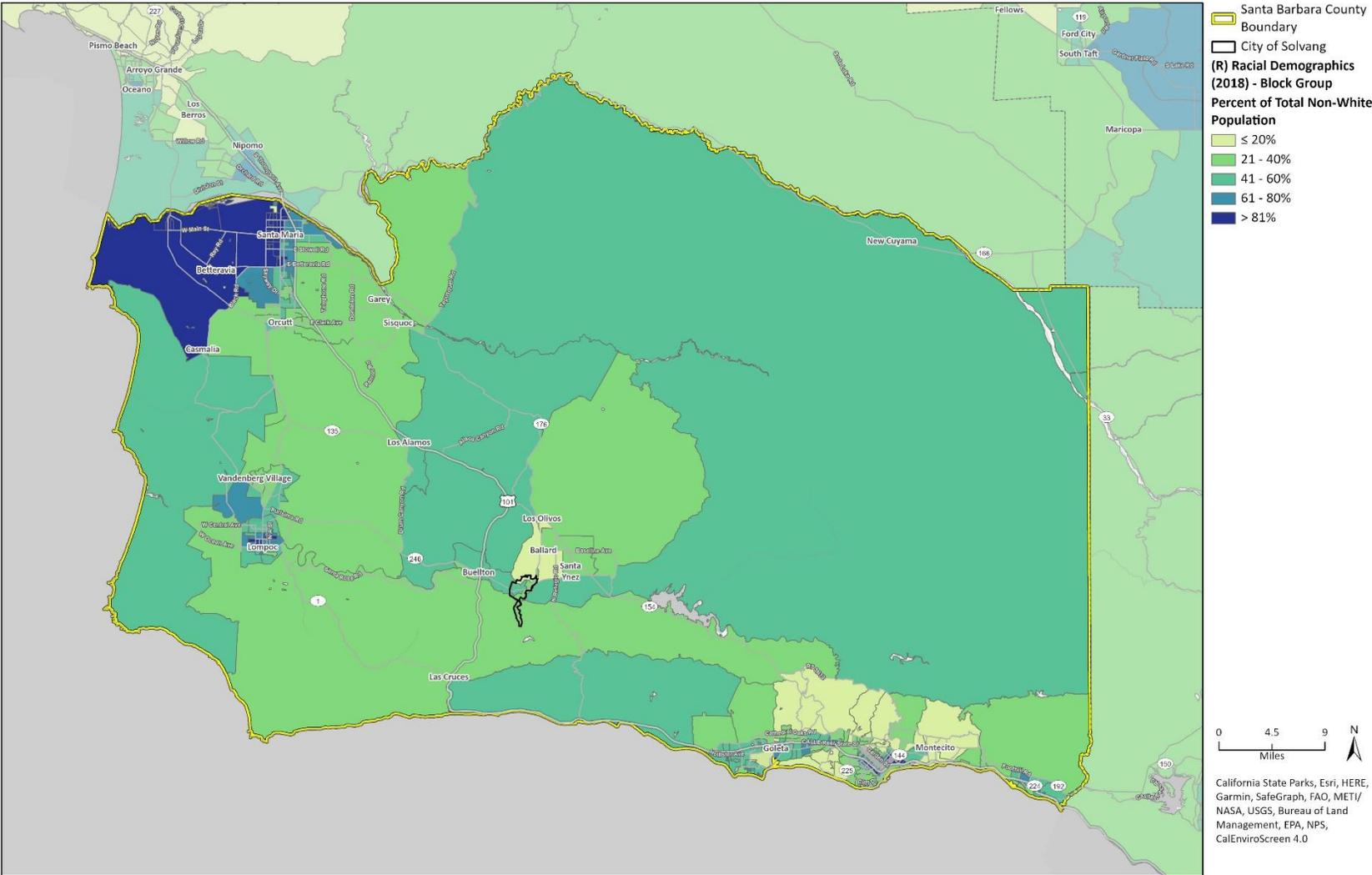
Race/Ethnicity	Santa Barbara County		California (state)	
	# in Poverty	% in Poverty	# in Poverty	% in Poverty
Consortium	51,861	15.9%	5,773,408	15.1%
White	36,393	14.8%	3,183,011	13.7%
Black or African American	1,303	21.1%	502,610	23.2%
Am. Indian/Alaska Native	649	22.3%	62,078	21.9%
Asian	3,096	18.8%	607,792	11.2%
N. Hawaiian/Other Pacific Islander	7	1.4%	21,470	14.5%
Some other race	8,331	21.0%	1,141,471	21.8%
Two or more races	2,082	14.4%	254,976	14.3%
Hispanic	29,674	19.5%	3,052,999	20.6%

Data note: “# in poverty” is the estimate of people in poverty in race/ethnicity group and “% in poverty” is the percent of the persons in poverty in the race/ethnicity group.

Source: 2013-2017 American Community Survey 5-Year Estimates

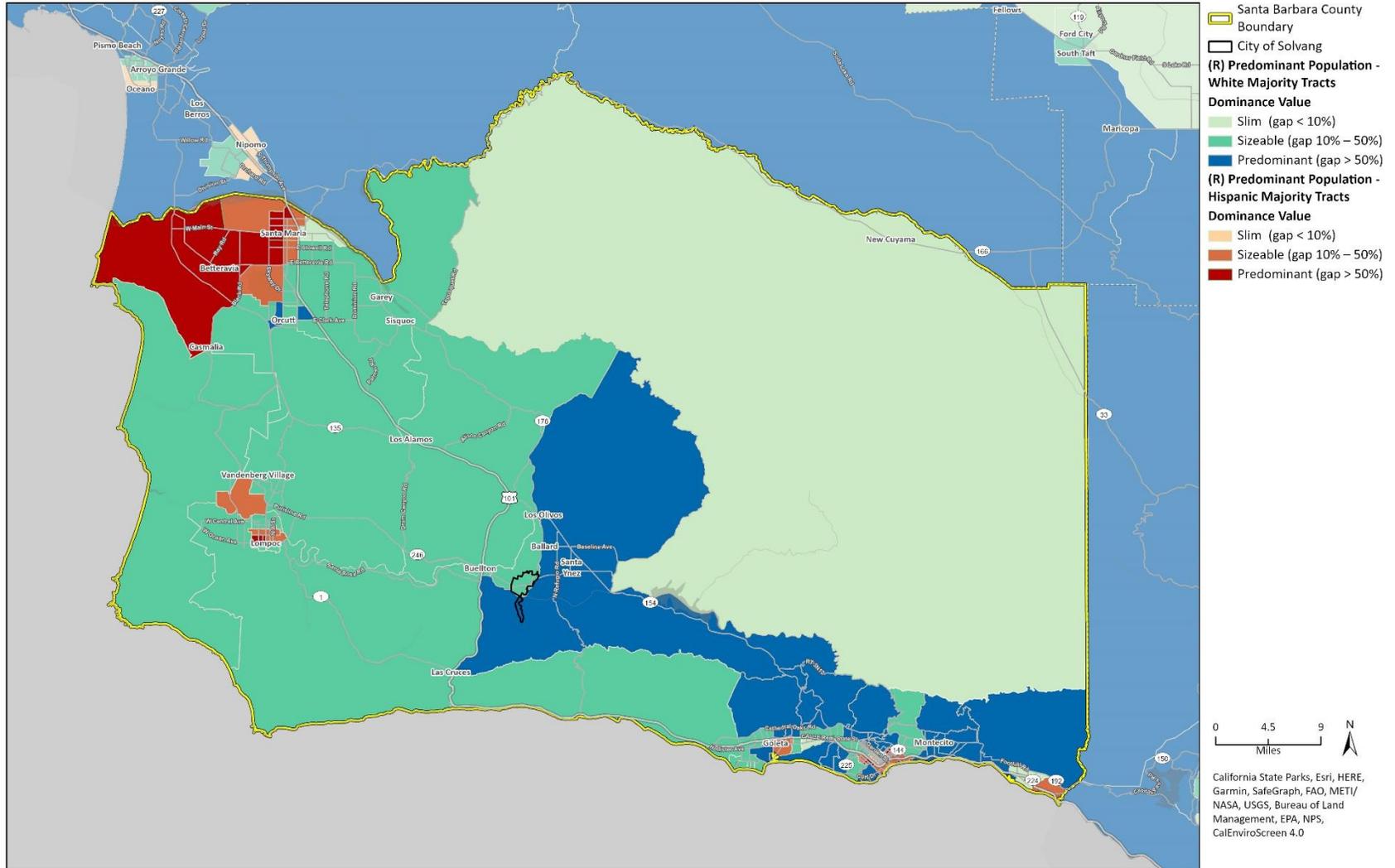
Source: 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

Figure 1 Percent of Total Non-White Population (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Figure 2 Santa Barbara Predominant Race (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Table 5 Racial and Ethnic Composition

Race	Consortium		California (state)	
	Estimate	% of Total	Estimate	% of Total
White	330,827	74.1%	23,607,242	60.6%
Black or African American	8,307	2.0%	2,263,222	5.8%
Am. Indian/Alaska Native	3,869	.9%	292,018	0.7%
Asian	23,927	5.8%	5,503,672	14.1%
N. Hawaiian/Other PI	732	0.2%	152,027	0.4%
Some other race	55,909	12.7%	5,329,952	13.7%
Two or more races	19,425	4.6%	1,834,714	4.7%
Hispanic	198,556	46.0%	15,105,860	38.8%

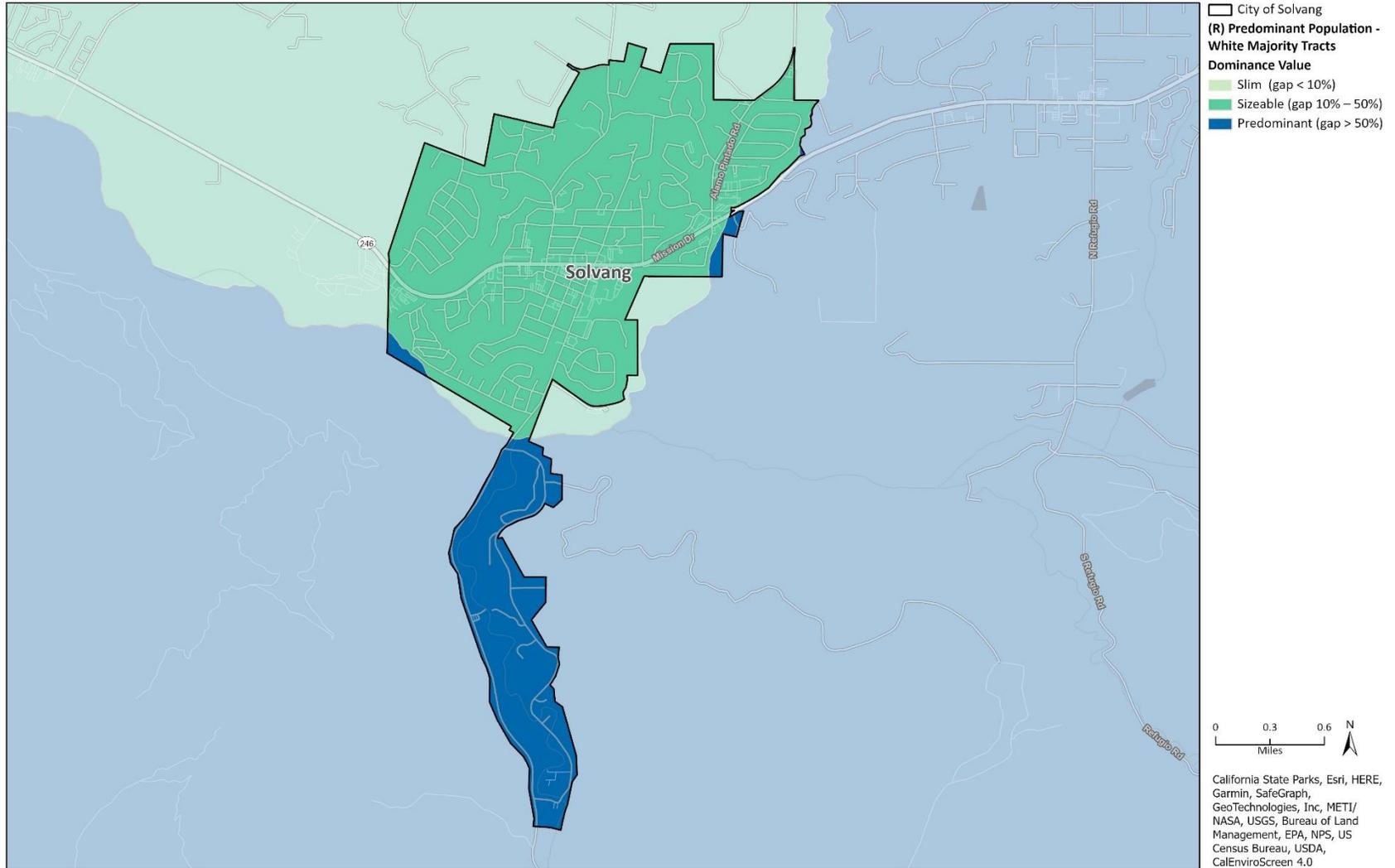
Source: 2013-2017 American Community Survey 5-Year Estimates, 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

Local Trends

The City of Solvang is predominantly and sizably White, as seen in Figure 3, with the southern area in the city predominantly White. When compared to the Consortium, the City of Solvang is approximately 89 percent White compared to 74 percent of the Consortium, based on the 2013-2017 ACS estimates shown in Table 6. Figure 4 shows the level of diversity in the population in Solvang by Census block group data, showing the areas with the most diversity west of Alisal Road and north and south of Mission Drive in the center of the city. The northern area has the least diversity in the city.

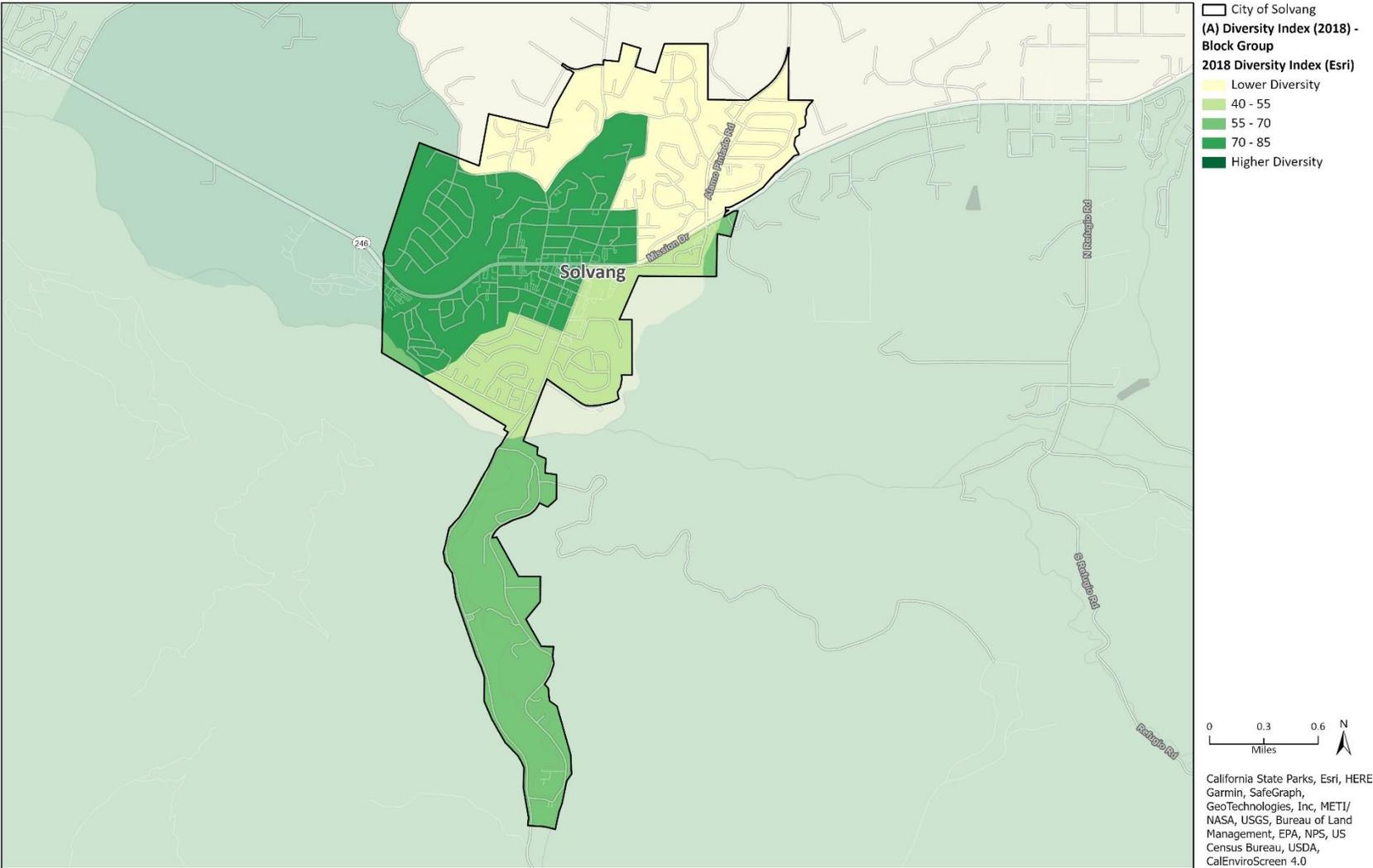
As shown in Figure 3, the southern part of the city had a predominant majority of White residents. This part of the city consists of the Alisal Golf Course and Alisal Ranch, as well as low density single-family housing, while other parts of the city have a greater diversity of land uses and a mix of housing types and density. Additionally, the southern part of the city is part of a large census tract that primarily includes unincorporated parts of the county. The unincorporated areas and the southern part of Solvang are accounted for in the analysis of racial/ethnic diversity. Rural areas of the county tend to have less racial/ethnic diversity.

Figure 3 Predominant Population – White (Solvang)



Source: AFFH Data Viewer, 2022

Figure 4 Racial Demographics (Solvang)



Source: AFFH Data Viewer, 2022

Table 6 Racial and Ethnic Composition in Consortium by Percentage of Population

Member Cities	White	Black or African American	American Indian/Alaska Native	Asian	Native Hawaiian/ Other Pacific	Some Other Race	Two or More Races	Hispanic Ethnicity
Buellton	85.8	2.7	0.7	0.4	0.0	6.1	4.2	29.4
Carpinteria	73.3	0.4	0.9	3.8	0.0	18.6	3.0	45.1
Goleta	69.1	1.9	0.6	8.7	0.1	14.5	5.1	36.4
Lompoc	64.4	5.1	1.9	3.3	0.3	17.6	7.4	56.7
Santa Maria	73.4	1.3	0.4	5.2	0.1	16.7	2.8	74.6
Solvang	88.8	0.0	0.3	1.8	0.0	6.5	2.7	27.1

Source: American Community Survey 2015-2019 Estimates, 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual’s special needs and disability-related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.¹

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 Annual Report on People with Disabilities in America, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.² Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit. In addition to having to overcome barriers such as housing discrimination and accessible housing units, people with disabilities are typically on a fixed income and as a result, will often face financial hardships at higher rates when compared to the average person.

Regional Trends

According to 2015-2019 ACS estimates, approximately 10 percent of Santa Barbara residents had one or more disabilities. An estimated 9.4 percent of the total population of the Consortium (32,314

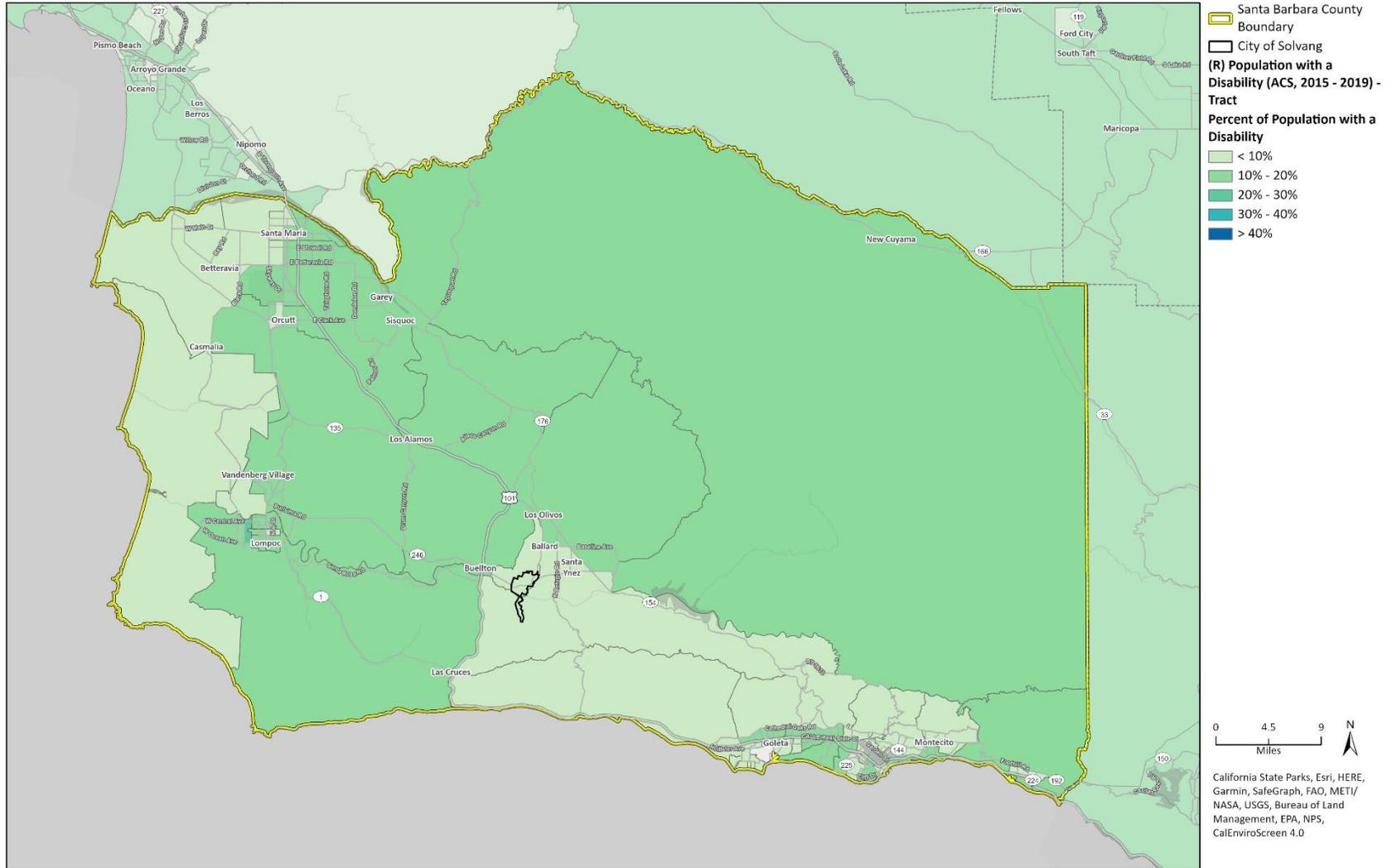
¹ HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

² The Rehabilitation Research and Training Center on Disability Statistics and Demographics 2020. <https://disabilitycompendium.org/annualreport>

Appendix A: Affirmatively Furthering Fair Housing

residents) had a disability of some sort, leaving a large portion of the population out of reach for accessible and affordable housing. Figure 5 shows the spatial distribution of residents living with one or more disabilities across the county. Communities in the central region of the county such as Lompoc, Orcutt, and eastern Santa Maria and some coastal areas in Goleta and Santa Barbara were estimated to have a larger share of residents with disabilities compared to western coastal areas and central southern areas of Santa Ynez. Among those with disabilities, it is also typical across the County and State for those with disabilities to have other constraints. Most tend to be elderly, where roughly half of those with disabilities in the Consortium are 75 years and over, and 21 percent is 65 to 74 years (Table 7). In addition to that, minority groups also experience higher rates of disability across the board, as seen in Table 8.

Figure 5 Persons with Disabilities (Santa Barbara County)



Source: AFFH Data Viewer 2022

Table 7 Disability and Age (Santa Barbara County and Solvang)

	Santa Barbara County		Solvang	
	With a Disability	% of Age Group	With a Disability	% of Age Group
Persons with a disability	43,333	9.9%	602	10.6%
Under 5 Years	120	0.4%	7	3.5%
5 to 17 Years	2,770	3.9%	0	0.0%
18 to 34 Years	5,926	4.7%	25	2.4%
35 to 64 Years	14,188	9.6%	123	5.6%
65 to 74 Years	7,014	20.2%	141	22.7%
75 Years and Over	13,315	46.4%	306	50.1%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S1810, 2015-2019 Estimates

Table 8 Disabilities among Racial and Ethnic Groups by Percentage of Population

Member Cities	White	Black or African American	American Indian/Alaska Native	Asian	Native Hawaiian/ Other Pacific	Some Other Race	Two or More Races	Hispanic Ethnicity
Buellton	9.7	0.0	0.0	0.0	-	12.3	6.5	49.0
Carpinteria	11.6	12.3	16.0	3.8	0.0	18.6	3.0	45.1
Goleta	10.7	5.9	0.0	2.6	53.3	2.6	4.6	5.4
Lompoc	12.7	17.6	19.4	7.2	27.4	7.0	11.0	7.4
Santa Maria	9.5	15.9	21.1	9.9	15.4	5.1	9.6	5.7
Solvang	12.8	-	0.0	0.0	-	0.0	11.3	5.4

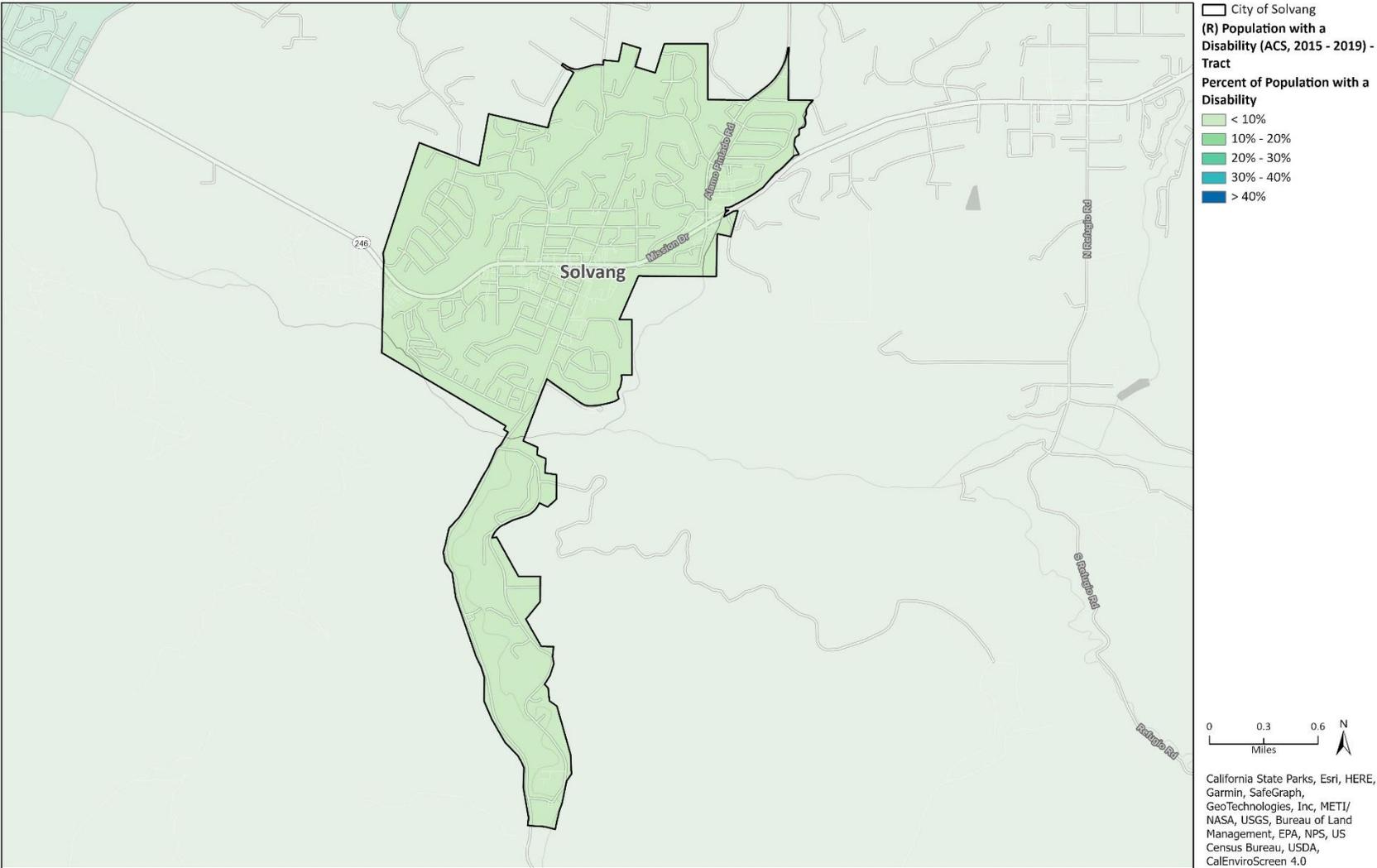
Source: American Community Survey 5-Year Estimates 2019, 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

Local Trends

According to the AI, Solvang is among the top 3 jurisdictions for disability rates throughout the Consortium. ACS 2015-2019 estimates show a total of 602 persons with disabilities reside within the City of Solvang, which is approximately 10.6 percent of the population. A high percentage of those with disabilities are elderly. Approximately 36.3 percent of Solvang residents over the age of 65 have one or more disabilities. Feedback from the City’s Fair Housing Survey identified a need for ADA compliant

housing to accommodate older residents with disabilities. Figure 6 depicts the percentage and even distribution of the population with a disability residing in the city. Throughout the city, there are no areas have a concentration of residents living with a disability.

Figure 6 Population with a Disability (City of Solvang)



Source: AFFH Data Viewer, 2022

Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Protections to this class is an important requirement in addressing income disparities and economic outcomes for families, especially for households with children, as research shows higher housing discrimination when compared to households without children. HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children’s use of the common areas (e.g., pools, hallways, open spaces); and (e) advertising that prohibits children.³ Single-parent households are protected by Government Code Section 65583(a)(7). Because of their relatively lower incomes and higher living expenses, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents among the groups most at risk of experiencing poverty.

In addition to barriers to fair housing for single-parent households, large families (defined as families with 5 or more persons) can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.⁴

Regional Trends

According to the AI, familial status was second most common fair housing complaint in the County of Santa Barbara. According to 2015-2019 estimates, Santa Barbara County had a total of 145,856 households. Households with children present comprised approximately 29 percent (41,957) of the total households in the county. Tenure by household type and presence of children is shown in Table 9. High percentages of children living in a female headed household or single parent households reside in areas with higher concentrations of predominantly non-White communities. This includes cities in the northwest and southeast regions, including Santa Maria, Lompoc, Goleta, and Santa Barbara. Figure 8 shows that areas of the county with a higher percentage of children living in female single-parent households were located in more urban areas, in and surrounding the cities of Santa Maria, Lompoc, Solvang, Goleta, and Santa Barbara. Female single-parent households are often living on a single income. Therefore, urban areas which typically have lower housing costs and greater access to services like childcare generally have a higher percentage of female single-parent households.

As shown in Figure 9, areas with the highest percentage of adults living with a spouse were located along the coast, in western and southern parts of the county. Areas with the lowest percentage of adults living with a spouse were located in more urban areas, particularly in the cities of Santa Maria, Lompoc, Goleta, Isla Vista, and Santa Barbara. Isla Vista is located in proximity to the University of

³ U.S. Department of Housing and Urban Development.

https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?

⁴ U.S. Department of Housing and Urban Development. “Annual Report on Fair Housing FY 2017.”

Appendix A: Affirmatively Furthering Fair Housing

California, Santa Barbara which would account for the low percentage of adults living with a spouse. Figure 10 shows the percentage of adults living alone was highest in the cities of Lompoc and Santa Barbara. This could be due to the lower cost of housing and greater access to jobs in urban areas.

Figure 7 shows that concentrated areas in the cities of Lompoc and Goleta include almost 40-80 percent of children living a single or female household.

Table 9 Tenure by Household Type and Presence of Children (Santa Barbara County)

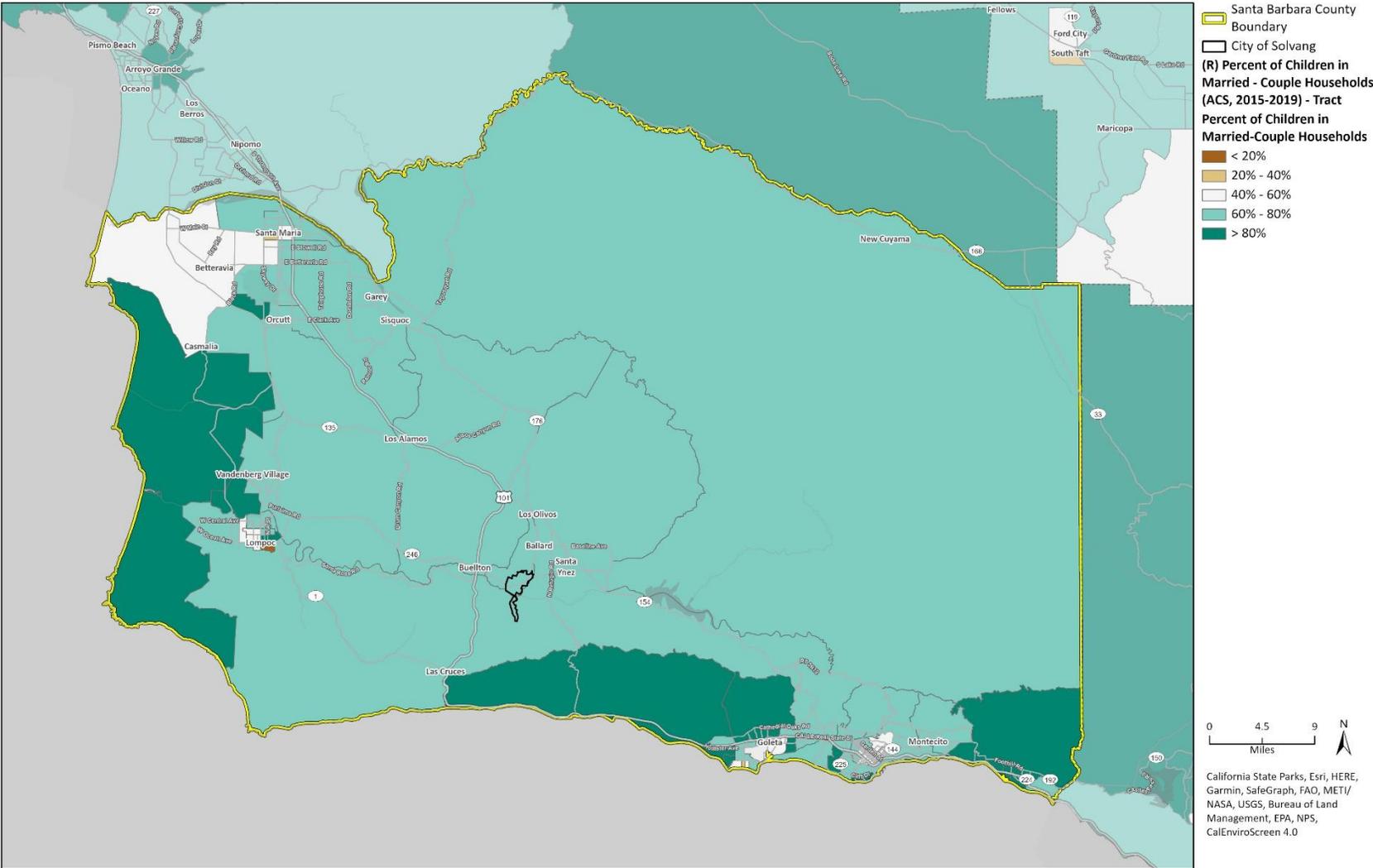
Household Type	Owner-Occupied	Percent Owner-Occupied	Renter-Occupied	Percent Renter-Occupied
Married-couple family, with Children Present	14,947	19.8%	14,680	21.2%
Single-Parent, Male householder, no spouse/partner present	1,075	1.4%	2,884	4.2%
Single-Parent, Female householder, no spouse/partner present	1,659	2.2%	7,150	10.3%
Total Households with Children Present	17,681	23.4%	24,714	35.7%
Total Households	75,640		69,322	

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure By Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 8 shows that areas of the county with a higher percentage of children living in female single-parent households were located in more urban areas, in and surrounding the cities of Santa Maria, Lompoc, Solvang, Goleta, and Santa Barbara. Female single-parent households are often living on a single income. Therefore, urban areas which typically have lower housing costs and greater access to services like childcare generally have a higher percentage of female single-parent households.

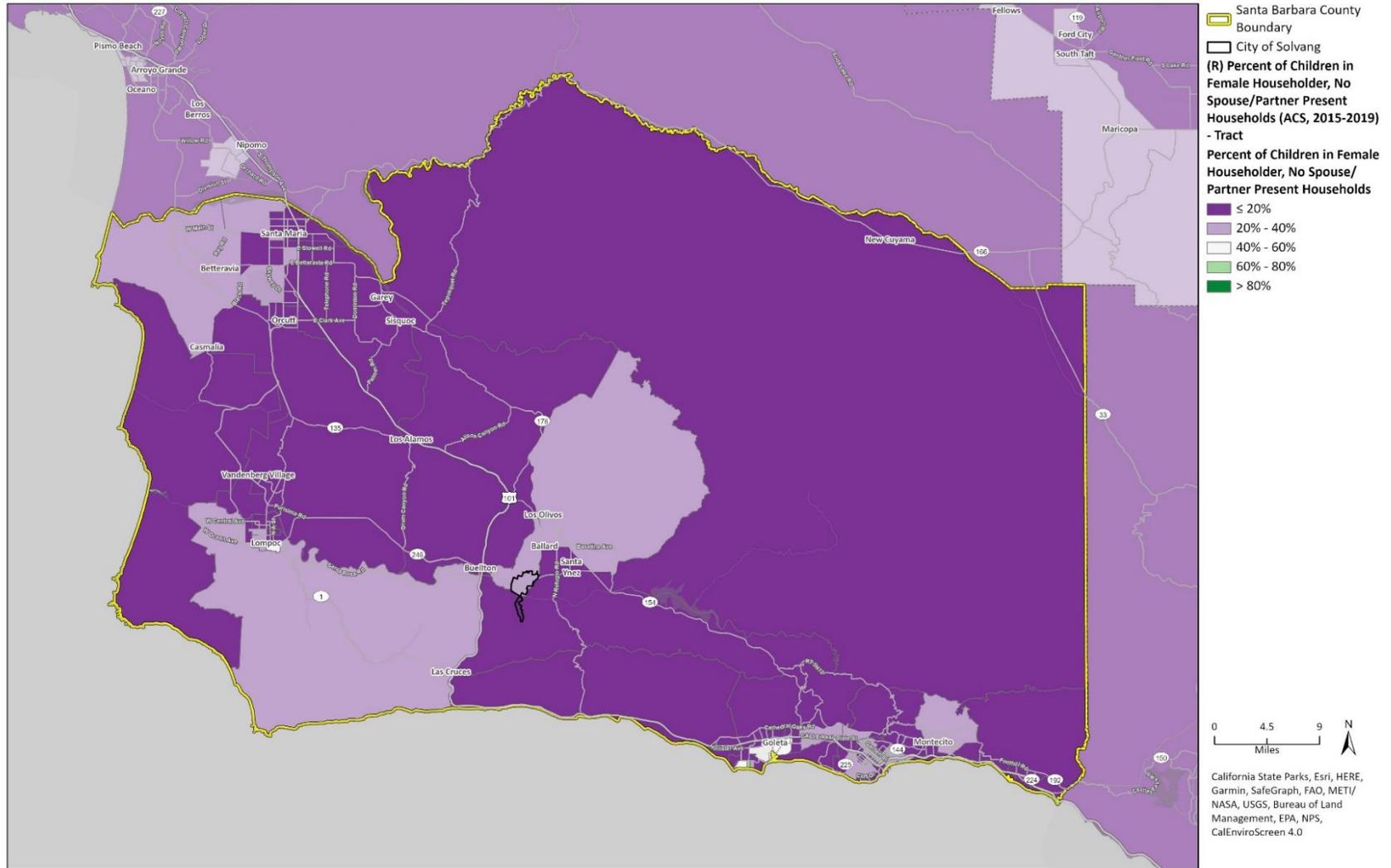
As shown in Figure 9, areas with the highest percentage of adults living with a spouse were located along the coast, in western and southern parts of the county. Areas with the lowest percentage of adults living with a spouse were located in more urban areas, particularly in the cities of Santa Maria, Lompoc, Goleta, Isla Vista, and Santa Barbara. Isla Vista is located in proximity to the University of California, Santa Barbara which would account for the low percentage of adults living with a spouse. Figure 10 shows the percentage of adults living alone was highest in the cities of Lompoc and Santa Barbara. This could be due to the lower cost of housing and greater access to jobs in urban areas.

Figure 7 Children in Married – Couple Households (Santa Barbara County)



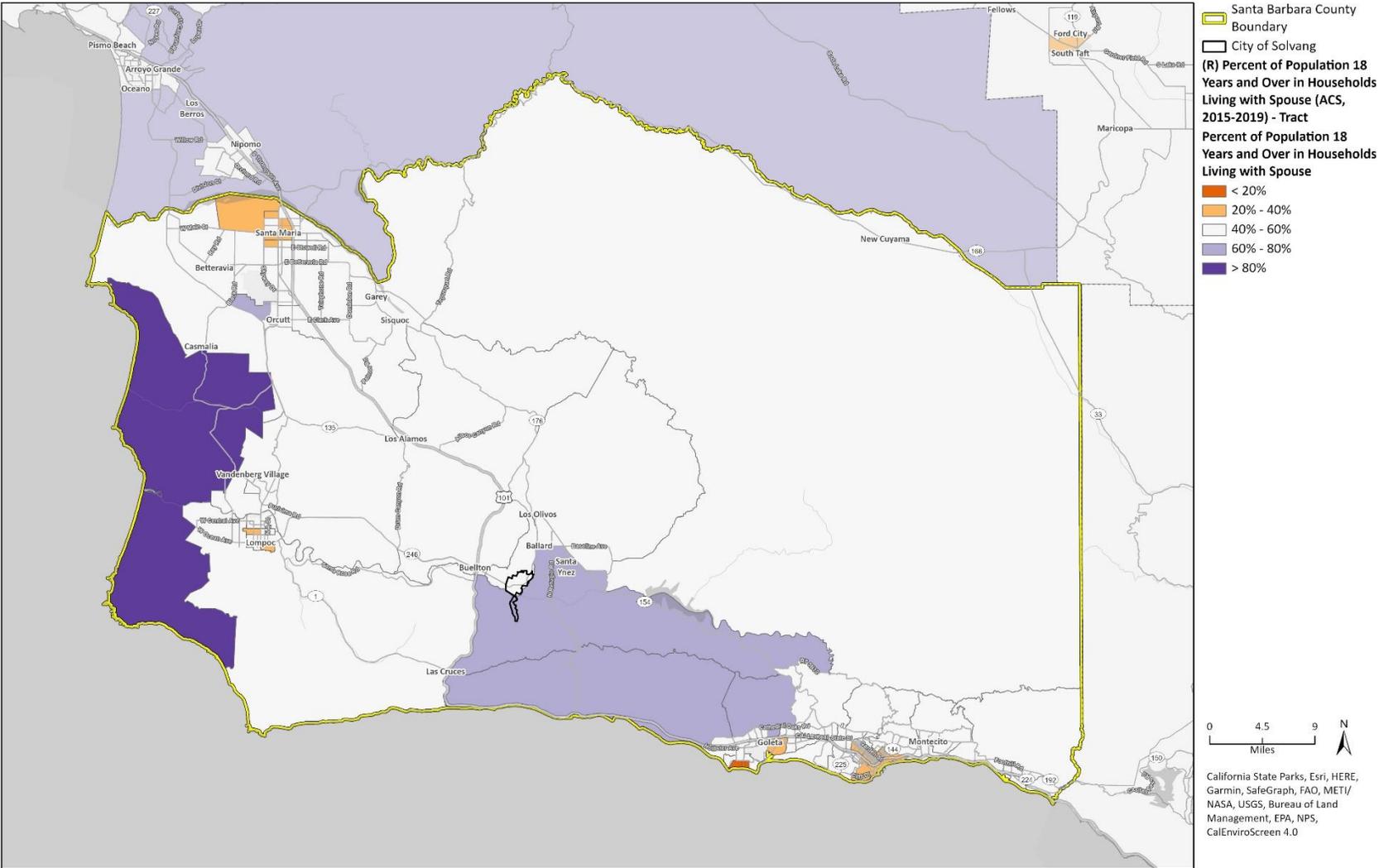
Source: AFFH Data Viewer, 2022

Figure 8 Female Headed Households with Children, No Spouse/Partner Present (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Figure 9 Population of Adults Living with Spouse/Partner (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Local Trends

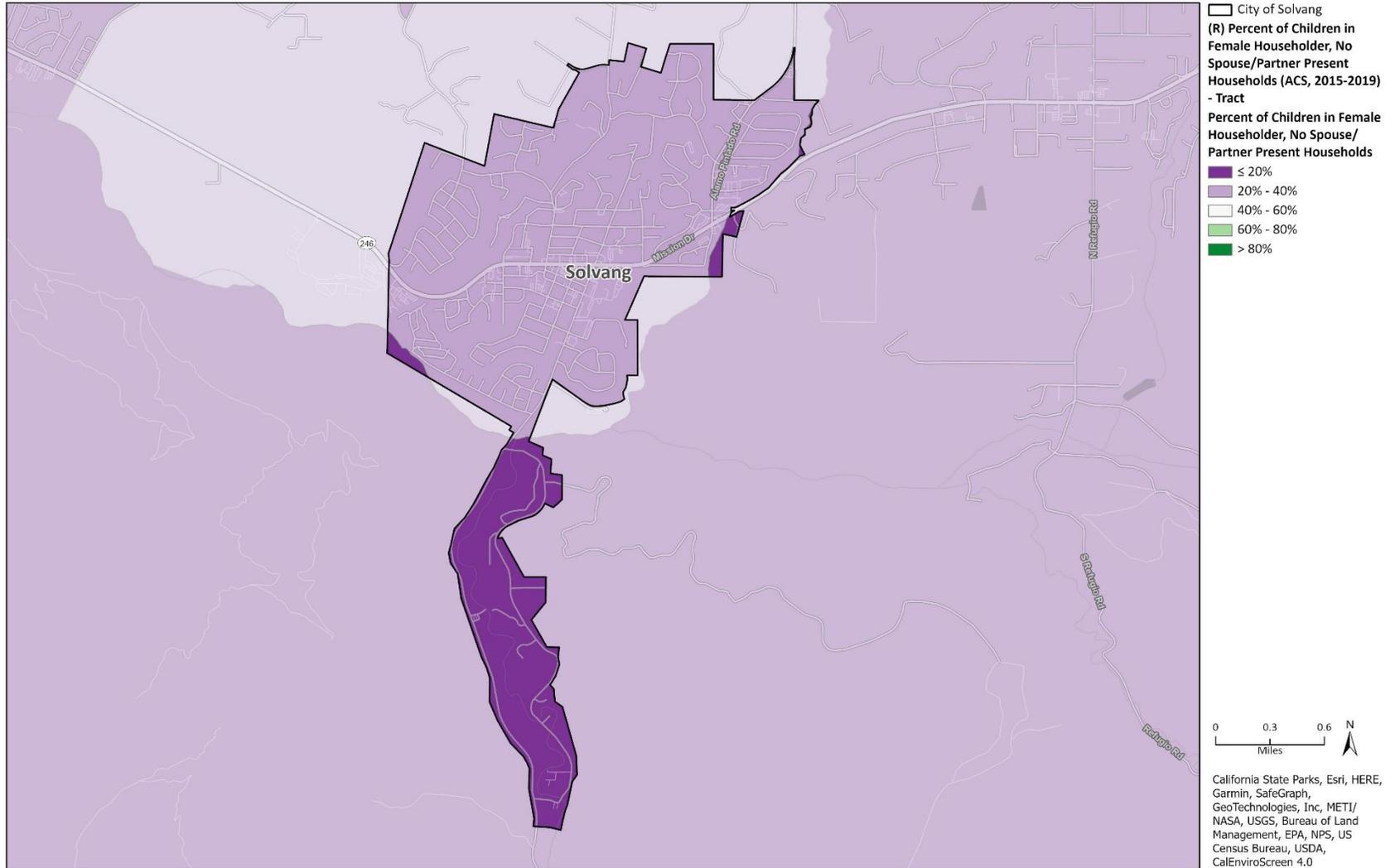
According to 2015-2019 ACS estimates, Solvang had a total of 2,364 households. Households with children present comprised 30 percent (709) of the total households in the county. Tenure by household type and presence of children is shown in Table 10. In Solvang, around 9.2 percent of children live in a single-parent, female household. Figure 11 shows the distribution of single-parent, female headed households, the highest concentration of which are located in the central areas of the city. Families, particularly female-headed families, are disproportionately affected by poverty. Children living in married-couple households are evenly distributed throughout the city, with 40 to 60 percent of children living in married-couple households, as seen in Figure 12. Additional analysis regarding household characteristics for Solvang is included in the Housing Needs Assessment.

Table 10 Tenure by Household Type and Presence of Children (Solvang)

Household Type	Owner-Occupied	Percent Owner-Occupied	Renter-Occupied	Percent Renter-Occupied
Married-couple family, with Children Present	289	20.0%	115	12.5%
Single-Parent, Male householder, no spouse/partner present	6	0.4%	81	8.8%
Single-Parent, Female householder, no spouse/partner present	59	4.1%	159	17.3%
Total Households with Children Present	354	24.5%	355	38.6%
Total Households	1,445		919	

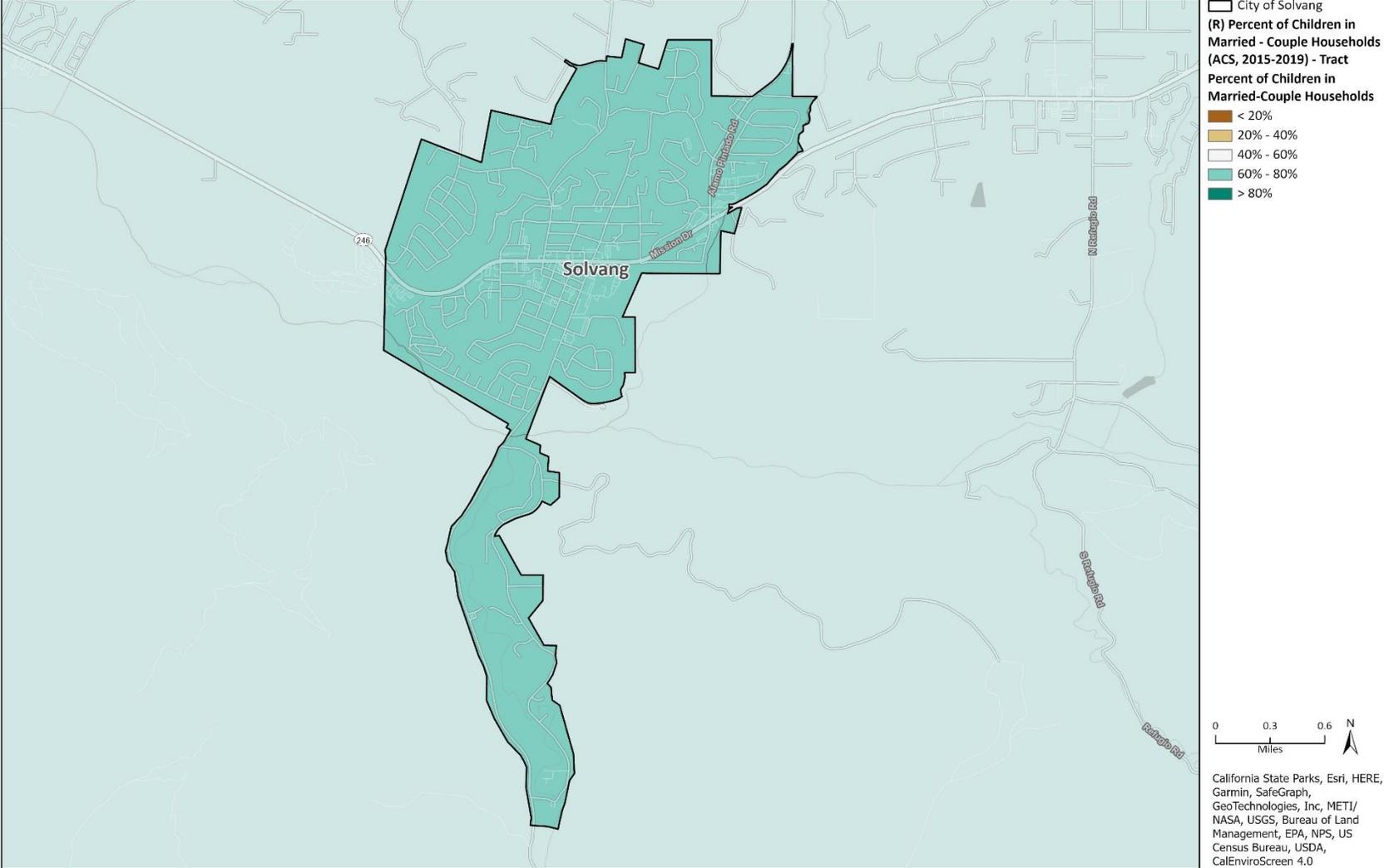
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure By Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

Figure 11 Female Headed Households with Children, No Spouse/Partner Present (Solvang)



Source: AFFH Data Viewer, 2022

Figure 12 Children in Married – Couple Households (Solvang)



Source: AFFH Data Viewer, 2022

Household Income

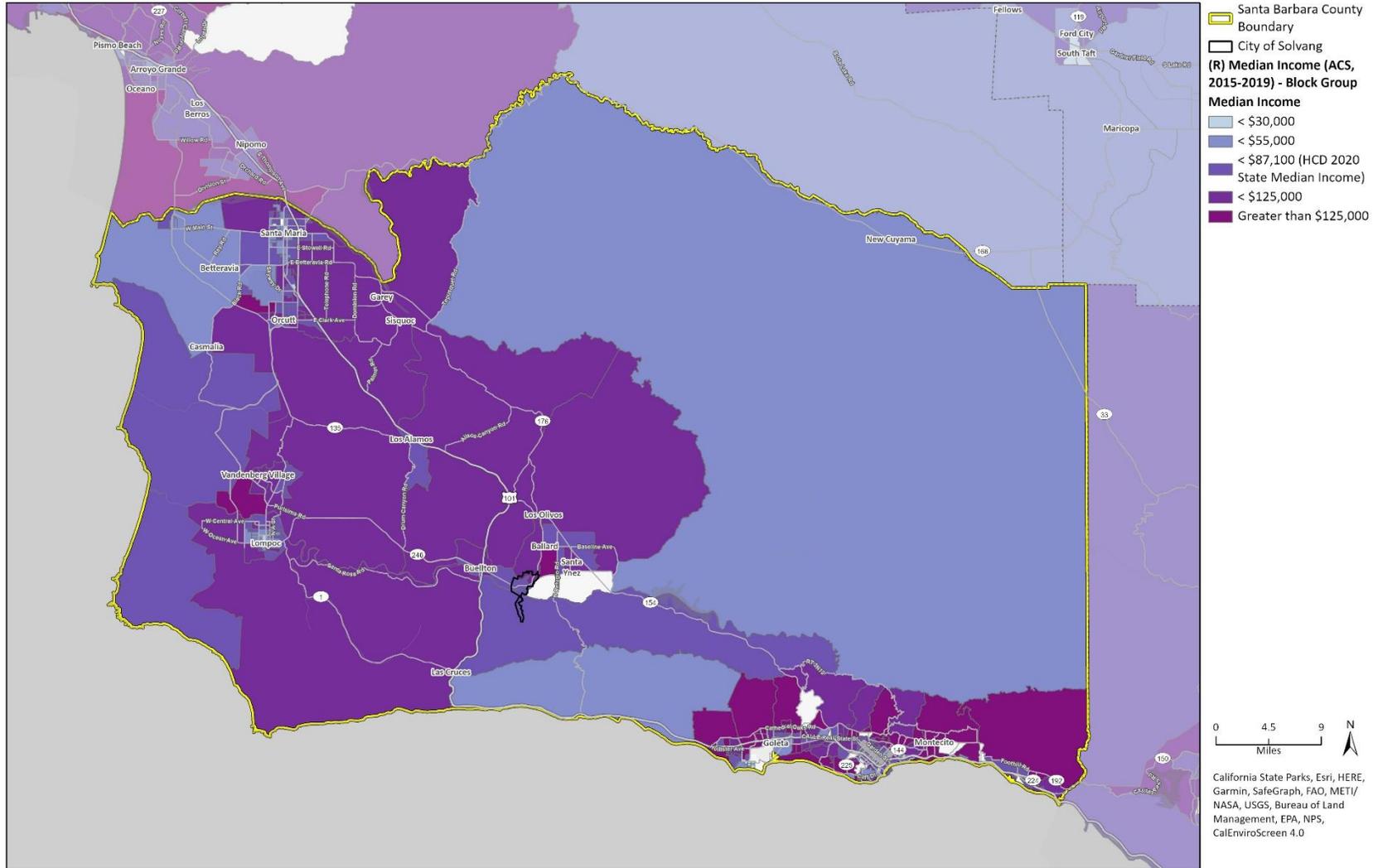
Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income (AMI)). Household income is directly connected to the ability to afford housing. Higher income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Regional Trends

According to 2015-2019 ACS estimates shown in Table 11, Santa Barbara County had a median household income of \$74,624. Figure 13 provides median household income data by block group for Santa Barbara County. LMI areas are concentrated throughout the northwestern, central inland and coastal southern areas of the county as seen in Figure 13. In the northwestern county area, LMI areas are highly concentrated in parts of Santa Maria and Lompoc. In the central inland area, concentrations can be seen in Solvang and Buellton. In the southern coastal portion of the county, clusters of LMI areas are seen in the City of Goleta, the City of Santa Barbara, and in some parts of the City of Carpinteria. Households that earn less annually are typically concentrated within city limits in urban areas, versus rural fringe areas.

Higher income households make up much of the central coastal and inland areas with much of the population earning greater than \$125,000 per household annually, exceeding the HCD 2020 State median income (Figure 14). Surrounding areas earn over \$87,100 per household annually, which meets the HCD 2020 State median income. Data shown in Figure 14 is represented by block group, and groups meeting or exceeding the state median income are mostly present throughout the City of Santa Barbara, northern Carpinteria, and outer edges of Santa Maria, Lompoc, and Goleta. Higher earners are typically located in rural or fringe areas, and rarely in the city centers.

Figure 14 Household Income (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Table 11 Median Household Income in Consortium Region

Municipalities	2010	2017	Percent Change 2010-2017
Unincorporated Santa Barbara County	\$60,078	\$68,023	13.2%
Buellton	\$63,988	\$77,462	21.0%
Carpinteria	\$63,834	\$69,834	9.4%
Goleta	\$67,895	\$87,068	28.0%
Lompoc	\$46,932	\$49,074	4.6%
Santa Maria	\$50,208	\$55,485	10.5%
Solvang	\$61,289	\$73,373	19.7%
California	\$60,883	\$67,169	10.3%

Source: 2020 County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing

Local Trends

According to 2015-2019 ACS estimates, Solvang had a median household income of \$83,431 in 2019. Solvang’s median household income is higher than the county’s median income and is increasing by almost double the rate of surrounding cities with the exception of Buellton and Goleta (Table 11). As shown in Table 12, between 2014 and 2018, approximately 68 percent of Solvang households were considered moderate or above-moderate income, while 32 percent of households were considered lower income.

Table 12 Households by Income Category (2014-2018)

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	260	11%
Very Low (31 to 50% AMI)	145	6%
Low (51 to 80% AMI)	350	15%
Moderate (81 to 100% AMI)	195	8%
Above-Moderate (over 100% AMI)	1,415	60%
Total	2,365	100%

Source: Department of Housing and Urban Development (HUD); Comprehensive Housing Affordability Strategy (CHAS), 2014-2018.

As depicted in Figure 15, lower- and moderate-income households are located mostly in the southern area of the city, south of the Santa Ynez River. In this area, between 50 and 75 percent of the population

was comprised of LMI residents. However, this area is predominantly composed of the Alisal Ranch and golf course, a resort and vacation destination, and surrounded by large-lot single-family homes. Therefore, the limited residents in this southern area of the city are likely not LMI households. Further north, the percentage of LMI populations decreases, with the northern area of the city having the least concentrated LMI. Median household income is also greater in the northern area of the city, where median income exceeds \$125,000 annually, compared to central and southern areas of the city, as seen in Figure 16.

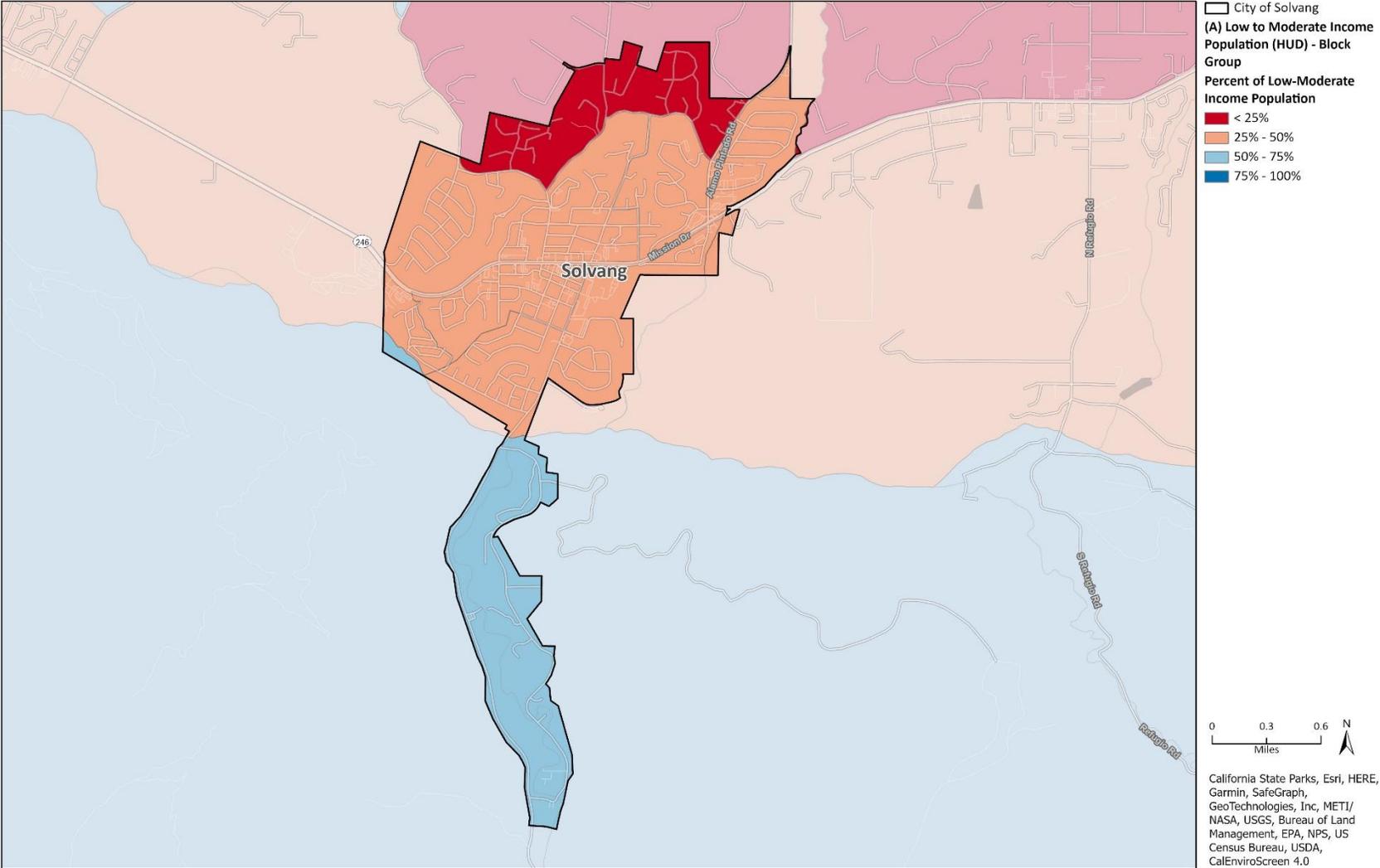
By HUD’s definition, households paying more than 30 percent of their monthly household income is cost burdened. According to the AI, renters are by far the most cost burdened group in the consortium. As seen in Table 13, renters in Solvang earn substantially less in median household income when compared to homeowners. Stakeholders and focus group respondents from community outreach note that rents continue to rise and exceed this figure.

Table 13 Housing Tenure and Median Household Income

	Occupied Housing Units	Percent Occupied	Median Household Income
Owner-occupied	1,482	62.3%	118,483
Renter-occupied	898	37.7%	63,889
Total	2,380	100.0%	83,431

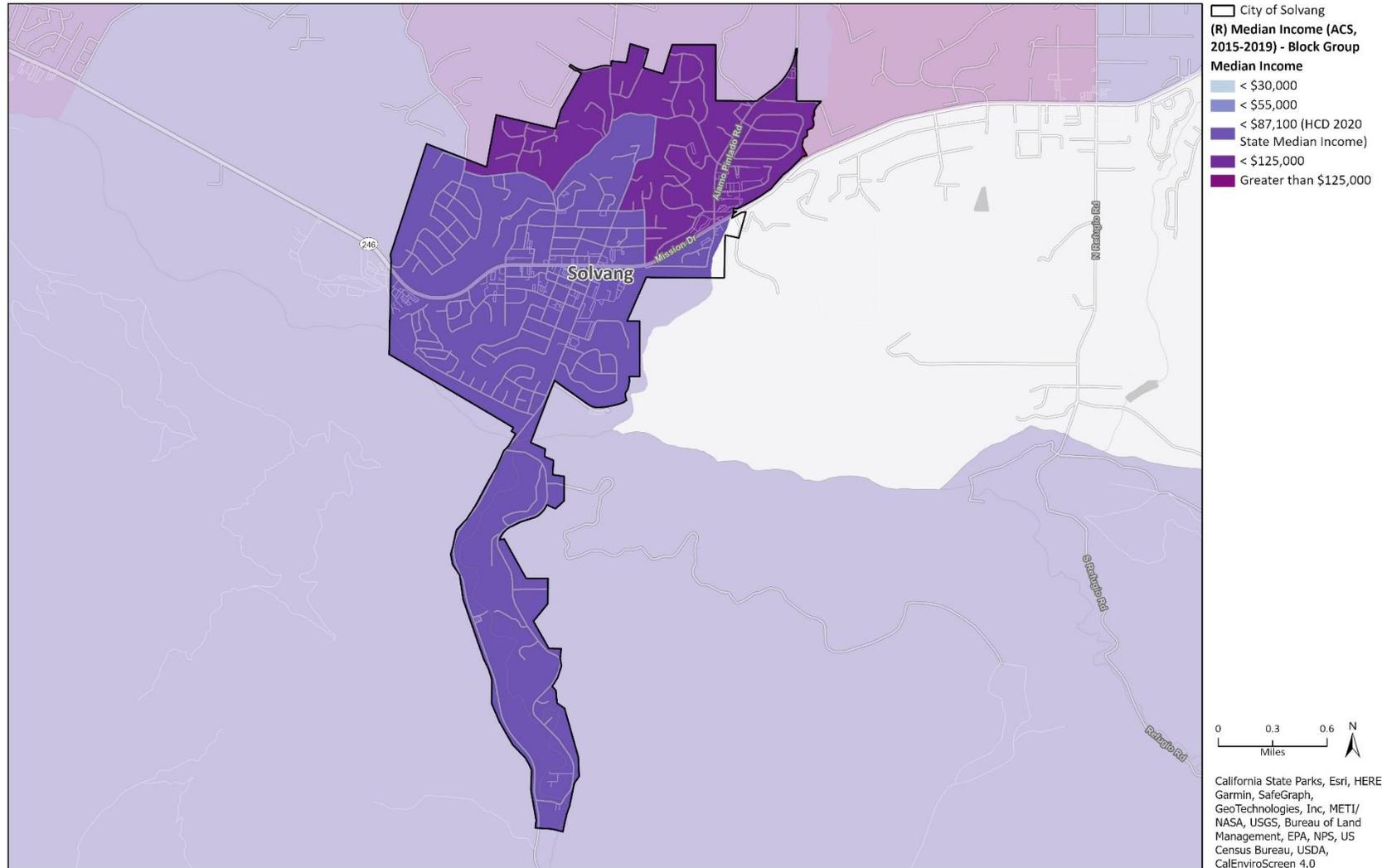
Source: American Community Survey 5-Year Estimates 2019, 2019 Inflation-adjusted dollars

Figure 15 Low to Moderate Income Population (Solvang)



Source: AFFH Data Viewer, 2022

Figure 16 Median Household Income



Source: AFFH Data Viewer, 2022

Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as R/ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a R/ECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. In locations outside these areas, where the non-White populations are likely to be much smaller than 50 percent, the threshold is set at 20 percent. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets either the racial or ethnic concentration and also meets the poverty test would be considered a R/ECAP.

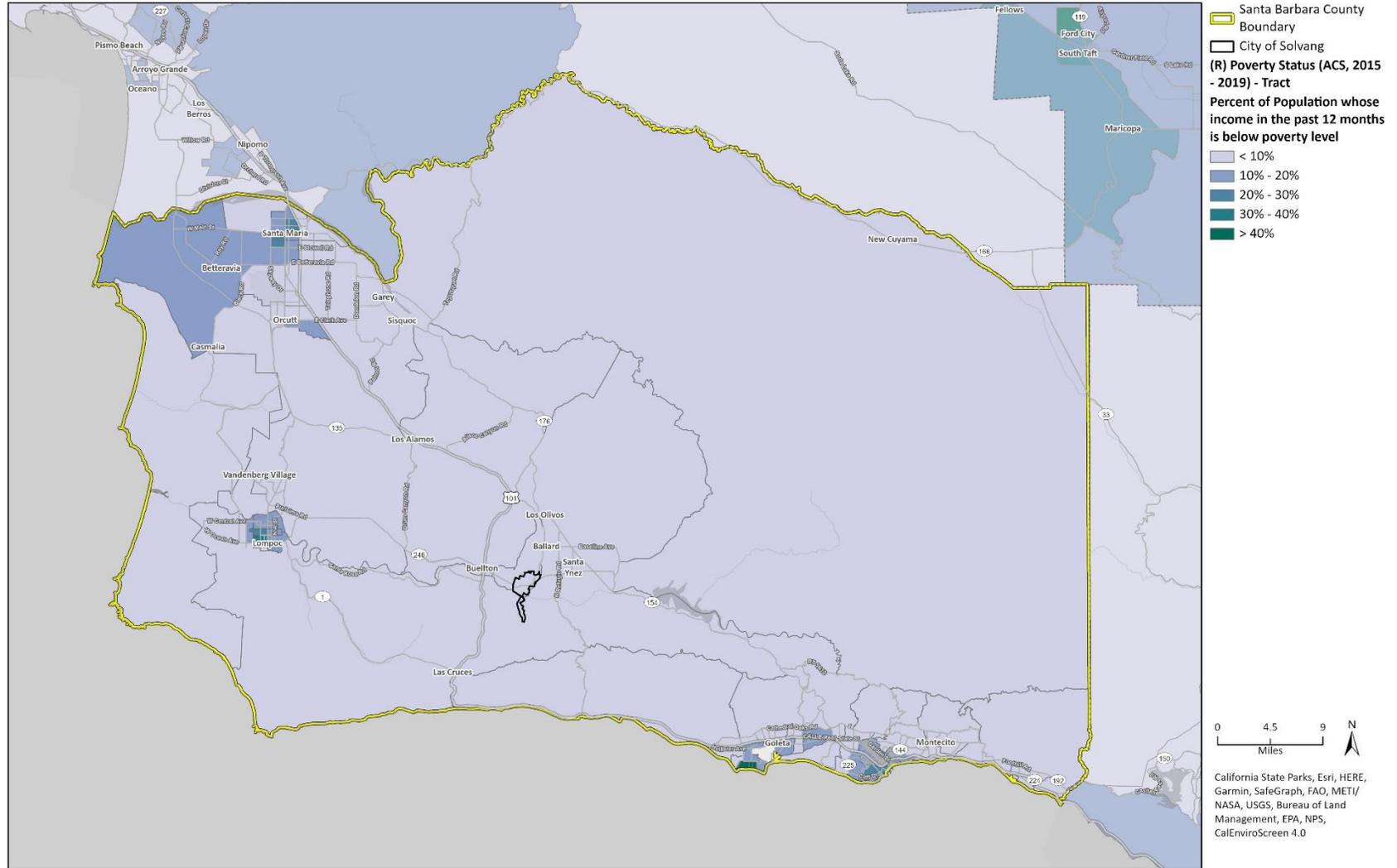
Historical discriminatory policies have resulted in neighborhoods with concentrated poverty and poor housing stock, and despite decades long fair housing policy, many neighborhoods have not yet transformed from racially and ethnically concentrated areas to areas of opportunity. Areas with higher concentrations of poverty can be indicative of discriminatory housing policies and other barriers to affordable housing.

Poverty and Segregation

Regional Trends

In Santa Barbara County, there are no R/ECAPs. However, there are areas with concentrated poverty in the cities of Santa Maria, Lompoc, Isla Vista, Goleta, and Santa Barbara, as depicted in Figure 17. In addition, there is one census tract in the City of Lompoc that is identified by TCAC as an area of high segregation and poverty, shown in Figure 18. According to the AI, three cities (Buellton, Carpinteria, and Goleta) experienced a decrease in poverty between 2010 and 2017. The overall county and cities of Lompoc, Santa Maria, and Solvang had an increase in poverty between 2010 and 2017. Solvang had the highest increase in poverty, with a 145 percent increase from 2010 to 2017.

Figure 17 Concentrated Areas of Poverty (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Figure 18 Areas of High Segregation and Poverty (Santa Barbara County)

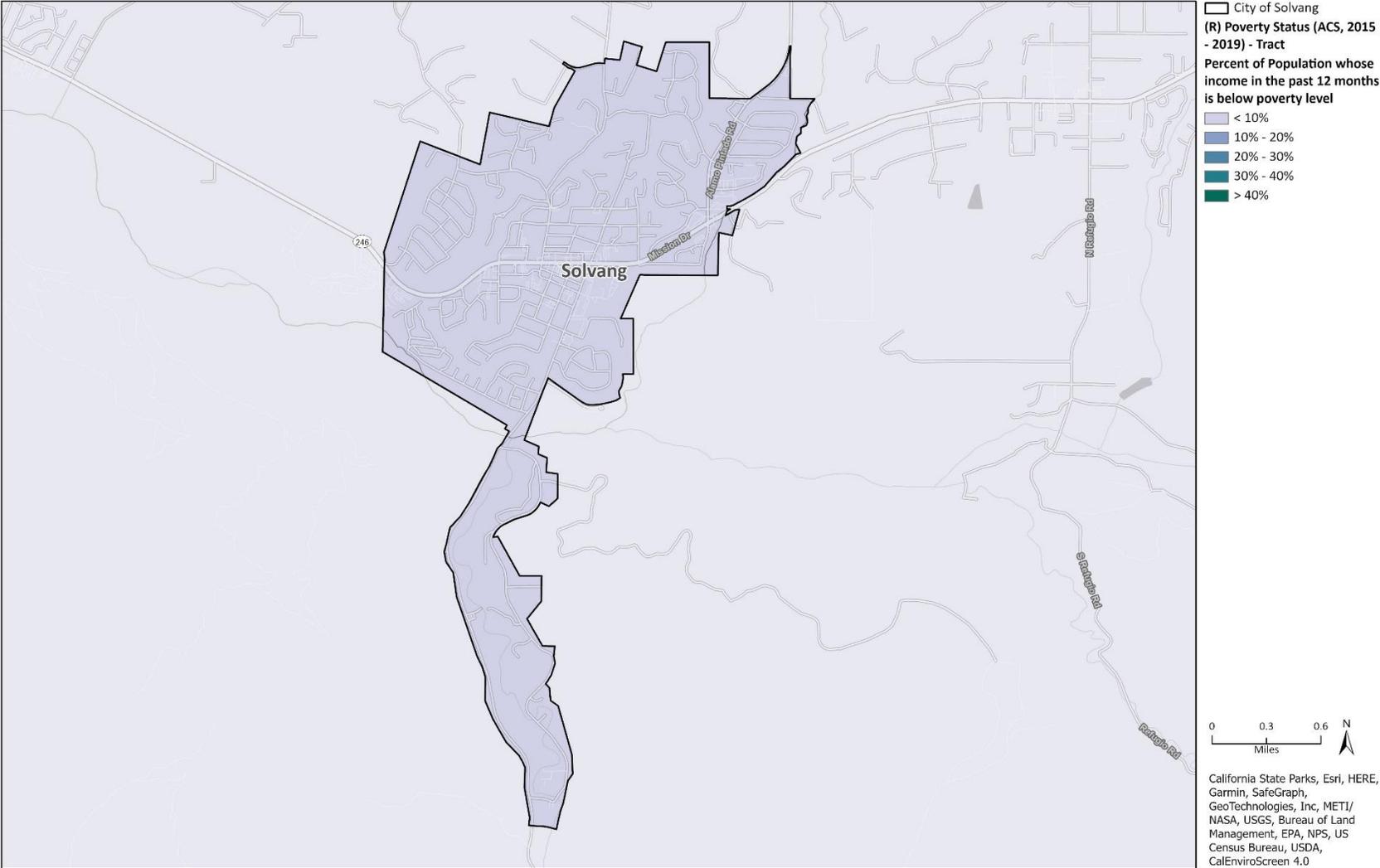


Source: AFFH Data Viewer, 2022

Local Trends

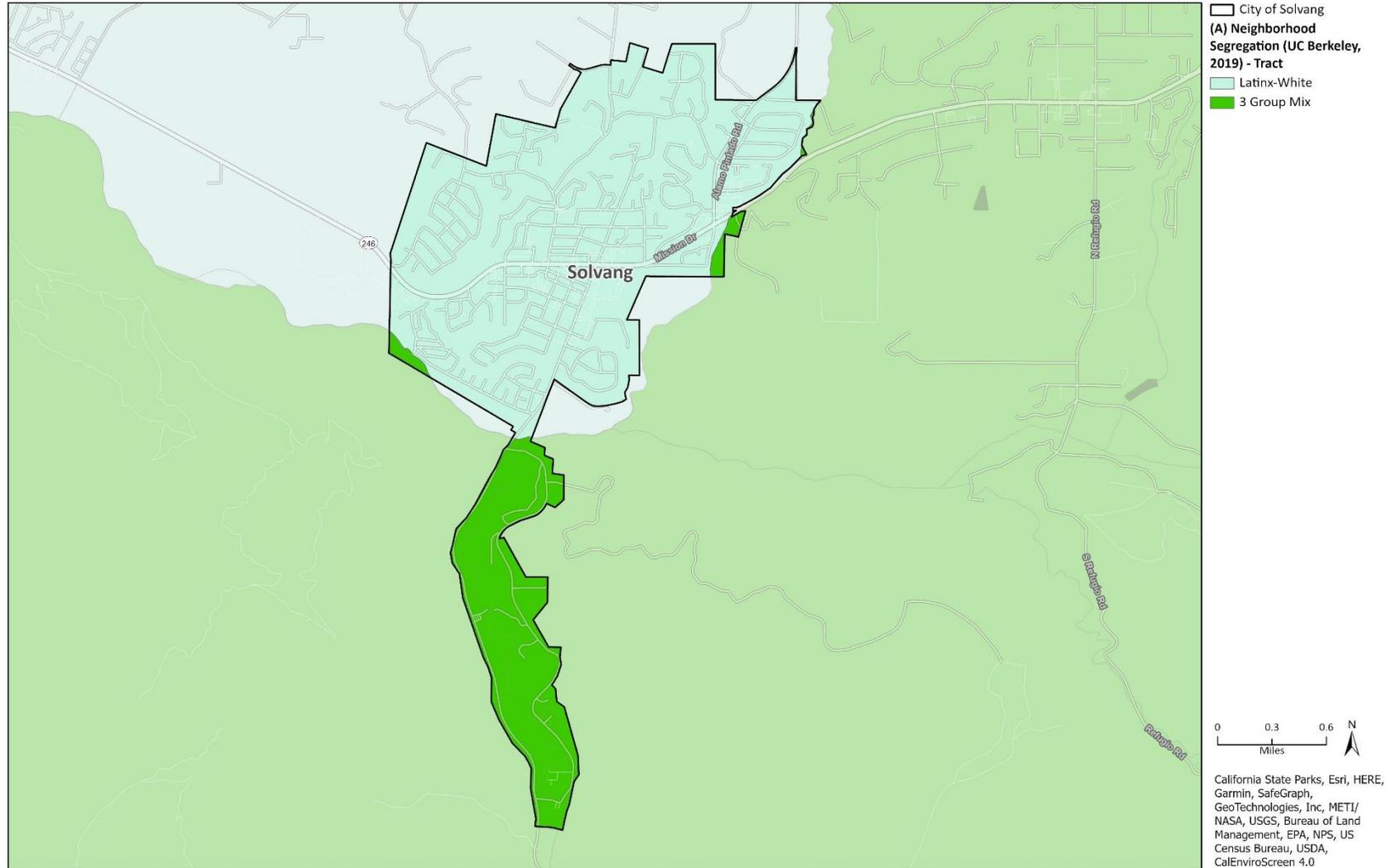
Solvang does not have any R/ECAPs. As shown in Figure 19, Solvang does not have any concentrated areas of poverty. Poverty rates are consistent throughout the city, with less than 10 percent of the population living below the poverty level. Figure 20 shows neighborhood segregation in Lompoc using data from UC Berkeley's Urban Displacement Project (UDP). According to the UDP, the racial/ethnic composition varies throughout the City. The predominant racial/ethnic composition in the northern part of the city is a mix of Hispanic/White. The predominant racial/ethnic composition in the southern part of the city is a 3-part mix of Hispanic/White/Other. When compared to other jurisdictions in the County, Solvang has experienced the largest poverty percent change from 6 percent in 2010 to 15 percent in 2017, totaling a 145 percent change from 2010 to 2017. Increasing poverty rates in the city could be attributed to the growing senior population. Seniors are often living on a fixed income, such as Social Security, which often is much lower than the area median income.

Figure 19 Poverty Status (Solvang)



Source: AFFH Data Viewer, 2022

Figure 20 Neighborhood Segregation (Solvang)



Source: AFFH Data Viewer, 2022

Concentrated Areas of Affluence

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. HCD defines an RCAA as a census tract in which 80 percent or more of the population is White and has a median income of at least \$125,000.⁵

Regional Trends

According to the AI, median household income in 2017 in Santa Barbara County (\$68,023) is comparable to that of California (\$67,169). However, median household income varies widely among the cities within the County. For example, Lompoc (\$49,074) and Santa Maria (\$55,485) have much lower median household incomes compared to cities such as Goleta (\$87,068), Buellton (\$77,462) and Solvang (\$73,373) which have higher median household incomes. Cities like Carpinteria (\$69,834) are more comparable to the MHI of the county and state. Figure 21 highlights the predominantly White census tracts within Santa Barbara County which are concentrated in the central and southeast areas along the coast in areas such as Santa Ynez, portions of Solvang and Buellton, Goleta, Montecito, and Carpinteria. Generally, these predominantly White areas are associated with areas of high median income as seen in Figure 16.

There are several RCAAs within Santa Barbara County located in and around the cities of Goleta and Santa Barbara. These areas are predominantly White and have high median incomes. Figure 22 shows the RCAAs within Santa Barbara County. Areas with the highest concentration of White residents are generally located north of the City of Solvang as well as areas in and around the cities of Goleta and Santa Barbara. This corresponds with the areas that have the highest median incomes in the county. Areas with a lower concentration of White residents are generally located in and near the cities of Guadalupe, Santa Maria, and Lompoc.

⁵ HCD. April 2021. AFFH Guidance for all Public Entities and for Housing Elements.
https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure 22 Concentrated Areas of Affluence (Santa Barbara County)



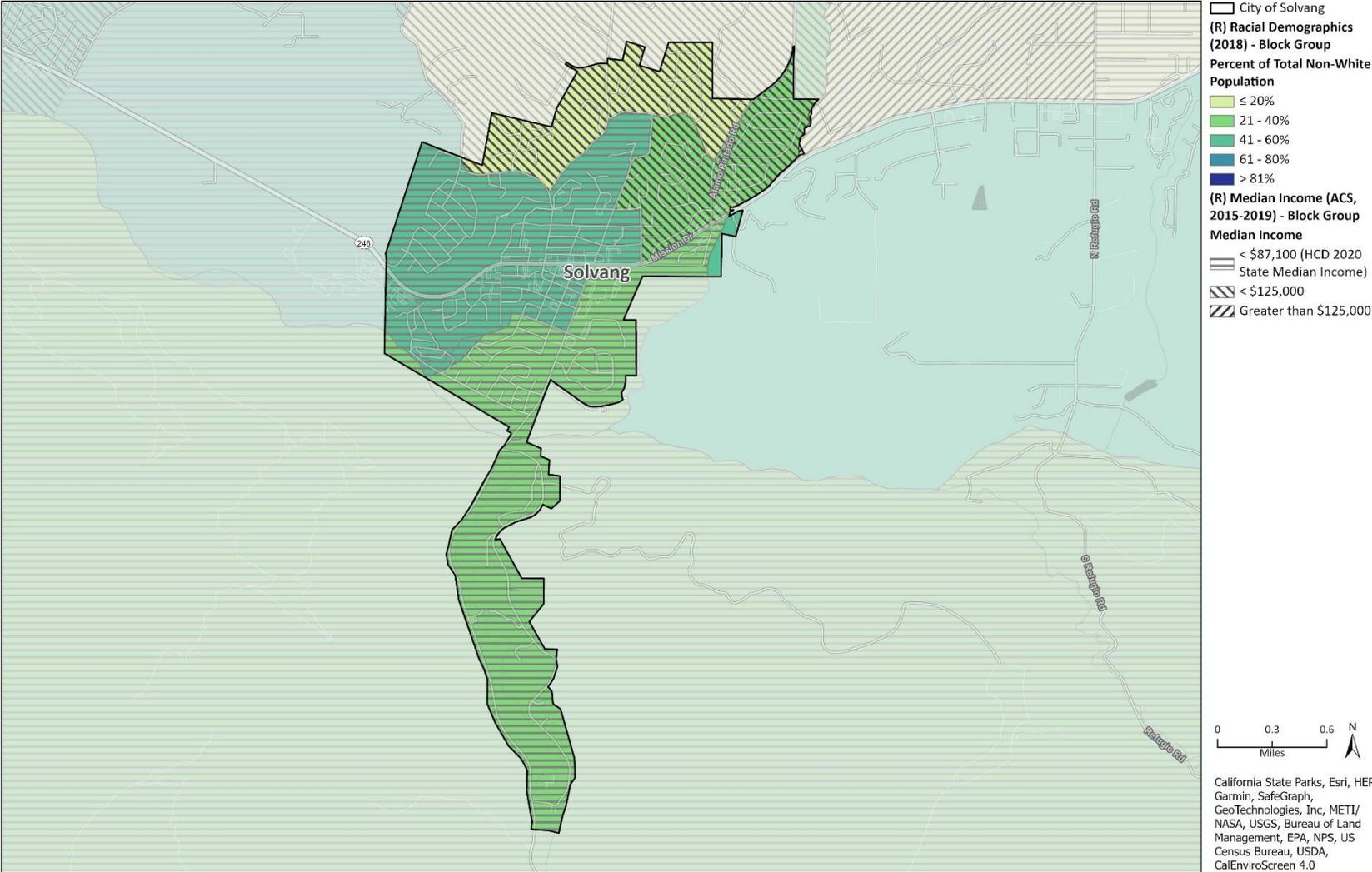
Source: AFFH Data Viewer, 2022

Local Trends

Median Household Income in Solvang is comparable to higher Median Household Incomes in the County. While there are no RCAAs areas in Solvang, low density residential zoning correlates with predominant White populations and populations with higher median income. Racial/ethnic diversity is highest in the middle of Solvang, where higher density residential land uses are prevalent (Figure 4) compared to areas in the north with larger, more rural lots.

Areas with higher median incomes are associated with a larger proportion of White residents compared to census tracts with lower median incomes. The northern area of the city has the highest median income and the lowest percentage of non-White residents in the city, as shown in Figure 23.

Figure 23 Percent Total Non-White Population and Median Income (Solvang)



Source: AFFH Data Viewer, 2022

Disparities in Access to Opportunity

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses access to education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

Transit Access and Walkability

Access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should strive to link lower income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage and increase housing mobility, which enables residents to locate housing outside of traditionally low-income neighborhoods.⁶ The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. People who depend on public transit may have limited choices regarding places to live.

Regional Trends

AllTransit is an online database that provides details on transit opportunity throughout the United States. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. Performance score explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The data is scored from 1-9. According to AllTransit, cities with the lowest performance scores in Santa Barbara County were Buellton (1.2), Solvang (1.2), Lompoc (3.2), and Santa Maria (4.3). Overall, low scores were generated from a low number of transit routes within a half mile paired with a low number of jobs accessible. Carpinteria (6.3), the City of Santa Barbara (6.4), and Goleta (5.4), scored a moderate combination of trips per week enabling a moderate number of people to take transit to work.

Figure 24 shows the region’s transit system which provides services to the majority of the populated areas. The Santa Barbara Metropolitan Transit District provides services for the entirety of urbanized areas in the south coast. In the north coast, four different service providers connect the subregion. The northern and southern regions are connected by the Clean Air Express commuter services. This connection is critical as there is a greater diversity and number of jobs in the south coast. An expensive housing market in the south coast leaves many seeking housing on the north coast, where housing is more affordable.

⁶ Ong, Paul and Evelyn Blumenberg, “Job Accessibility and Welfare Usage: Evidence from Los Angeles”. UCLA Department of Policy Studies, (1998).

Appendix A: Affirmatively Furthering Fair Housing

However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent them from obtaining work far from home, regardless of access to public transit. Women in general are disproportionately responsible for household-supporting activities such as trips to grocery stores or accompanying young children to and from schools.

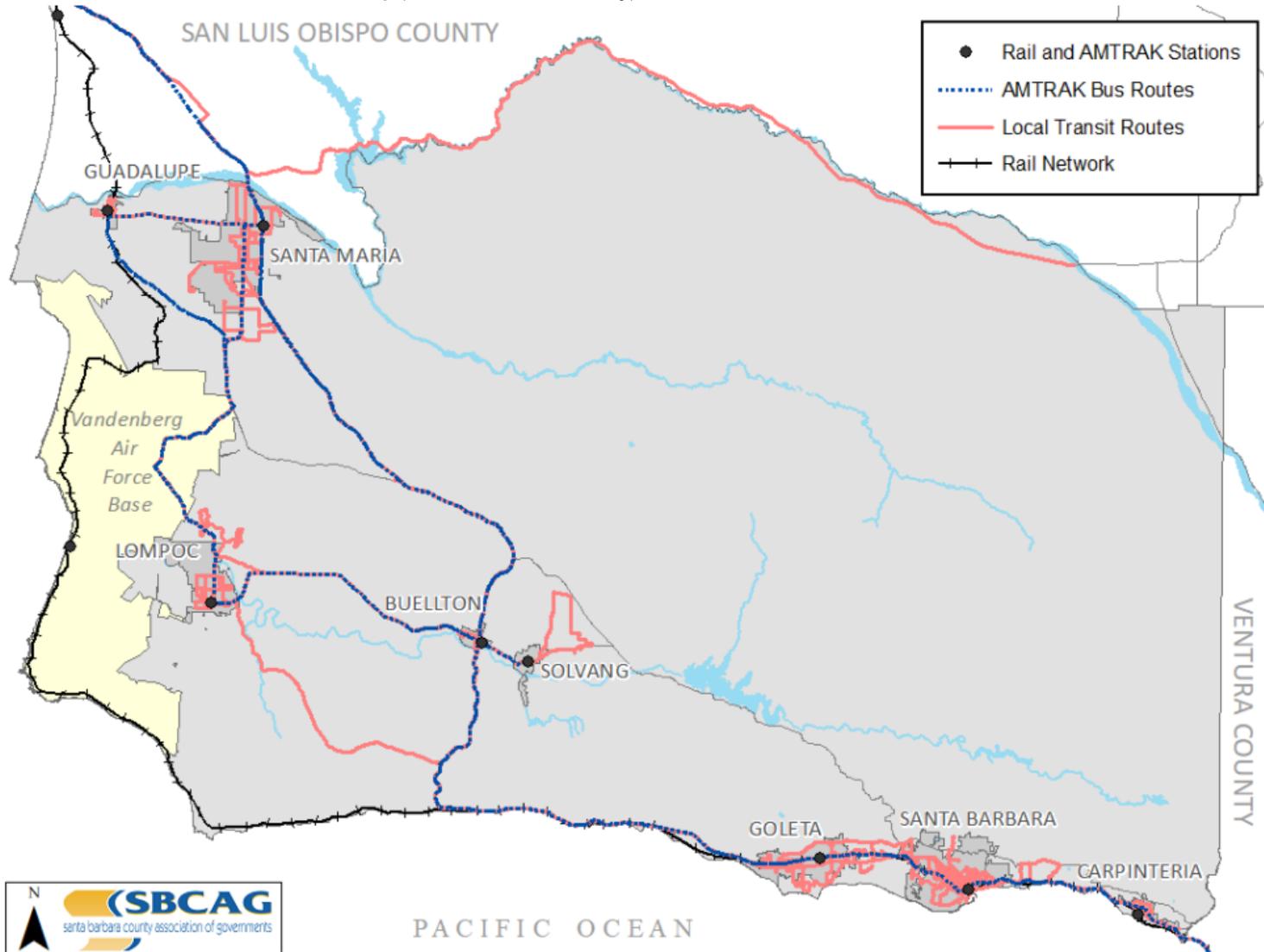
Local Trends

Solvang has an AllTransit performance score of 1.2, with approximately 1.0 percent of commuters using transit. This score is lower than Santa Barbara County, which has a performance score of 8.8. Walk Score is a tool that produces a walkability index by assigning a numerical walkability score to cities and neighborhoods. Walkability is measured by analyzing population density, distance to amenities, and road metrics such as block length and intersection density. Solvang has a walk score of 19 out of 100, which means the city is considered car dependent and almost all errands require a car.

Santa Ynez Valley Transit provides bus service in the Santa Ynez Valley, and the City of Solvang is the service administrator for the joint powers authority. Santa Ynez Valley Transit has two fixed-routes and Dial-A-Ride services for seniors and Americans with Disabilities Act (ADA) certified patrons. The fixed-route service provides connections between Buellton, Solvang, Santa Ynez, and Los Olivos. Riders are provided a demand response (Dial-A-Ride) service on Sundays, and service from Monday through Saturday between 7:00 AM and 7:00 PM. The City of Lompoc provides a Wine Country Express, servicing Solvang each weekday with three trips throughout the day. Additionally, Amtrak has bus stops in Solvang for regional connection.

Based on the Santa Barbara County Association of Governments, the highest percentage of transit dependent people are those over the age of 65. Solvang contains double the percentage of elderly transit dependent people (21 percent) to other northern county cities (10 percent). Feedback from the City's Fair Housing Survey identified the importance of public transportation to commercial centers for seniors who may not be able to drive. Other transit dependent people in the area are those aged under 14. Where 17 percent of the population is transit dependent.

Figure 24 Public Transit and Affordable Housing (Santa Barbara County)



Source: SBCAG Connected 2050 RTP-SCS

Access to Education

Educational attainment is directly linked to housing opportunities. TCAC education domain scores measure educational outcomes using math and reading proficiency (the percentage of 4th graders who met or exceed math proficiency standards), high school graduation rates (the percentage of high school cohorts that graduate on time) and student poverty indicators (the percent of students not receiving free or reduced-priced lunch). The TCAC education domain scores are derived from 2018-2019 Department of Education data. This analysis incorporates demographic and socio-economic measures to spatially evaluate access to educational opportunities at the census tract level.

Regional Trends

An overview of education outcomes across Santa Barbara County is illustrated in Figure 25. Positive education outcomes are common throughout the central, eastern, and southeastern coastal areas of Santa Barbara County and lower education outcomes are prevalent in the northwest portion of the county. The areas with the highest educational scores correlate to areas with predominantly White populations, such as areas like Buellton, Solvang, Santa Ynez, Goleta, Montecito, and areas of Orcutt (Figure 21). Areas with lower education outcomes correspond with areas with higher concentrations of poverty (Figure 17) and higher concentrations of low- and moderate-income households (Figure 13) such as neighborhoods in Santa Maria and Lompoc.

Local Trends

Solvang is served by the Solvang School District, Ballard School District, and Santa Ynez Union High School District. The Solvang School District consists of one school, Solvang Elementary, which serves grades K-8 and has a student enrollment of approximately 600 students.⁷ A small portion of the northern area of Solvang is located within the Ballard School District, which consists of one school, Ballard Elementary, for students K-6.⁸ Santa Ynez Union High School District consists of two schools, Refugio High and Santa Ynez Valley Union high, with a total student population of about 864⁹.

Figure 26 shows Solvang's TCAC scores related to access to education on a census tract level. The entire city has more positive education outcomes.

⁷ National Center for Education Statistics

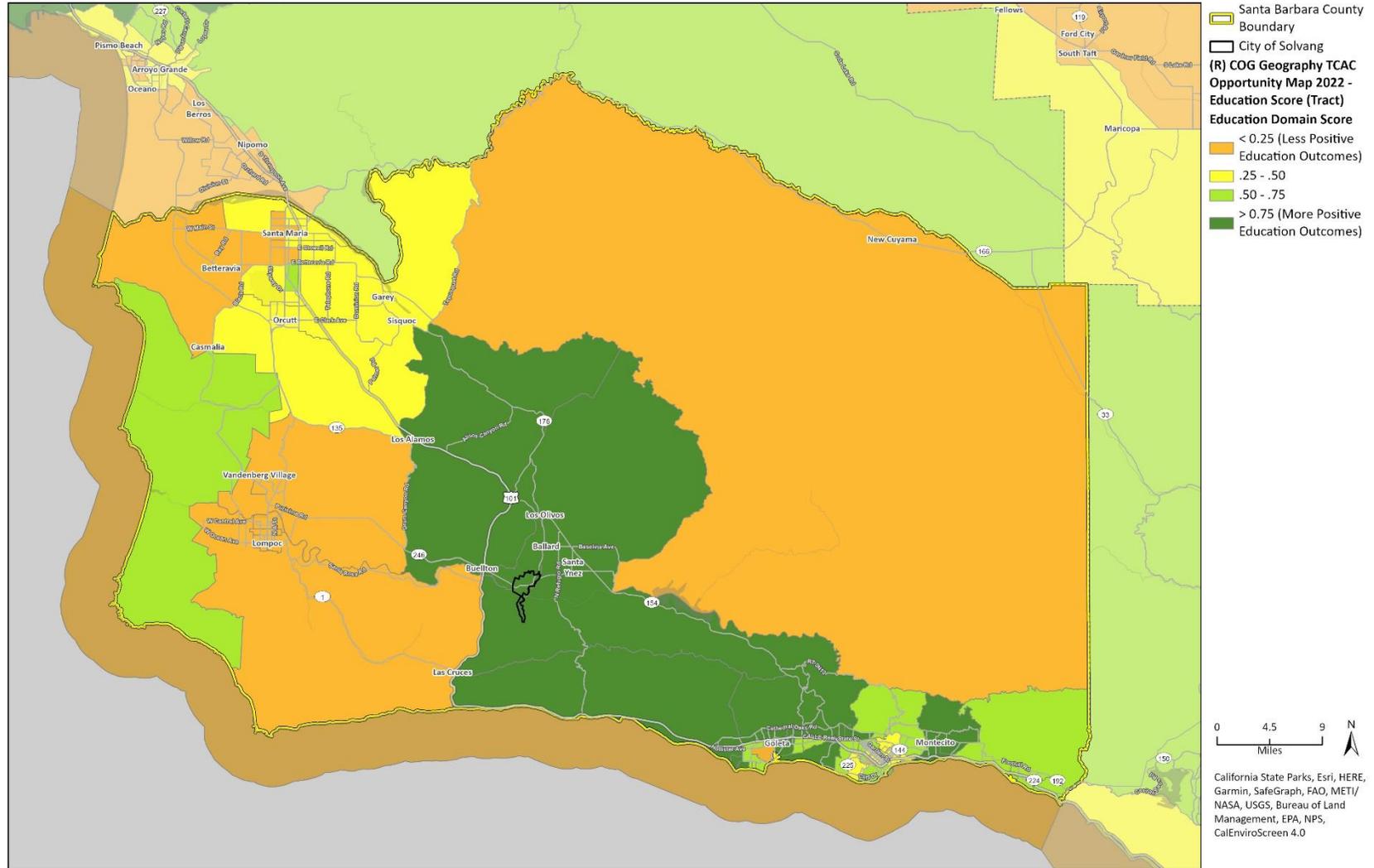
https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=0637110

⁸ <http://www.ed-data.org/district/Santa-Barbara/Santa-Ynez-Valley-Union-High>

⁹ National Center for Education Statistics

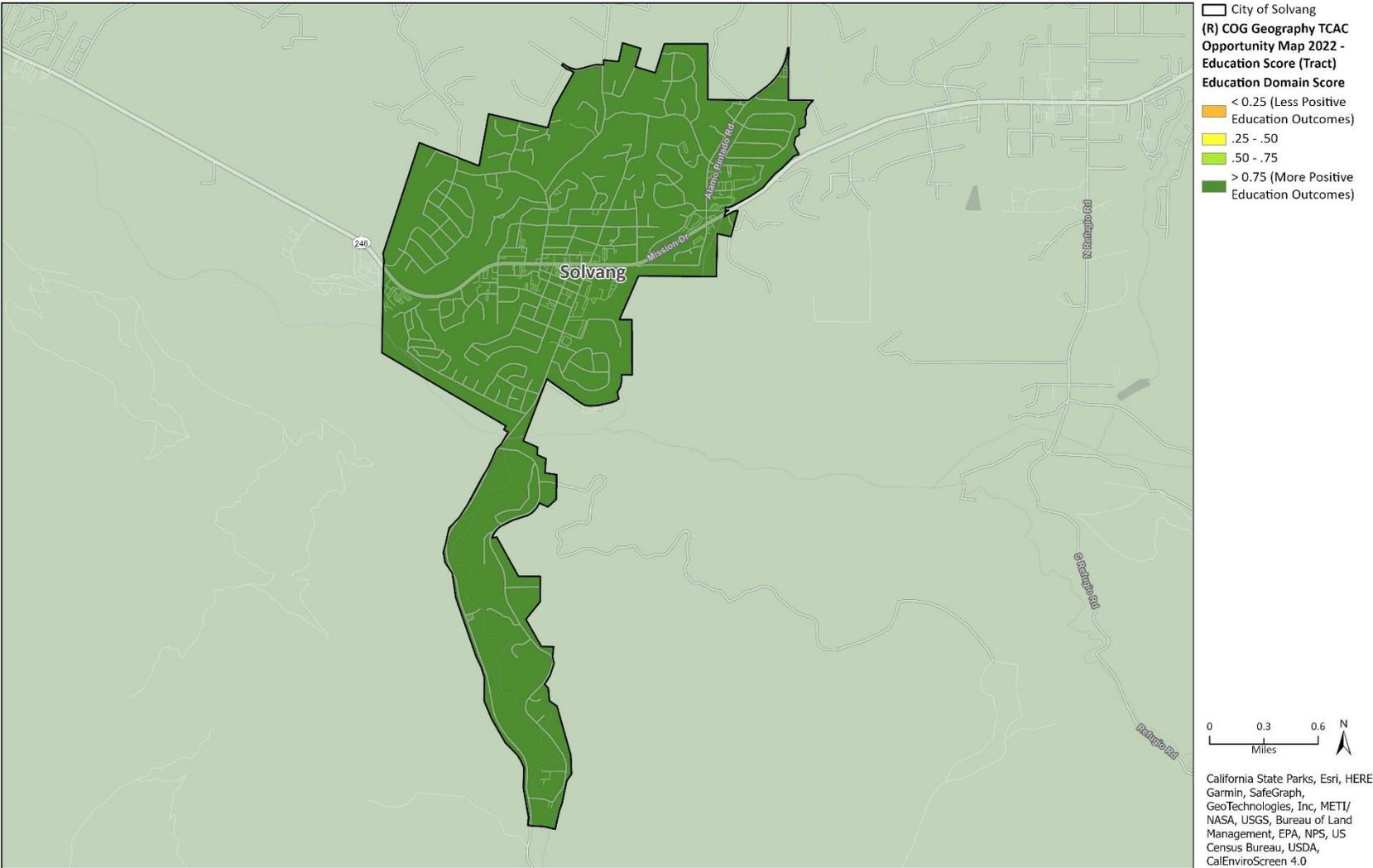
https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=0635850

Figure 25 TCAC Opportunity Areas – Education (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Figure 26 TCAC Opportunity Areas – Education (Solvang)



Source: AFFH Data Viewer, 2022

Economic Outcomes

Housing opportunities are directly related to economic outcomes. Access to high-quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS, Metropolitan Transportation Commission’s (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract and consider poverty (the percent of the population with an income above 200 percent of the federal poverty line), adult education (the percent of adults with a bachelor’s degree or above), employment (the percent of adults between age 20-64 who are employed in the civilian labor force or armed forces), job proximity (the number of jobs filled with less than a bachelor’s degree that fall within a determined radius), and median home values (the value of owner-occupied units). A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations in order to direct funding for housing and transportation equity.¹⁰ The HUD Jobs Proximity Index measures the accessibility to job opportunities at the census block group level.

Regional Trends

According to the Regional AI, the unemployment rate of Santa Barbara County is steadily decreasing. However, this trend assessment was made utilizing pre-COVID data. Since then, the Bureau of Labor Statistics reported in February 2022 that the County’s unemployment rate was 5.7 percent. This is still a downward trend in unemployment from 9 percent levels in 2010. 2015-2019 ACS estimates, show Santa Barbara County had a labor force participation rate of 64.1 percent of persons 16 years and older, which is approximately 0.3 percent higher than the labor force participation rate for the county in 2014.

Figure 27 shows a variety of economic outcomes across Santa Barbara County. Areas with more positive economic outcome scores were identified in the western and southern portions of the county, west of Lompoc and near the cities of Goleta, Santa Barbara, and Carpinteria. Conversely, the cities of Guadalupe, Santa Maria, Lompoc, and rural areas in the central and eastern portions of the county had concentrations of census tracts with less positive economic outcomes. Estimates from the California Employment Development Department show that the average salary in Santa Barbara County in 2021 was \$64,528. An overview of mean salary by occupation is provided in Table 14.

Table 14 Mean Salary by Occupation (Santa Barbara County)

Occupation	Average Salary
Management Occupations	\$128,272
Legal Occupations	\$124,371
Computer and Mathematical Occupations	\$111,152

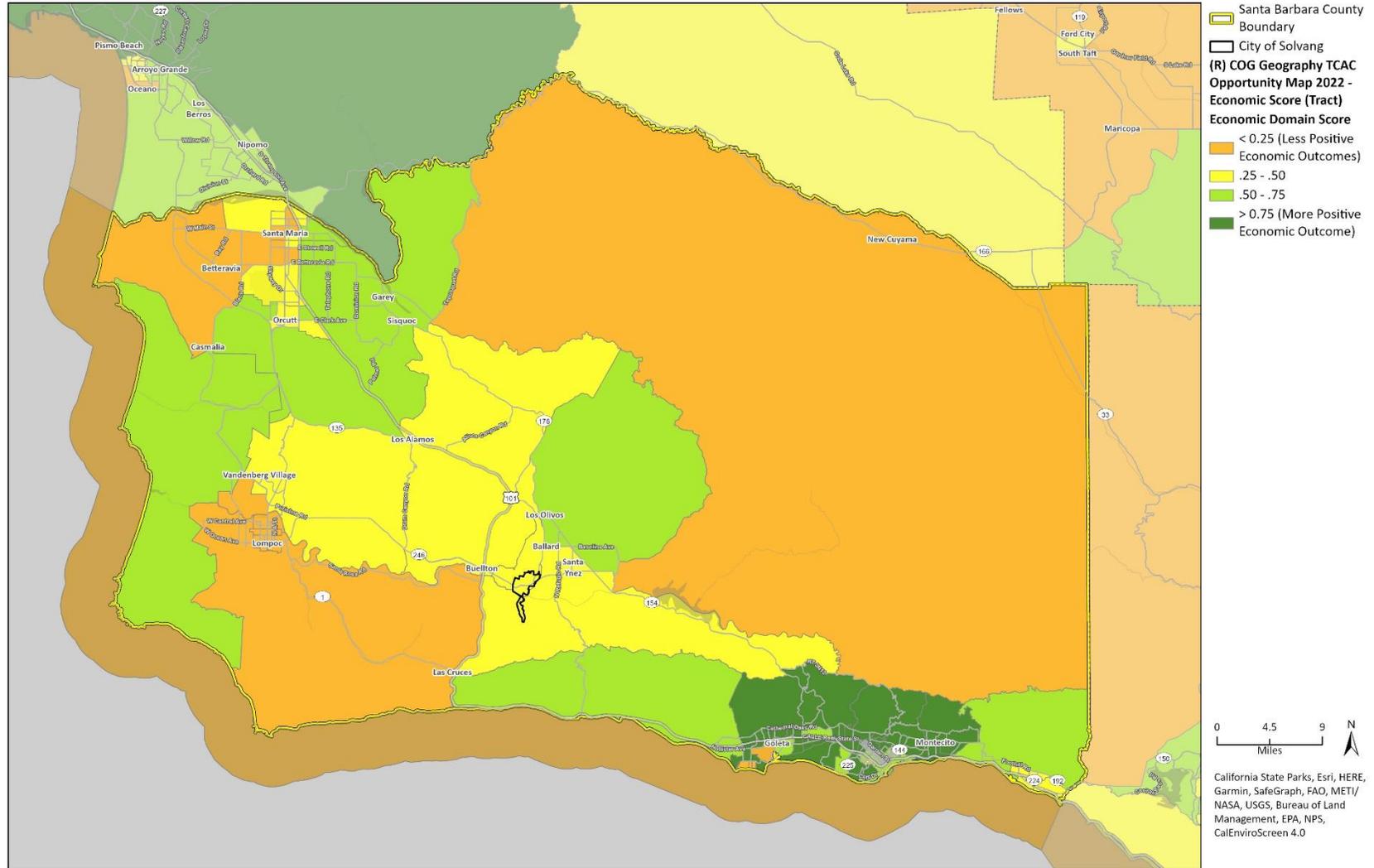
¹⁰ MTC 2021. <https://mtc.ca.gov/planning/transportation/access-equity-mobility/equity-priority-communities>

Appendix A: Affirmatively Furthering Fair Housing

Healthcare Practitioners and Technical Occupations	\$112,612
Architecture and Engineering Occupations	\$108,261
Life, Physical, and Social Science Occupations	\$83,242
Business and Financial Operations Occupations	\$86,277
Construction and Extraction Occupations	\$62,859
Arts, Design, Entertainment, Sports, and Media Occupations	\$70,789
Protective Service Occupations	\$78,664
Educational Instruction and Library Occupations	\$82,548
Community and Social Service Occupations	\$63,631
Installation, Maintenance, and Repair Occupations	\$57,852
Sales and Related Occupations	\$48,551
Office and Administrative Support Occupations	\$50,389
Production Occupations	\$44,787
Transportation and Material Moving Occupations	\$42,201
Building and Grounds Cleaning and Maintenance Occupations	\$40,659
Personal Care and Service Occupations	\$42,397
Farming, Fishing, and Forestry Occupations	\$34,257
Healthcare Support Occupations	\$38,900
Food Preparation and Serving Related Occupations	\$38,101
All Occupations	\$64,528

Source: California Employment Development Department, Occupational Wage Data, 2022

Figure 27 TCAC Opportunity Areas – Economic (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Local Trends

Known for its rich culture in Danish tradition and architecture, Solvang is a nationwide tourist destination, providing the residents economic opportunity to offer arts and entertainment for tourists. The largest occupational category in Solvang is arts/entertainment/recreation, followed by manufacturing. These two categories accounted for just under half of all the jobs in Solvang. According to ACS 2015-2019 estimates, education/health/social services and professional services are the next largest categories, which consist of 11.8 percent and 11.5 percent of all jobs, respectively. In contrast to the county, the smallest occupational category in Solvang is agriculture/forestry/hunting/fishing/mining. Agriculture/forestry/hunting/fishing/mining is the third largest occupational category in Santa Barbara County, making up approximately, 10.3 percent of all jobs in the county. Table 15 summarizes employment characteristics by industry for Solvang and Santa Barbara County.

The Economic Development Strategic Plan for the City of Solvang, updated in 2016, outlined key initiatives for expanding Solvang's retail and service economy to create year-round opportunity for retail and hospitality sectors in Solvang. The plan worked to complement Solvang's commercial character while providing revenue for both Solvang and the Santa Ynez valley through regional attractions such as wine touring, cycling and outdoor recreation. Retail and hospitality jobs generally fall under the sales, food preparation and serving, and building and grounds cleaning and maintenance occupational categories which typically have lower mean annual wages compared to the overall county mean salary.

Table 15 2014-2018 Employment Characteristics (Solvang and Santa Barbara County)

Industry	2014-2018 ACS	
	% of City Employment	% of County Employment
Agriculture, forestry, hunting, fishing and hunting, mining	0.8	10.3
Construction	3.4	6.7
Manufacturing	17.8	8.4
Wholesale Trade	1.7	2.5
Retail Trade	6.0	8.0
Transportation and warehousing, Utilities	1.3	3.6
Information	1.2	2.0
Finance, Insurance, and Real Estate	3.5	5.5
Professional Services	11.5	12.8
Education, health, and social services	11.8	20.9
Arts, entertainment, and recreation	25.0	9.1
Other Services, except Public Administration	10.0	4.8
Public Administration	6.1	5.4
Total	100.0	100.0

Source: California Employment Development Department, Occupational Wage Data, 2022

According to the TCAC opportunity map for economic outcomes, shown in Figure 28, the entire city has less positive economic outcomes.

As shown on Figure 29, access to jobs is highest in the center of Solvang, particularly along Mission Drive. This reflects the arts/entertainments/recreation job availability, as this area is central to the tourist downtown area. The index score of 60-80 is the highest jobs proximity for Solvang, where the very northern and southern portions have a score of 40-60. This is consistent with land uses throughout the city. The northern and west areas of Solvang primarily consist of low density residential development, and the southern area consists of low density residential development, Alisal Golf Course, and Alisal Ranch. The central area of the city along Mission Drive include uses with greater number of jobs, with a mix of lower and moderate density residential development and commercial, professional-office, and industrial development.

Employment status by disability status estimates is provided in Table 16. About 3.6 percent of the total employed, and 0.0 percent of total unemployed population had a disability, according to 2010-2014

Appendix A: Affirmatively Furthering Fair Housing

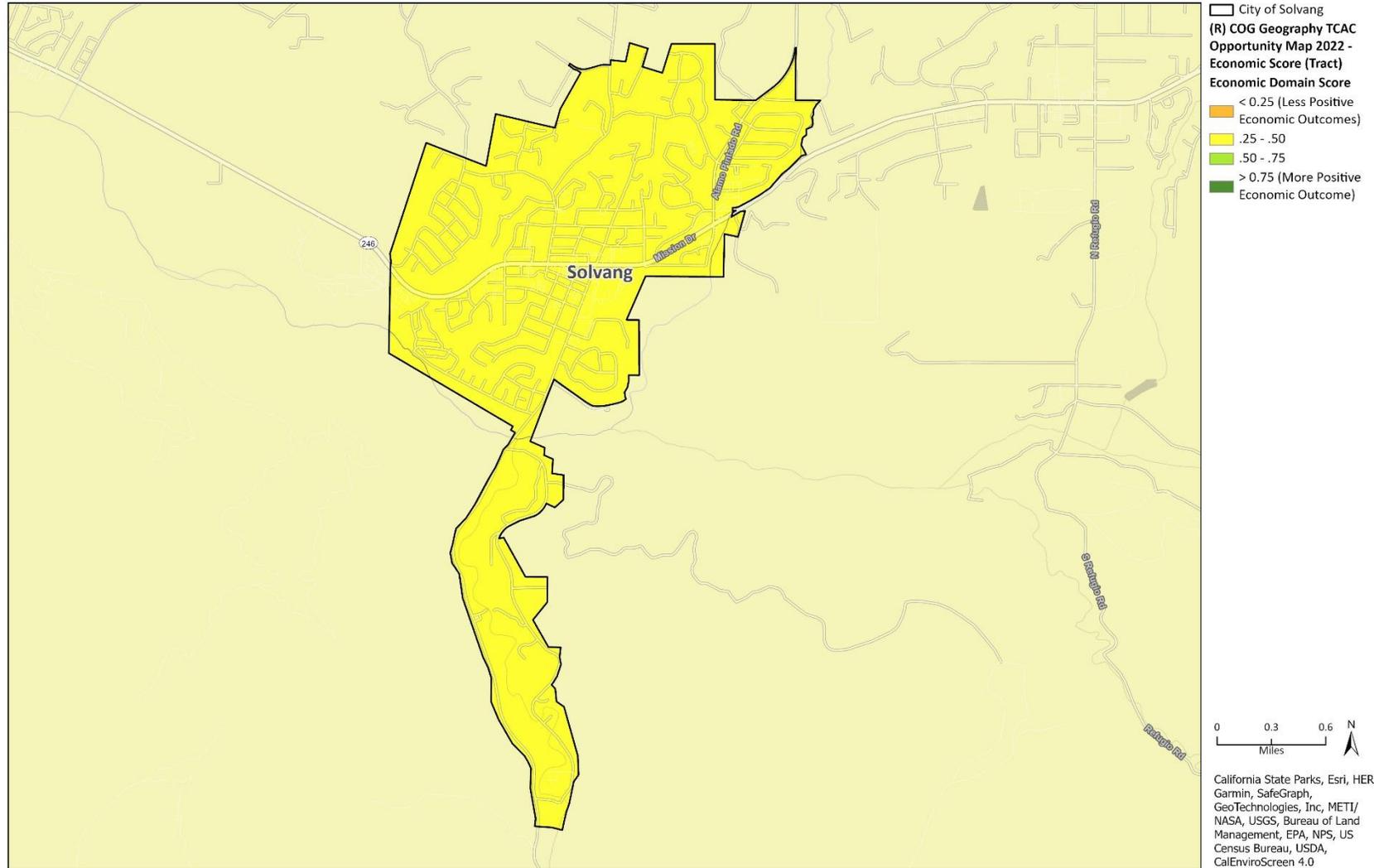
ACS estimates. ACS estimates for 2015-2019 show those employed who had a disability increased to about 4.1 percent of total employed population and those unemployed who had a disability increased to 3.9 percent.

Table 16 Employment Status by Disability Status (Solvang)

	2010-2014		2015-2019	
	% of Total Employed	% of Total Unemployed	% of Total Employed	% of Total Unemployed
No Disability	2,245 (96.4%)	293 (100%)	2,664 (95.9%)	148 (96.1%)
With a Disability	84 (3.6%)	0 (0%)	113 (4.1%)	6 (3.9%)
Total	2,329	293	2,777	154

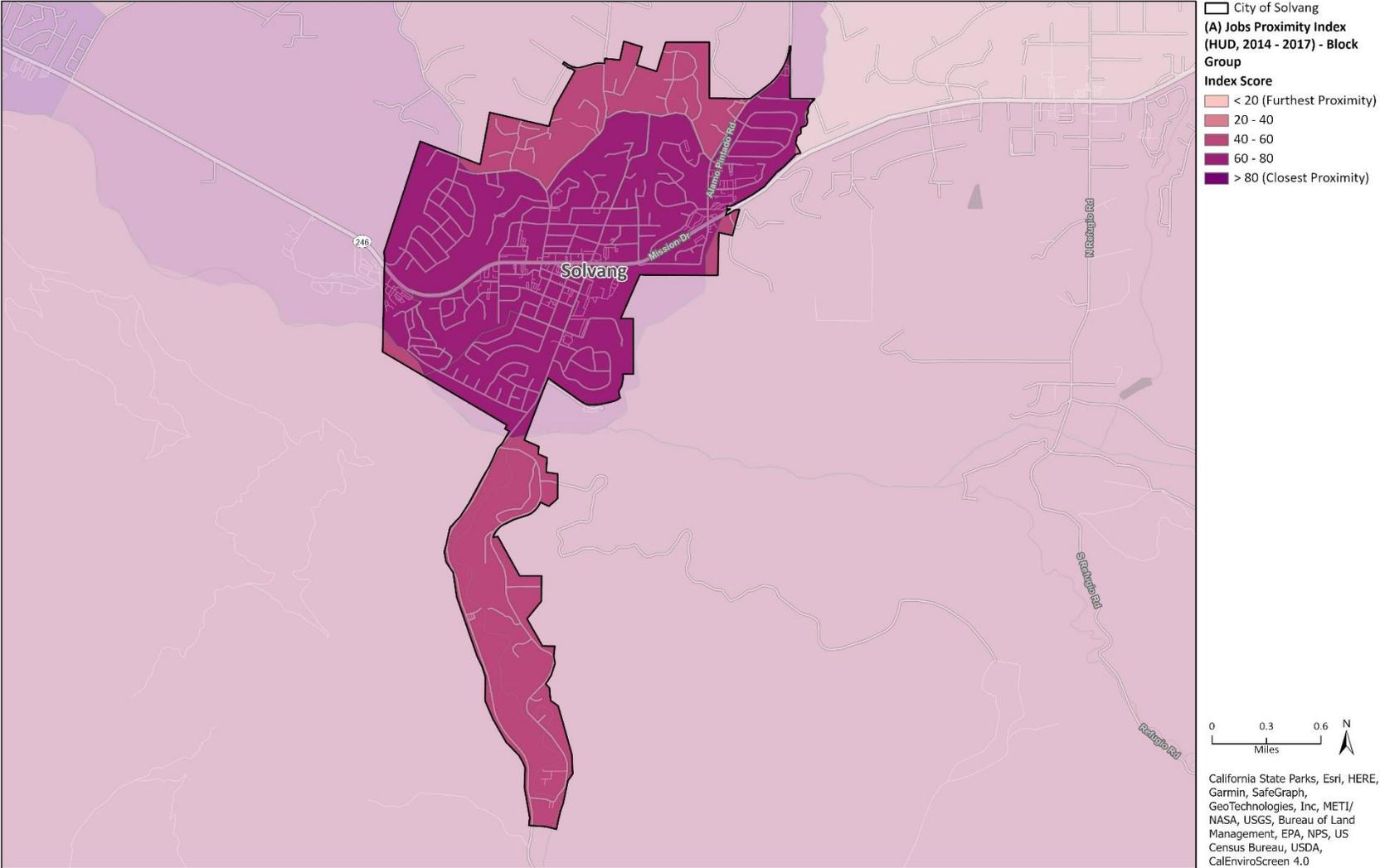
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2010-2014, 2015-2019 Estimates.

Figure 28 TCAC Opportunity Areas – Economic (Solvang)



Source: AFFH Data Viewer, 2022

Figure 29 Job Proximity Index (Solvang)



Source: AFFH Data Viewer, 2022

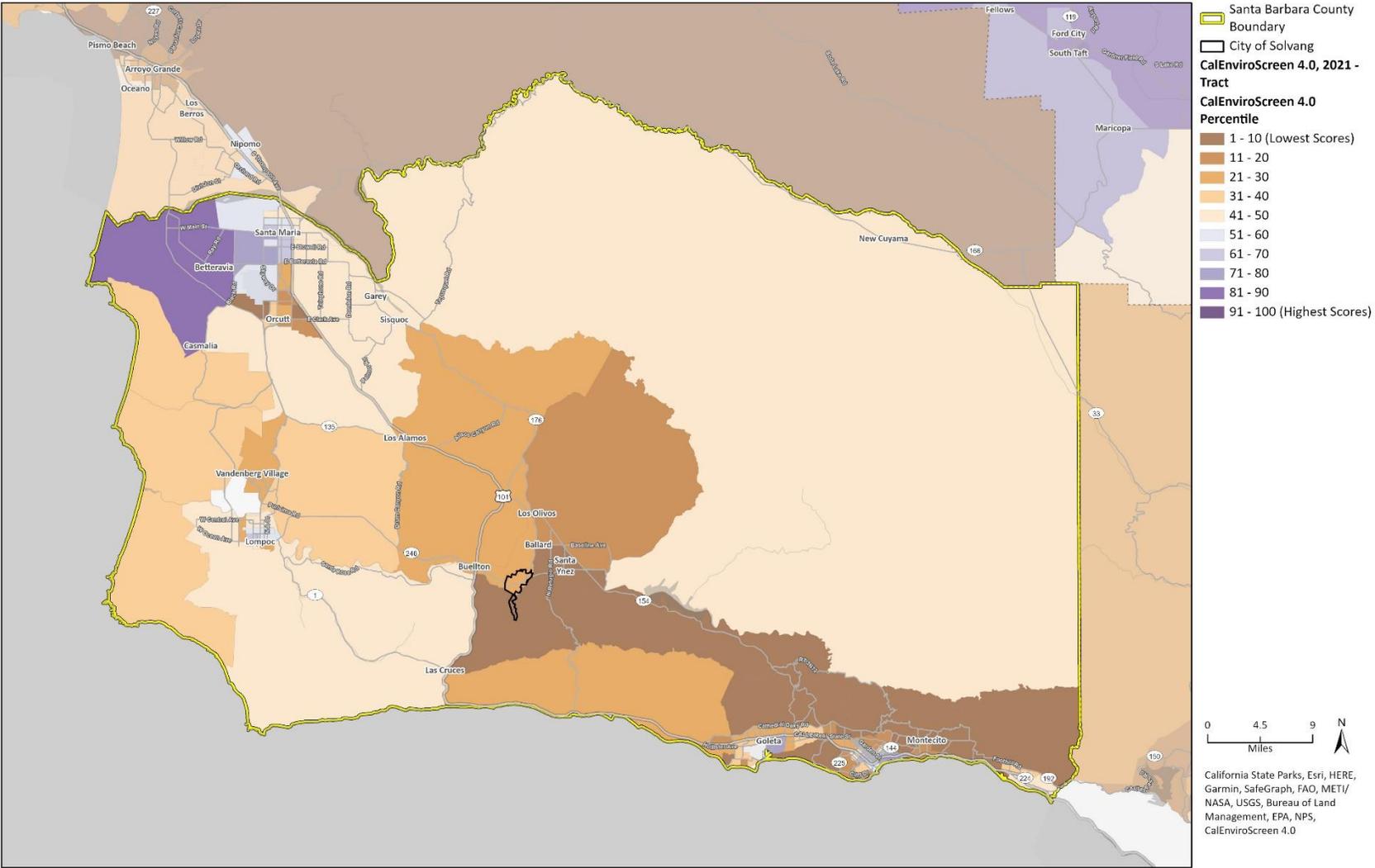
Healthy Environment

Access to a healthy environment is necessary for the communities found within the city to thrive. Healthy Environment in AFFH addresses patterns in the disparities found within the different neighborhoods and protected area groups. As previously mentioned, these disparities can vary from air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status.

Regional Trends

The CalEnviroScreen map shows the majority of Santa Barbara County has relatively low overall percentile scores, ranging from 1 to 50. Areas with higher CalEnviroScreen percentile scores are generally located in urban centers, particularly within the cities of Santa Maria, Lompoc, Goleta, and Santa Barbara. These areas with higher percentile scores correspond with areas that have higher non-White populations, higher LMI populations, and higher poverty rates. Figure 30 shows that the Northern region within and west of the city of Santa Maria and parts of the cities of Goleta and Santa Barbara have the highest scores of the region and are most impacted by/vulnerable to pollution. Rural areas of the county generally have low percentile scores. The highest score is shown in the areas of the county west of Santa Maria, which could be explained by the air quality impacts from the coastal dunes and activities occurring there.

Figure 30 CalEnviroScreen 4.0 Percentile Scores (Santa Barbara Region)



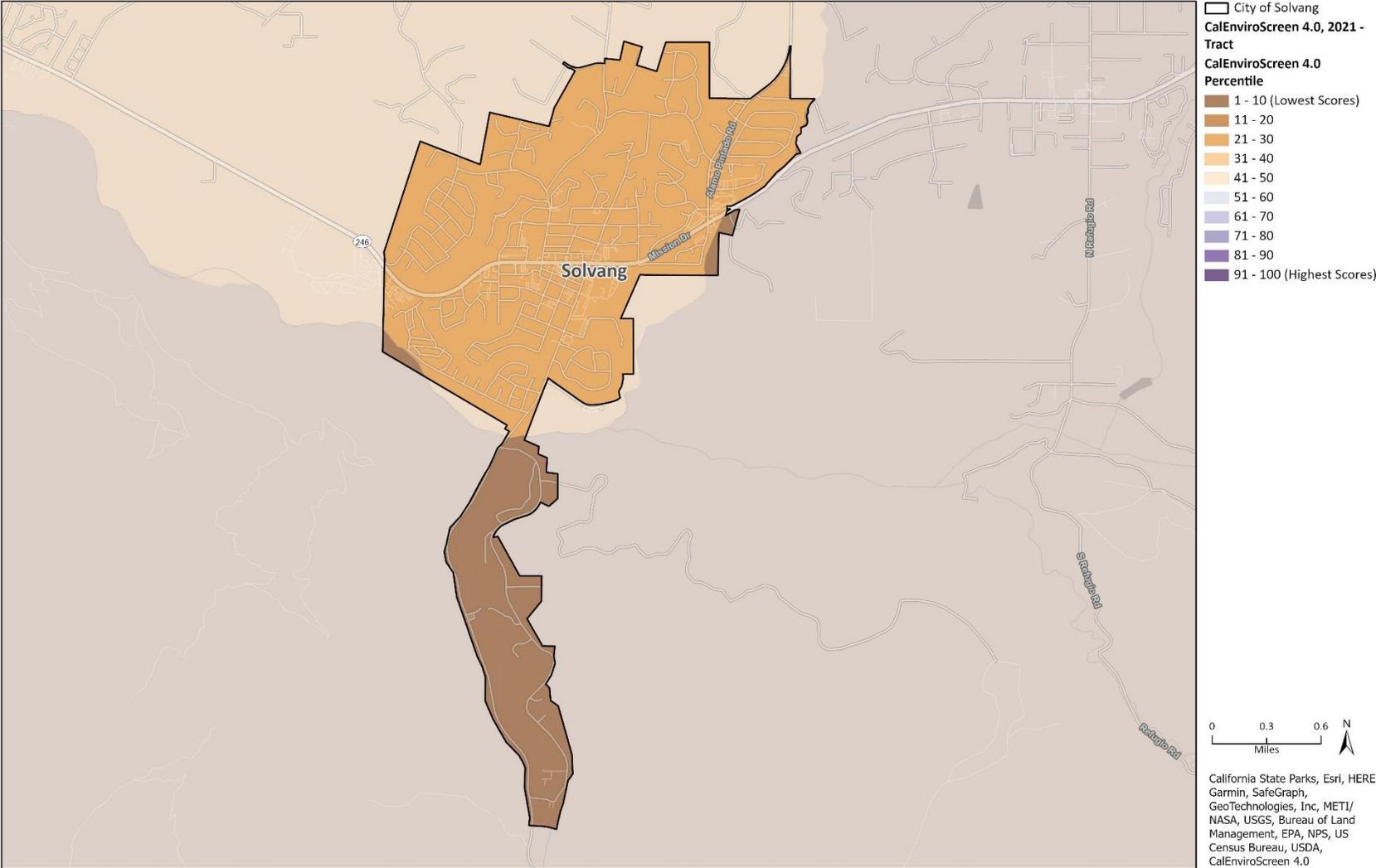
Source: CalEnviroScreen 4.0

Local Trends

Solvang has relatively low CalEnviroScreen percentile scores, ranging from the 10th to 20th percentile, which indicates census tracts in Solvang have a healthier environment compared to 80 to 90 percent of census tracts in the state. Compared to other parts of the county, Solvang has a better CalEnviroScreen percentile score than western and northeastern parts of the county. Figure 31 shows CalEnviroScreen percentile scores for Solvang. The northern census tract in the city scores slightly higher than the southern census tract. CalEnviroScreen states the southern census tract contains or is nearby waterbodies containing nine impairments. However, this census tract is very large and primarily includes rural areas outside of Solvang, within the unincorporated areas of the county. Therefore, residents within Solvang are not necessarily exposed to contaminated waterbodies.

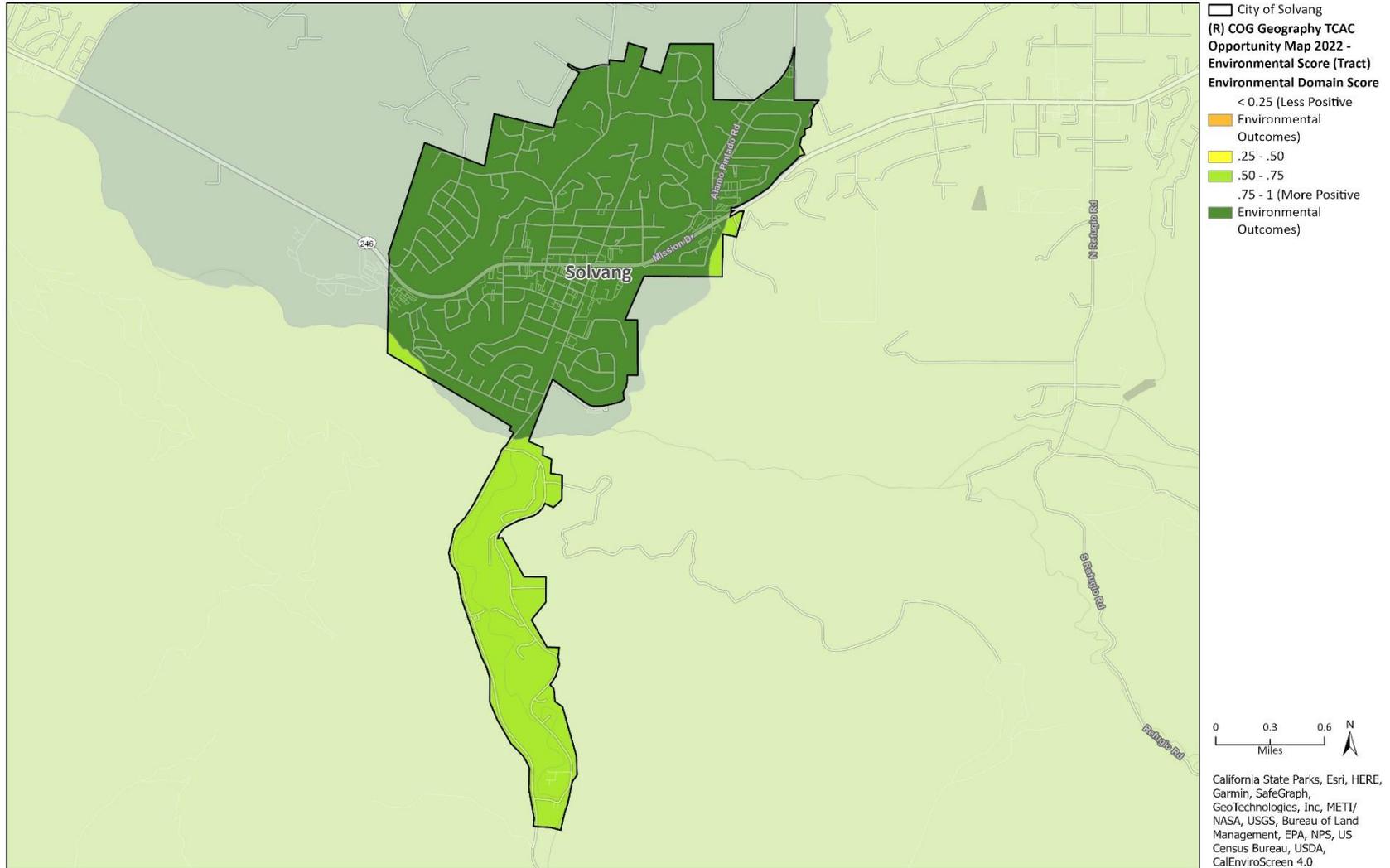
Solvang's CalEnviroScreen scores are considered low, and no SB 535 disadvantaged communities are present in the city. Figure 32 shows TCAC environmental scores for Solvang and reinforces CalEnviroScreen data suggesting the northern area has more positive environmental outcomes compared to the southern area. However, when accounting for socioeconomic conditions and the presence sensitive populations, the southern tract has a healthier environmental outcome than the northern tract, as shown in Figure 31.

Figure 31 CalEnviroScreen 4.0 Percentile Scores (Solvang)



Source: CalEnviroScreen 4.0

Figure 32 TCAC Opportunity Areas – Environment (Solvang)



Source: AFFH Data Viewer, 2022

Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

Cost Burden

Cost burden is defined as the proportion of a household’s total gross income spent on housing costs. Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes typically disproportionately experience housing cost burden.

Regional Trends

According to HUD CHAS 2014 – 2018 estimates, there are a total of 144,960 households throughout the Santa Barbara region. Of this total, about 15 percent of owner-occupied and 25 percent of renter-occupied households are cost burdened, respectively. According to the AI, the general trend shows that rent costs continue to increase. The City of Carpinteria saw the largest increase in average rent costs of 32 percent between 2010 and 2017. Table 17 breaks down costs between unit types in Santa Barbara County.

Table 17 Average Rent for Home or Apartment (2020)

	Santa Barbara, County	Buellton	Carpinteria	Goleta	Lompoc	Santa Maria	Solvang
Studio Apartment	\$1,847	\$1,722	\$1,941	\$1,884	\$1,523	\$1,552	\$1,883
1 Bedroom Home or Apartment	\$2,124	\$1,981	\$2,232	\$2,166	\$1,752	\$1,784	\$2,166
2 Bedroom Home or Apartment	\$2,478	\$2,311	\$2,604	\$2,527	\$2,044	\$2,082	\$2,526

3 Bedroom Home or Apartment	\$3,266	\$3,046	\$3,432	\$3,331	\$2,693	\$2,744	\$3,330
4 Bedroom Home or Apartment	\$3,733	\$3,500	\$3,922	\$3,807	\$3,079	\$3,136	\$3,806

Source: *bestplaces.net Data Engine, 2022*

Figure 33 shows overpayment by renters throughout the region. Western and urban areas within the cities of Santa Maria, Lompoc, and Santa Barbara have between 60 and 80 percent of renter households paying 30 percent or more of household income on housing. Isla Vista has the highest percent of overpayment by renters in the county, with over 80 percent of renter households in some areas that are cost burdened, likely tied to the University of California Santa Barbara and the low levels of incomes of students.



Local Trends

Housing cost burden affects a substantial portion of households in Solvang, as displayed in Table 18. In most of the city, between 40 and 60 percent of renter households are overpaying for housing. The southern part of the city has the rate of lowest cost burden, with 20 to 40 percent of households overpaying for housing. However, most of the area consists of Alisal Ranch and Golf Course and the limited number of housing units in this area consist of large, single-family homes. As seen in Table 18, over half of renters and almost one third of homeowners in Solvang are cost burdened. Lower income households and renters are more likely to experience housing problems, including cost burden than owners or moderate/above-moderate income households.

Table 18 Housing Cost Burden (Solvang)

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely Low Income (0-30% AMI)	115		145		260	
With any housing problem	115	100.0%	115	79.3%	230	88.5%
With cost burden >30%	115	100.0%	115	79.3%	230	88.5%
With cost burden >50%	115	100.0%	115	79.3%	230	88.5%
Very Low Income (31-50% AMI)	125		45		170	
With any housing problem	115	92.0%	0	0.0%	115	67.7%
With cost burden >30%	110	88.0%	0	0.0%	110	64.7%
With cost burden >50%	30	24.0%	0	0.0%	30	17.7%
Low Income (51-80% AMI)	510		1,115		1,625	
With any housing problem	200	39.2%	240	21.5%	440	27.1%
With cost burden >30%	120	23.5%	239	21.4%	359	22.1%
With cost burden >50%	0	0.0%	74	6.6%	74	4.6%
Moderate & Above-Moderate Income (>80% AMI)	900		1,480		2,380	

Appendix A: Affirmatively Furthering Fair Housing

With any housing problem	550	61.1%	445	30.1%	995	41.7%
With cost burden >30%	465	51.7%	449	30.3%	914	38.4%
With cost burden >50%	250	27.8%	259	17.5%	509	21.4%

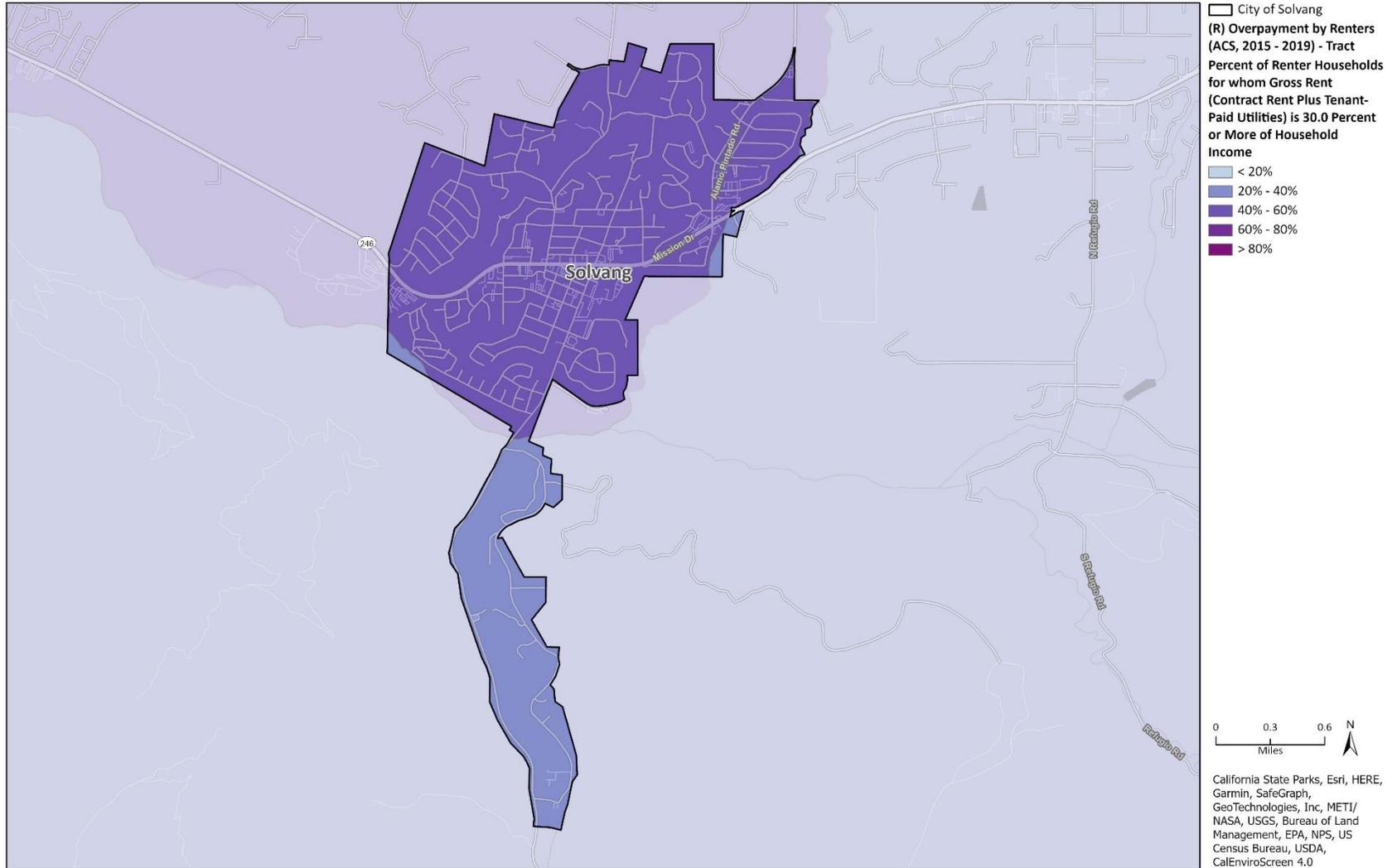
Note: Housing Problems: There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income.

Severe cost burden: Monthly housing costs (including utilities) exceeding 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release

Figure 34 Overpayment of Renters (Solvang)



Source: AFFH Data Viewer, 2022

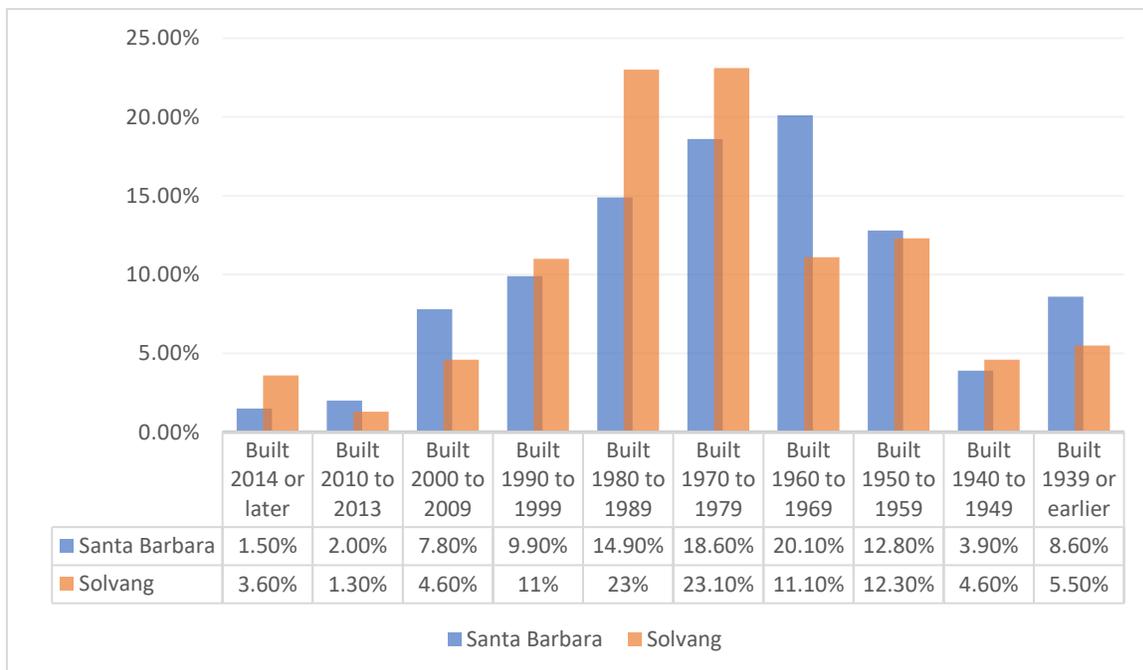
Substandard Housing

Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as a factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

Regional Trends

As of 2019, approximately 79 percent of all housing units in Santa Barbara County were built before 1990. These older units potentially require minor repairs and modernization improvements. Reflecting the housing boom that occurred during the 1980s, 15 percent of the County’s housing stock was constructed between 1980 and 1989.

Figure 35 Housing Stock Age (2014-2018)



Source: ACS 5-Year Estimates, 2019; Bureau of the Census, American Community Survey, 2014-2018.

Local Trends

In Solvang approximately 80 percent of all housing units were built prior to 1990, which is comparable to Santa Barbara County. Almost half of the city’s housing stock was constructed in the 1970s and 1980s.

Table 19 summarizes the availability of plumbing and kitchen facilities for housing units in Solvang. In the past, lack of telephone service was also an indicator of housing conditions. Today, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services, and availability of telephone service is no longer considered an indicator of substandard housing conditions. As shown in Table 19, as little as 1.2 percent of housing lack plumbing and/or kitchen facilities.

Table 19 Substandard Units (2019)

Condition	Number	Percentage
Lacking complete plumbing facilities	10	<0.0%
Lacking complete kitchen facilities	19	0.8%
Total occupied substandard units	29	1.2%
Total occupied units	2,380	

Source: Bureau of the Census, American Community Survey 5-Year Estimates, 2019 Table B25053 and B25049

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is reflective of various living conditions; some households may not be able to accommodate high-cost burdens for housing but may instead accept smaller housing or reside with other individuals or families in the same home.

Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

Regional Trends

According to the 2015-2019 5-Year ACS estimates, 13.1 percent of households are overcrowded, and 6.3 percent of households are severely overcrowded throughout the county. Table 20 compares the levels of overcrowding of renters and owners in Solvang and Santa Barbara County. A higher proportion of renter households compared to owner households experienced overcrowding.

Table 20 Overcrowding by Tenure

	Renter-Occupied Households		Owner-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Solvang						
Overcrowded (1+ occupants per room)	72	7.8%	7	0.5%	79	3.3%
Severely Overcrowded (1.5+ occupants per room)	60	6.5%	0	0.0%	60	2.5%
Santa Barbara County						
Overcrowded (1+ occupants per room)	11,837	17.1%	3,573	4.7%	15,410	10.6%
Severely Overcrowded (1.5+ occupants per room)	4,655	6.7%	1,034	1.37%	5,689	3.92%

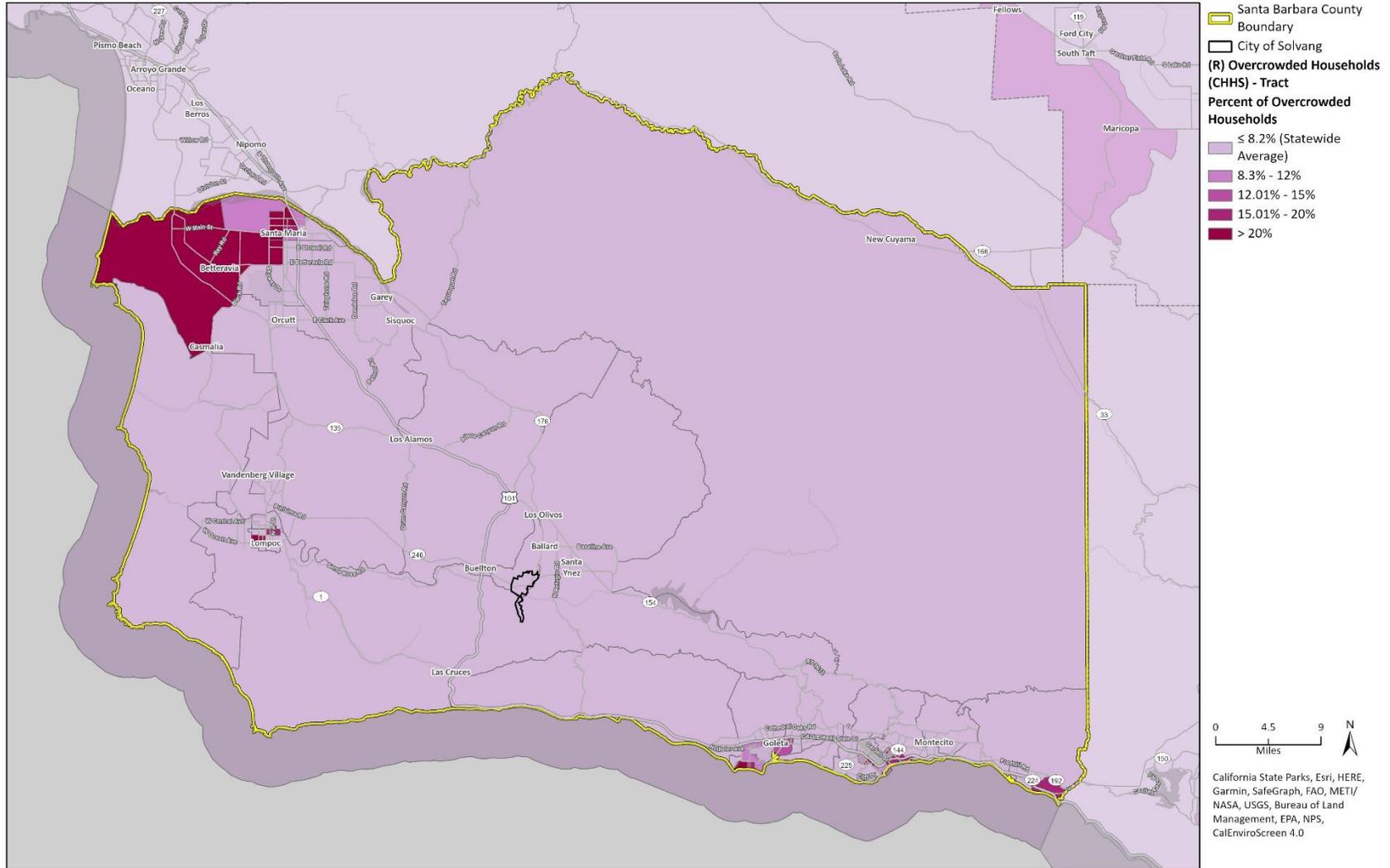
Source: Bureau of the Census, American Community Survey (ACS), 2015-2019, Table B25014.

Figure 36 shows the percent of households that are overcrowded throughout Santa Barbara County. The prevalence of overcrowding varies among jurisdictions, with the highest percentage of overall overcrowding occurring in northwestern areas in Santa Maria, and Lompoc, followed by areas in the City of Santa Barbara and areas of Carpinteria and Isla Vista. These areas with the highest percent of overcrowding in the North Coast overlap with high proportions of minority residents and lower median incomes.

Local Trends

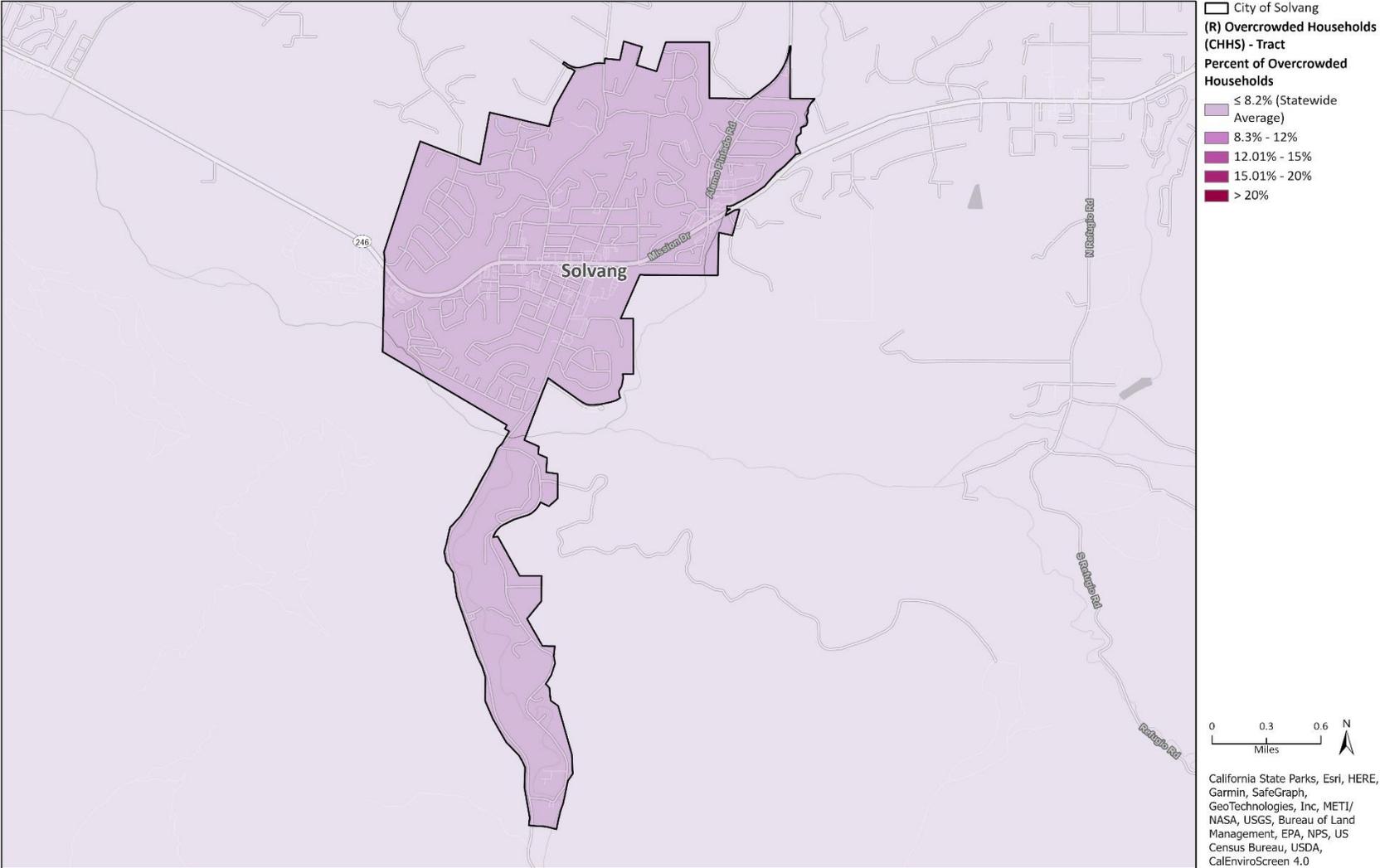
Based on 2015-2019 5-Year ACS estimates, 2.5 percent of households are overcrowded in Solvang. A higher proportion of renter households (7.8 percent) are overcrowded compared to owner households (0.5 percent). Figure 37 shows the distribution of overcrowded households in Solvang. Overcrowding throughout Solvang is lower than the statewide average.

Figure 36 Overcrowding (Santa Barbara County)



Source: AFFH Data Viewer 2022

Figure 37 Overcrowding (Solvang)



Source: AFFH Data Viewer, 2022

Homelessness

California Government Code Section 65583(1)(6) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. “Homelessness,” as defined by HUD, describes an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; or
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings.

Regional Trends

According to the 2022 Santa Barbara County Point-In-Time Count, approximately 1,962 persons experiencing homelessness reside in the county, an increase from the previous count in 2020. Point-in-time estimates are generally accepted as an undercount of the total unhoused. The county’s point-in-time count found that 76 percent of the homeless population had been experiencing homelessness for over one year. Additionally, 39 percent of the homeless population had a mental health disability, 26 percent had a physical disability, and 10 percent had a developmental disability. The majority of homeless individuals identified as White (83 percent), followed by Black/African American (8 percent), multiple races (4 percent), and American Indian/Alaska Native (3 percent). An overview of homelessness in Solvang and surrounding cities is provided in Table 21.

Table 21 Homelessness in Solvang and Surrounding Cities (2022)

Jurisdiction	Count	% of Total Homeless Population in Santa Barbara County
Carpinteria	22	1.1%
Goleta	91	4.6%
Santa Barbara	822	41.9%
Isla Vista	112	5.7%
Lompoc	290	14.8%
Buellton/Solvang /Santa Ynez Valley	12	0.6%
Santa Maria	457	23.3%
Guadalupe	2	0.1%
Unincorporated	155	7.9%
Santa Barbara County Total	1,962	100%

Source: 2022 Santa Barbara County Point-In-Time Count, Santa Barbara County, 2022

Local Trends

According to the 2022 Santa Barbara County Point-In-Time Count, there are an estimated 12 persons considered to be homeless in Buellton/Solvang/Santa Ynez Valley. This is fewer than many other parts of the County, including the cities of Santa Maria, Lompoc, Goleta, Isla Vista and Santa Barbara. Compared to areas with higher numbers of persons considered to be homeless, Buellton/Solvang/Santa Ynez Valley has a smaller overall population and are located in further from denser and populated urban areas that have better access to services for those who are homeless.

Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk of or experiencing homelessness.

To analyze displacement risk, the UDP has established categories that reflect varying levels of displacement vulnerability. Areas categorized as susceptible to displacement are predominately low income or mixed income neighborhoods that may have experienced displacement but exhibit characteristics of neighborhood stability and affordability and have the potential to develop an increasing risk of displacement in the future. Areas categorized as at-risk of or experiencing gentrification refer to neighborhoods that demonstrate characteristics of increasing housing costs, changes in housing supply, and are located near communities that have also experienced increasing housing costs and an increasing risk of displacement in the future. The stable moderate/mixed income category refers to neighborhoods that have moderate- to high income residents that are not at-risk of becoming neighborhoods that exclude all but wealthy households. The stable/advanced exclusive category refers to neighborhoods that have exhibited characteristics of exclusion for long periods of time.

Regional Trends

According to the AI, residents located in the central inland, and parts of the South Coast portions of the County are facing relatively less risk of displacement. Households with high-cost burdened rates are found in the North Coast area of the county, especially around Santa Maria and Lompoc. Some communities on the South Coast are also facing risk of displacement.

Sensitive communities, as shown in Figure 38, represent areas that are vulnerable to gentrification and displacement. Sensitive communities at risk of displacement are concentrated throughout the urban areas in the county. In the northwestern part of the county, census tracts in Santa Maria, Lompoc, and Guadalupe, experience a greater risk of displacement than in more affluent cities such as Buellton. In the southern half of the county, there are some vulnerable communities in the cities of Goleta, Santa Barbara, and Carpinteria. These areas are correlated to tracts that experience higher rates of overcrowding, overpayment, and tracts with higher percentages of non-White populations.

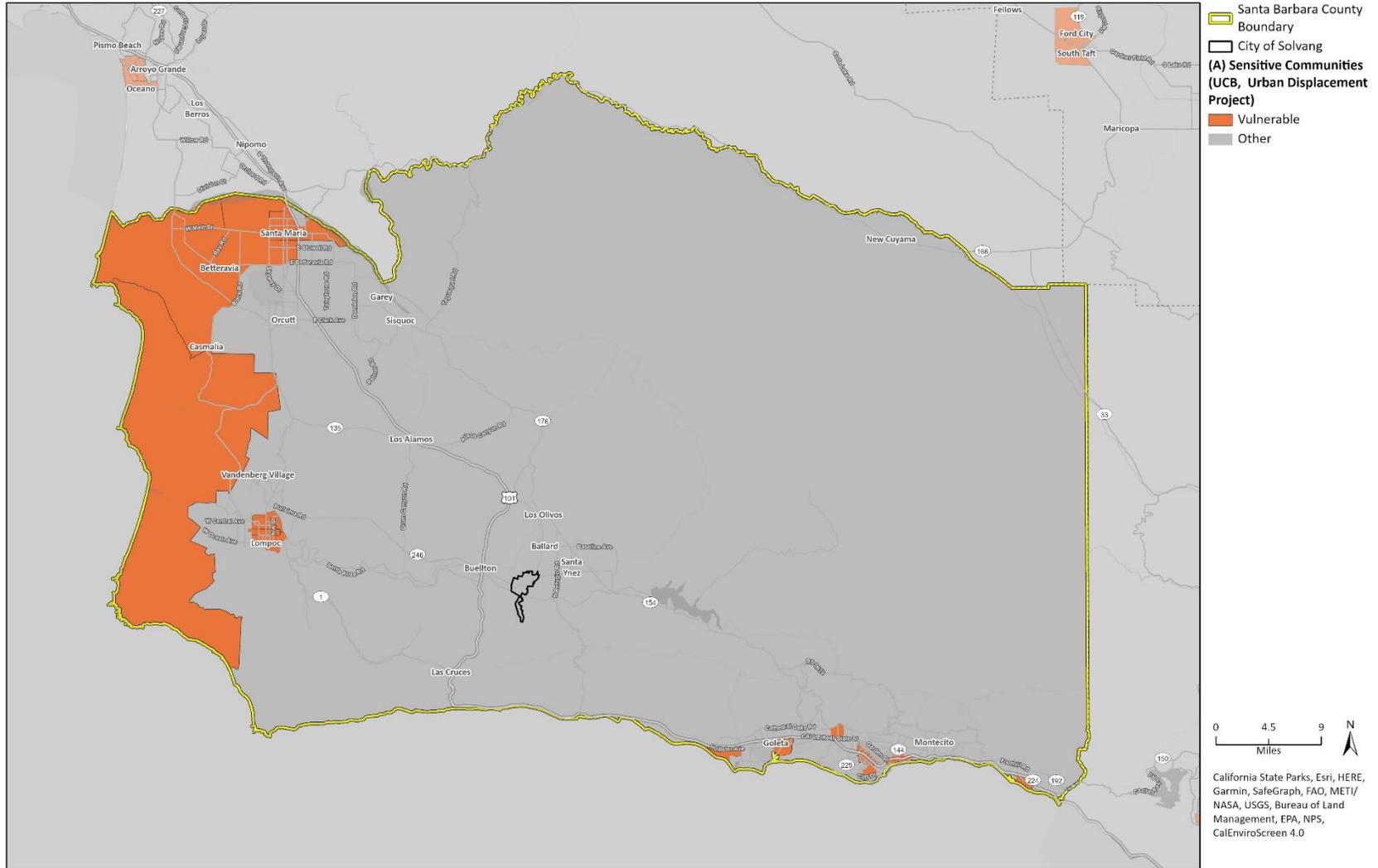
Local Trends

As shown in Figure 39, residents in the northern census tract are at risk of displacement. In the southern census tract, there is lower displacement risk. According to the AI, Solvang is one of three cities in the county that had an increase of median income between 2010 and 2017. Meanwhile, the AI identified that Solvang also experienced one of the largest increases of poverty from 2010 to 2017, from 6 percent of the total population to 15 percent, indicating an increasing gap in income for residents in Solvang. However, 2016-202 ACS estimates show the poverty rate in Solvang decreased to 7 percent. The poverty rate among children under the age of 18 also decreased from 2017 to 2020, but remained high at approximately 13 percent. In addition, the AI states home values decreased by 4.7 percent and median rent costs increased by 29.7 percent between 2010 and 2017. In 2010 median home values were \$723,900 and median rent was \$1,165 and in 2017 median home values were \$689,700 and median rent was \$1,511. According to 2016-2020 ACS estimates, median home value increased value increased by 5.1 percent between 2017 and 2020 and median rent decreased 13.0 percent to \$725,100 and \$1,315 respectively. The increasing income gap and increasing housing costs indicate, low-income residents in Solvang may be at risk of displacement. Furthermore, nearly half of all renters experience

Appendix A: Affirmatively Furthering Fair Housing

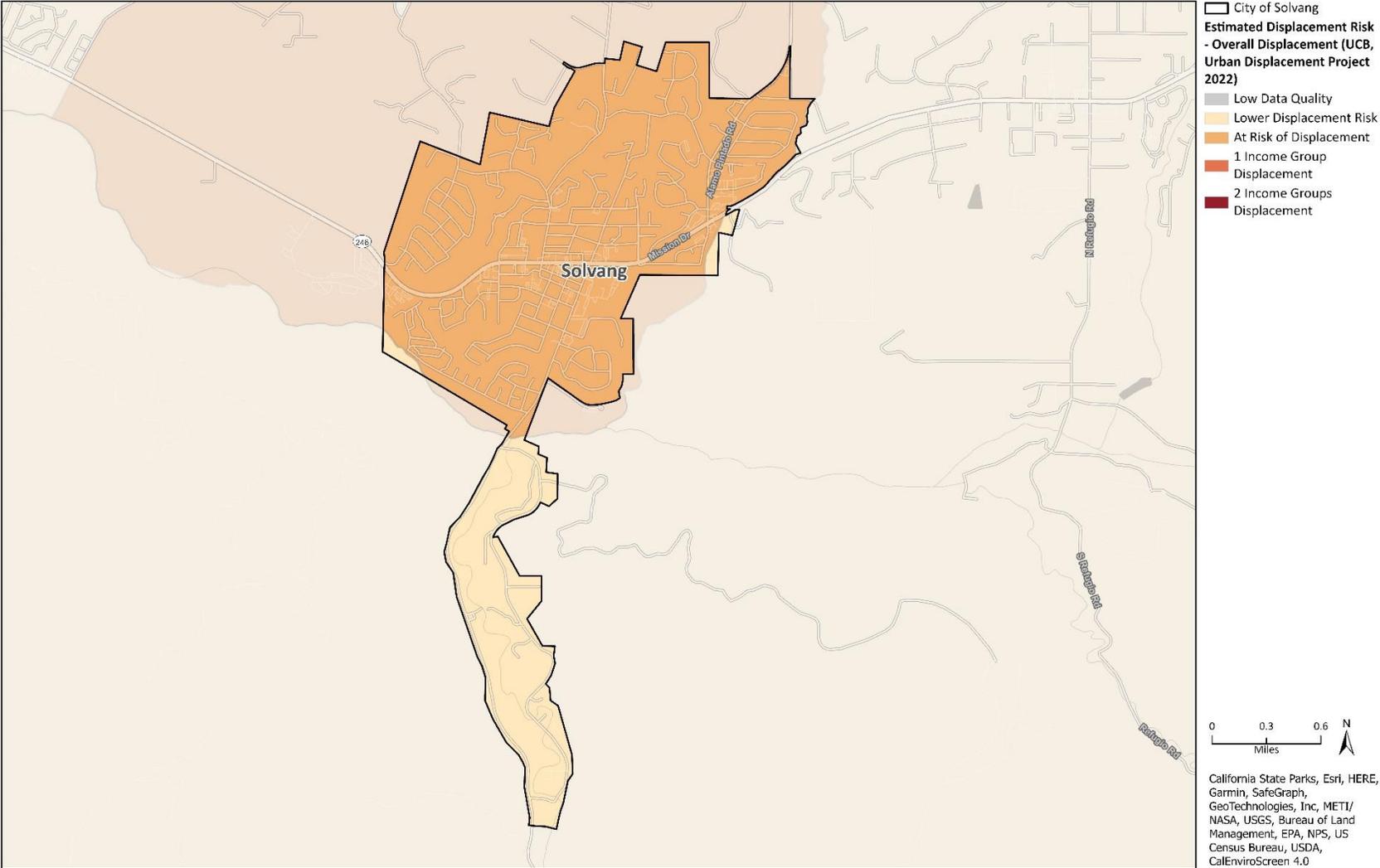
housing cost burden compared to 30 percent of owners (Table 18), and if rent raises for these communities, it could leave them at risk of displacement.

Figure 38 Sensitive Communities (Santa Barbara County)



Source: AFFH Data Viewer, 2022

Figure 39 Displacement Risk (Solvang)



Source: AFFH Data Viewer, 2022

Contributing Factors

To inform the goals, policies, and actions in this Housing Element, the contributing factors are prioritized based on their impact on access to fair housing choice and access to opportunity in Solvang.

Enforcement and Outreach

Contributing factors to enforcement and outreach include:

- Limited information on fair housing rights and services: the City's website provides minimal information on fair housing rights and services available to residents. There are no links to the County's Housing Resources website or the Fair Housing Resource Guide for Santa Barbara County website (provided by Legal Aid Foundation of Santa Barbara County and Santa Barbara County). While the website does contain a brochure on fair housing and how to file a complaint, the brochure is an older, scanned document and some of the information may be out of date. The brochure does not include contact information for Legal Aid Foundation of Santa Barbara County, which is contracted to provide fair housing services to the HOME Consortium.

Segregation and Integration Patterns and Trends

Contributing factors to segregation and integration patterns in Solvang include:

- High percentage of those living with disabilities when compared to the county: While there were no areas within Solvang identified with concentrations of residents living with a disability, there is a high percentage of the population with a disability indicating there is a need for affordable and accessible housing options for those with a disability.
- Increasing rent costs: Rent cost has significantly increased in Solvang during the past decade, meaning single-parent households, persons on fixed incomes (seniors and persons with a disability), LMI populations, and single adults without a spouse are less likely to have access to affordable housing, afford housing, and could be at risk of displacement.
- Dominance of single-family housing and location and type of affordable housing: Residential development in Solvang primarily consists of single-family housing, which is typically more expensive than multi-family units. Slightly higher density residential development is located in the center of the city. There is one affordable housing development in Solvang, located in the center of the city.

Racially and Ethnically Concentrated Areas of Poverty

While no R/ECAPs meeting HCD criteria were identified in Solvang, the AI recognizes multiple contributing factors to segregation patterns including:

- Concentration of higher density housing in the center of the city and single-family residential housing in other parts of the city: Single-family low-density patterns correlate to predominantly White and higher median household income areas located in northern and southern parts of

Solvang. The central area of the city has higher residential density zoning and more racial/ethnic diversity and lower median household income.

Disproportionate Housing Needs

Contributing factors to disproportionate housing needs are:

- Risk of displacement due to an increasing income gap: In addition, overall median household income has increased while the percentage of residents living below the poverty line has also increased. This indicates there is an increasing income gap that could lead to displacement of LMI populations.
- Rising rent costs and cost burden: Rent costs have increased significantly in Solvang over the past decade which causes increased cost burden among renters. Cost burden is prevalent throughout the city, especially in the northern census tract.
- Older housing stock: About 80 percent of the city's housing stock is over 30 years old, indicating there is a large proportion of the housing stock that may be in need of repairs or maintenance.

Disparities in Access to Opportunities

The following contributing factors to disparities in access to opportunities were identified:

- Limited transit and limited connectivity to region: Transit access between Solvang and other parts of the County with larger urban centers and employment opportunity is limited. The Clean Air Express is a weekday commuter program that has a bus stop in Buellton and connects to Santa Maria, Goleta, and Santa Barbara. However, there is no stop in Solvang. Amtrack has bus service from Solvang to Santa Barbara and San Luis Obispo. Dial-A-Ride services are primarily available to seniors (60+) and ADA registered customers who must apply for ridership eligibility.
- Limited access to high paying jobs: The largest employment sectors in Solvang are arts/entertainment/recreation and manufacturing which have lower median salaries. In addition, the Economic Development Strategic Plan for the City of Solvang focuses on adding retail and service jobs which also have lower median salaries. Higher paying jobs are concentrated outside of Solvang in larger employment opportunity areas, such as the city of Santa Barbara.

Local Data and Knowledge

As shown throughout this AFFH analysis, the central portions of the city generally experience a higher number of fair housing issues than other areas in Solvang. Fair housing issues in this area include higher levels of minority populations, low and moderate median income, and higher rates of cost burden. The predominant population in this area is White, however, between 21 and 60 percent of the population is non-White.

Solvang primarily consists of low density, single-family housing which correlates with predominant white populations and populations with higher median income, which is seen in the data. When compared to the region, Solvang has a higher percentage of white residents. This can be tied to the city's location and job opportunities. Solvang is located far from major job centers in Santa Maria and Santa Barbara. Solvang's major job sectors are arts and entertainment, which are tied to tourism. Arts and entertainment are unique job opportunities and the jobs related to the tourism industry are generally not high paying. This tied with the high cost of housing keeps many lower income and more diverse people from being able to live in Solvang due to the limited amount of high-paying jobs in the city.

Additional fair housing information heard from the community and specific to Solvang is described below.

Stakeholder and Community Input

Community workshops were held on two occasions, March 11, 2022 and May 11, 2022. Common concerns raised by participants included the following:

Lack of access to services in Spanish

Traffic and parking issues indicating limited access to public transit and low walkability and bankability

Limiting land use policies in the General Plan constrains available land, preventing development of multifamily housing (particularly regarding visual impacts of development)

A Housing Needs Survey was conducted from April 20 to May 21, 2022, with 90 respondents (89 in English and one in Spanish). A Fair Housing Survey was with assisted living facilities, senior housing facilities, religious groups, and local non-profits from July 5 to August 22, 2022. This survey was distributed via email. The following comments regarding fair housing concerns were received:

- There is a large senior population with low to moderate income
- Need for senior housing that is affordable
- Need for housing that is accessible for persons with disabilities
- Lack of transit options for seniors and persons with disabilities
- Desire for housing with access to commercial centers

- Residents are at risk of displacement due to economic hardships of landlords during the pandemic
- Lack of affordable housing options in the city

Other Relevant Factors

Other factors to fair housing issues in Solvang that have not been previously discussed in this analysis include the following:

Farmworker Housing

The Santa Ynez Valley is well known for its wineries and vineyards. The city of Solvang is surrounded by working agricultural land, bringing seasonal and migrant farmworkers to the area during certain times of the year. Farmworkers have unique housing needs as they are often seasonal workers and living on low income. The number of farmworkers employed in or near Solvang is unknown and there are limited affordable housing options of farmworkers in Solvang.

Access to Transportation for Persons with Disabilities

Solvang has a high percentage of the populating living with one or more disabilities. Persons with disabilities often include older residents who may not be able to drive or who have medical or other needs that require access to services such as medical care. Residents with disabilities have limited transportation opportunities within the city and the region. As discussed earlier, transit connectivity between Solvang and other parts of the county is limited. In addition, while Dial-A-Ride service is available within the Santa Ynez Valley area, persons with disabilities are required to submit ADA certification or apply for eligibility, including information that is to be filled out by a physician. Residents do not all have access to adequate medical care and may not be able to complete the application.

City's Danish History and Tourism

Solvang was founded by Danish immigrants in the early 20th century. Today, that history is considered an important part of the city's character and is prominently featured in the architecture and culture of the city. Tourism related to the city's Danish heritage helps support the economy and culture of the city. The tourism industry provides a number of employment opportunities in the city, however retail and service-related jobs are typically low income. Additionally, tourism drives up property values, increasing housing costs. Low-income jobs combined with increasing property values can lead to displacement for at risk populations.

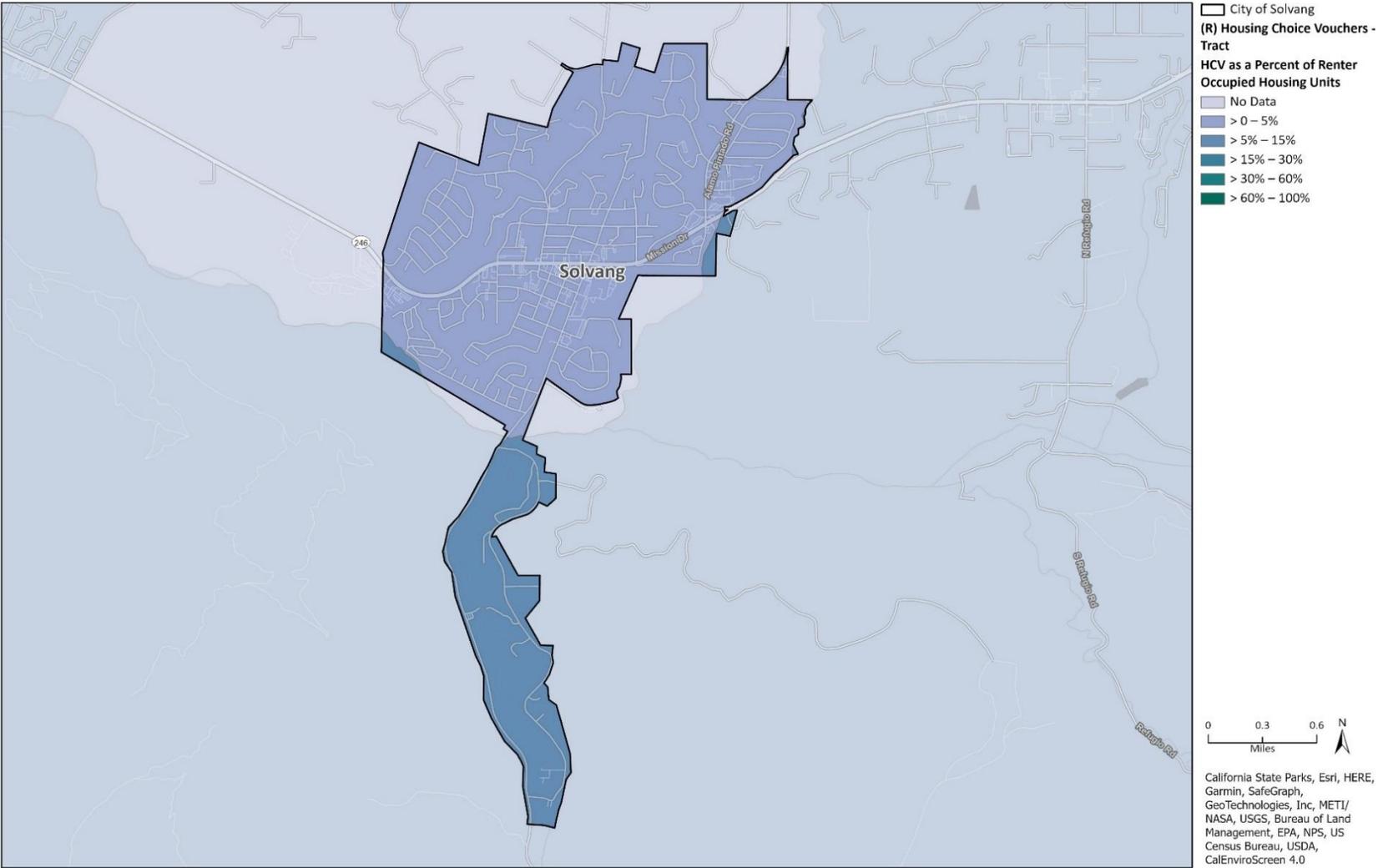
Subsidized Housing

Figure 40 shows the percent of renter occupied housing units that are occupied by Housing Choice Voucher (HCV) recipients. The southern census tract (89 HCV recipients total) had a higher percent of HCV recipients as renter occupied housing units compared to the northern census tract (16 HCV recipients total). However, both the northern and southern census tracts include unincorporated parts of the county, outside city limits. Therefore, some of the HCV recipients in these census tracts do not necessarily reside within Solvang. It is unknown how many HCV recipients reside within the city. The

southern part of the city within the southern census tract includes Alisal Golf Course and Alisal Ranch. Housing in Alisal Ranch consists of low density, single-family homes that are more expensive than housing in other parts of the city. It is likely HCV recipients in the southern census tract were living in unincorporated parts of the county rather than within Alisal Ranch.

Potential sites that can accommodate lower income units in the Sites Inventory are focused along Alamo Pintado Road, in the northern census tract. This census tract contains fewer housing choice voucher recipients, which improves the balance of distribution of HCV recipients in the city.

Figure 40 Housing Choice Vouchers



Source: AFFH Data Viewer, 2022

Sites Inventory

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

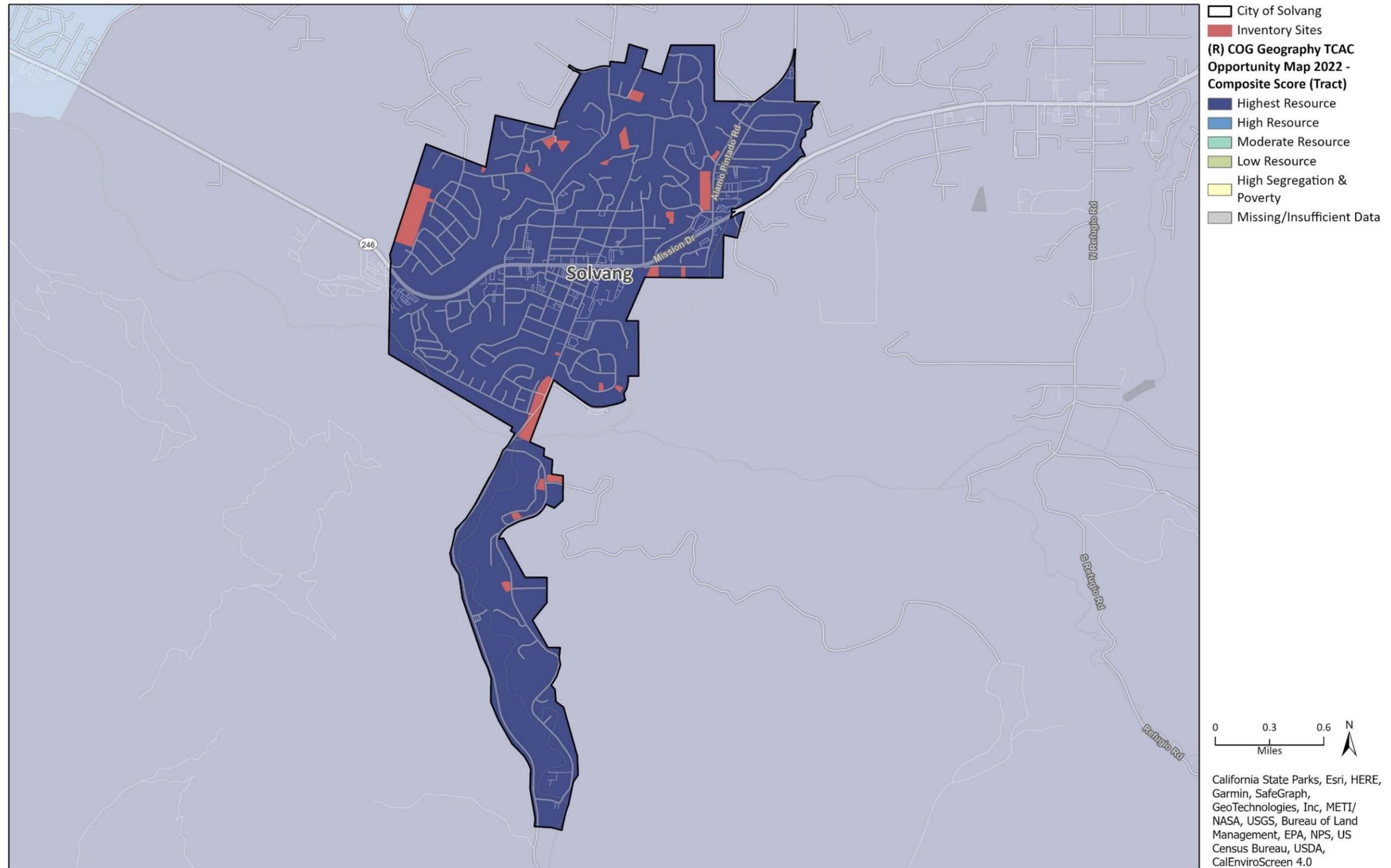
Opportunity Areas

HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low-income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks census tracts from highest resource to low resource based on these outcomes. A census tract with a designation of High Resource would indicate that the census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the city is considered moderate resource while a large area of the northern portion of the city is considered low resource.

The city limit partially encompasses 2 census tracts, which are categorized by the 2021 TCAC/HCD Opportunity Map as entirely high resources areas. For purposes of evaluating fair housing, resource levels designated by the TCAC/HCD map report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. This categorization of the 2 census tracts in the city indicates that, across the city, residents have low, moderate, and high access to positive economic outcomes, and high access to educational and environmental outcomes. The 2022 TCAC/HCD Opportunity Map maps influenced the locations of potential lower income sites in the city.

The city's residential neighborhoods are primarily built out with some residentially zoned vacant land available for development. Therefore, in addition to identifying available vacant sites, the City has identified vacant residential properties that can be rezoned to increase density to accommodate affordable housing development. The lower income sites identified in the Sites Inventory are concentrated along Alamo Pintado Road, north of Mission Drive. The entire city is designated high resource by TCAC and has high access to educational and environmental resources and low access to economic resources. A total of two vacant sites were identified to accommodate very low- and low-income housing units, with a total capacity to accommodate 95 lower income units. An additional 23 vacant sites accommodating moderate- and above moderate-income housing units were identified and are spread throughout the city in high resource areas. Figure 41 shows the vacant parcels identified in the Sites Inventory in relation to the TCAC scores of each census tract.

Figure 41 Location of Sites to Meet RHNA



Source: AFFH Data Viewer, 2022

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Improved Conditions

Spatial analysis shows that tracts with low- and moderate-income households, concentrated minorities, and housing problems are predominately located in the central areas of the city. All of the sites identified in the Sites Inventory are in high resource areas, with sites accommodating above-moderate income housing units located throughout the city, including central areas of the city. Sites that accommodate lower income units in the low economic resource areas are concentrated along Alamo Pintado Road.

Exacerbated Conditions

The central area of the city contains census blocks with higher levels of concentrated minorities and cost burdened households. The city's northern census block has the smallest non-White population and the highest household median income in the city. According to the TCAC opportunity map, the entire city has lower economic outcome scores. Vacant sites that could accommodate moderate and above-moderate units were identified throughout the city, including central areas. The Sites Inventory does not exacerbate conditions in vulnerable areas of the city.

Integration and Segregation: Race and Income

Census tracts with the highest concentration of minority races and LMI populations are located in the central part of the city. As stated previously, moderate and above-moderate income sites are identified throughout these areas.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

While Solvang has no racially/ethnically concentrated areas of poverty (per HUD's definition), some census blocks with a high concentration of minorities and lower median income were found in the central part of the city. Several vacant sites are located in these vulnerable areas and could support moderate income units and above-moderate income units. In addition, sites accommodating lower income units are located outside of the central part of the city, in the northeast and southern areas of the city.

Access to Opportunity

The city is categorized into two census tracts, both of which are considered high resource. Housing units in the sites inventory are not disproportionately concentrated in different resource areas. Sites accommodating moderate and above-moderate income units are scattered on vacant parcels throughout the city.

Disproportionate Housing Needs

The site inventory focused sites on vacant areas of the city to reduce potential impacts and exacerbate displacement risks.

Table 22 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<ul style="list-style-type: none"> Fair housing outreach and housing mobility strategies 	<ul style="list-style-type: none"> Limited distribution of information on fair housing rights and services Information on fair housing limited to English 	<ul style="list-style-type: none"> Program HE-P: Affirmatively Furthering Fair Housing Program HE-V: Housing Information Transparency
<ul style="list-style-type: none"> Housing stock that is older and lacks diversity 	<ul style="list-style-type: none"> Older housing stock Dominance of single-family housing Limiting local land use policies 	<ul style="list-style-type: none"> Program HE-A: Code Enforcement Program HE-B: Housing Rehabilitation Assistance Program Program HE-H: Accessory Dwelling Unit (ADU) Development Program HE-J: Adequate Sites Program Program HE-K: Mixed-Use Development Program HE-O: Municipal Code Updates Program HE-U: Missing Middle Housing
<ul style="list-style-type: none"> Lack of affordable housing 	<ul style="list-style-type: none"> Dominance of single family housing Location and type of affordable housing Lack of farmworker/workforce housing 	<ul style="list-style-type: none"> Program HE-C: Rental Assistance Program HE-F: Local Workforce Housing Program HE-G: Density Bonus Program Program HE-M: Lot Mergers Program HE-N: Affordable Housing Incentives Program Program HE-O: Municipal Code Updates Program HE-Q: Housing for Disabled Persons
<ul style="list-style-type: none"> Residents vulnerable to displacement 	<ul style="list-style-type: none"> Increasing income gap Rising rent costs High levels of cost burden among renter households High percentage of residents with a disability High percentage of senior residents Limited access to high paying jobs 	<ul style="list-style-type: none"> Program HE-F: Local Workforce Housing Program HE-G: Density Bonus Program Program HE-I: Application for Grants and Loans Program HE-J: Adequate Sites Program Program HE-K : Mixed-Use Development Program HE-M: Lot Consolidation Program HE-N: Affordable Housing Incentives Program Program HE-O: Municipal Code Updates

Appendix A: Affirmatively Furthering Fair Housing

		<ul style="list-style-type: none"> • Program HE-P: Affirmatively Furthering Fair Housing • Program HE-R: Universal Design
<ul style="list-style-type: none"> • Limited transit access 	<ul style="list-style-type: none"> • Limited transit options and poor connectivity to region • High number of residents with a disability and senior residents relying on public transit 	<ul style="list-style-type: none"> • Program HE-P: Affirmatively Furthering Fair Housing

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Appendix B: Evaluation of the Previous Housing Element

Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Housing and Neighborhood Conservation					
1. Code Enforcement Bring substandard housing units into compliance with codes. (Policy 1.1, 1.4)	Planning, Building Department	Continue to carry out code enforcement activities.	Ongoing	In 2018, the City created a half time code compliance position and filled it after interviewing candidates.	Continue; add actions related to assisting low-income household with addressing code violations through technical assistance of funding, if available.
	General Fund				
2. Housing Rehabilitation Assistance Program Assist residents in repairing, upgrading, and improving single-family and multifamily housing. (Policy 1.2, 1.3, 1.4)	Planning / Community Development	Assist 5 homeowners and 3 renter families. Advertise program.	2015-2023	Under the emPower (CHERP) County program, 2 homeowners were assisted in 2018 to upgrade and improve their household energy efficiency through this subsidized program, for a total of 3 homeowners and 30 energy coach visits.	Continue; identify potential funding sources and commit to a minimum number of funding pursuits in the planning period.
	HOME				
3. Section 8 Rental Assistance Extend rental subsidies to extremely low and very low-income households. (Policy 2.1)	County Housing Authority	Continue to participate. Encourage property owners to list rentals with the Housing Authority.	Ongoing	The City continues to support the Section 8 (Housing Choice Voucher) program administered through the Housing Authority. Due to staffing constraints the City was not able to engage local rental property owners during the 5 th cycle.	Continue; change to reflect new name "Housing Choice Vouchers" and add specific actions.
	HUD				



Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
<p>4. Mobile Home and Mobile Home Park Preservation</p> <p>Preserve mobile homes and mobile home parks as affordable housing options.</p> <p>(Policy 2.1, 3.1)</p>	<p>Planning / Community Development</p> <hr/> <p>None</p>	<p>Maintain MHP designation and continue to allow mobile homes in single-family residential zones ministerially.</p>	<p>Ongoing</p>	<p>The Zoning Ordinance was amended to remove the requirement for a Conditional Use Permit for mobile homes with permanent foundations regardless of lot size.</p>	<p>Continue. Add actions that meaningfully work preserve existing mobile home parks and affordability.</p>
<p>5. Preservation of Community Character</p> <p>Administer design standards in the TRC zone.</p> <p>(Policy 1.3, 3.3)</p>	<p>Planning / Community Development, BAR</p> <hr/> <p>General Fund</p>	<p>Preserve and maintain the Danish/Northern European design theme in the City's Village area.</p>	<p>Ongoing</p>	<p>In March 2019 the City issued an RFP to update the Design Guidelines, Community Design Element of the General Plan, and the sign ordinance. The City is currently undertaking the General Plan Update, including an update to the Community Design Element, with expected adoption in late 2023 or early 2024. An update to the city's design guidelines will be completed following adoption of the General Plan.</p>	<p>Continue; potential to add an action to establish objective design standards specific to the TRC zone.</p>
<p>Housing Production</p>					

9. HOUSING

Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
6. Local Workforce Housing Increase supply of affordable housing for the local workforce. (Policy 2.1, 2.2, 2.3)	Planning / Community Development	Provide incentives to increase the supply of housing affordable to Solvang’s lower-income workforce.	At least annually, 2015-2023	The City has developed a list of incentives to encourage more interest in developing workforce housing through the use of current State Law and funding through the HOME Consortium.	Continue; expand with new actions and objectives.
	General Fund, HOME				
7. Density Bonus Ordinance Provide incentives required by State law. (Policy 2.10, 3.5)	Planning / Community Development	Amendment of Program 7: Density Bonus Ordinance	2015	City Attorney determination that deferring to State Law is adequate.	Continue; add action to update Municipal Code to reflect new State law requirements.
	General Fund				
8. Second Unit Development Facilitate development of second units. (Policy 2.9, 3.6)	Planning / Community Development	Encourage the construction of second units to meet the needs of the very-low, low, and moderate-income households. Provide information on the City’s website, and with an informational brochure.	Ongoing	New State laws passed in 2016 (SB 1069 and AB 2299) and the new State Laws in 2019 superseded previous ordinance, Staff is following HCD’s guidance on approving ADUs (Accessory Dwelling Units) as well as their staff’s comments and feedback. Solvang’s ADU ordinance will be finalized and brought to Council in 2019. Staff is currently processing on a case-by-case basis. the city has issued 10 ADU’s 2018-2019	Continue; add specific actions to bring the Municipal Code into compliance with recent State laws and to incentivize development (required).
	General Fund				
9. N/A	N/A	N/A	N/A		



Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Program 9 was eliminated in the Fourth Cycle Housing Element.	N/A			Eliminated in the Fourth Cycle Housing Element	Remove Program 9 from enumeration.
10. Mortgage Credit Certificate Expand home ownership opportunities. (Policy 2.7, 2.8)	County Housing Authority	Assist 20 households	2015-2023	The City continues to participate in the MCC program administered through the County Housing Authority. Due to staffing and time constraints, the City was not able to create or distribute informational materials or hold any engagement events in the 5 th cycle.	Continue; add actions to meet with Housing Authority annually to explore additional funding and other opportunities to expand the program.
	Federal				
11. Application for Grants and Loans Ensure that funds are available to implement proposed housing programs. (Policy 2.4, 2.5, 2.7)	Planning / Community Development	Investigate funds available annually under Proposition 46 and 1C as well as other sources. Apply to meet City's housing needs.	Ongoing	During the 5 th cycle the City applied for and was awarded funding through REAP (\$117,000), LEAP (\$65,000) and SB1 (\$160,000) funding programs.	Continue; add actions committing the City to pursue funding, including partnering with developers and non-profits in the pursuit of project-based grants.
	General Fund				
Provision Of Adequate Sites For Housing					
12. Adequate Sites Program	Planning / Community Development	Continue to inventory sites for ongoing needs.	Ongoing	The City monitored capacity to meet the RHNA throughout the planning period. In addition to providing capacity, production in the 5 th cycle	Continue; add actions related to State law compliance related to rezone site requirements,

Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Facilitate availability of sufficient sites to meet the City’s share of regional housing needs. (Policy 3.1, 3.2, 3.4)	General Fund			exceeded the housing need identified in the RHNA.	no-net-loss provisions, and to provide a public-facing inventory on the City website.
13. Mixed-use Development Continue to encourage residential uses in the Village & commercial areas by implementing and maintaining zoning standards for residential densities that encourage pedestrian-oriented, mixed-use development to help meet the needs of Solvang’s fair-share housing needs. (Policy 3.2, 3.4, 3.5)	Planning / Community Development General Fund	Continue to encourage residential uses in the Village Area that encourage pedestrian-oriented, mixed-use development to help meet the needs of Solvang’s fair-share housing needs.	Ongoing	The City continues to encourage residential uses in the Village Area (TRC zone) and made incentives available for affordable and senior mixed use development, including expanded floor area maximums and reduced parking requirements. During the 5 th cycle, there were no senior or affordable projects proposed in the TRC or commercial zones.	Continue; add actions as needed; add action encouraging mixed use through the General Plan Update process. This program work to increase housing mobility (an HCD requirement).
14. Infill Incentives Ordinance	Planning / Community Development	Develop an ordinance that specifies flexible standards	2016	Planning staff changes delayed plan making to achieve this goal. The current goal is to review infill	



Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Facilitate development on infill parcels. (Policy 3.5)	General Fund	and incentives for infill development.		development as part of a larger economic development goal to be set for 2024 with funding from the General Plan Update process. In 2023 the City began to review and evaluate design objectives for residential development projects.	Continue; add new actions and incentives as appropriate.
15. Lot Consolidation Consolidate lots to develop housing to lower-income households. (Policy 3.4)	Planning / Community Development	Encourage non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households.	Ongoing	Although not part of a formalized lower-income housing program, small sites are being reconfigured to accommodate higher densities-i.e., a lot under 5,000 SF was just approved to construct a duplex in the DR-20 zoning district where a single-family unit existed. To approve this, staff supported several modifications as to setbacks, as this project was the best and highest use of this property and was compatible with surrounding uses.	Continue; Sites 1 and 2 and Sites 4 and 5 have potential for lot consolidation.
	General Fund				
Removal Of Governmental Constraints					
16. Planned Residential Development (PRD) District	Planning / Community Development	Continue to use the PRD designation.	Ongoing	Although this is still a zoning district designation in Solvang as an overlay, the availability of large acreages in the City at this time that could use this	Limited potential, not required. Suggest delete.

Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Provide flexibility in developments and facilitate creative housing opportunities. (Policy 4.1)	General Fund			designation for residential projects is very limited.	
17. Affordable Housing Incentives Program Facilitate development of affordable housing. (Policy 4.2)	Planning / Community Development General Fund	Provide regulatory concessions and other incentives, including a density bonus to encourage affordable housing.	2015-2023	Density bonus offerings follow State law. Solvang participates in the HOME program with a consortium of other cities that allocate monies among various jurisdictions. Solvang received an allocation for the Solvang Senior Apartment housing in 2016. During the 5 th cycle two projects were approved with density bonuses and height modifications as incentives for providing lower income units on site. Parking reductions were offered to applicants as well; however these applicants were willing and able to meet typical parking standards.	Continue; add meaningful actions and incentives.
Equal Housing Opportunity					
18. Fair Housing Program Promote fair housing practices. (Policy 5.1, 5.3)	Planning / Community Development General Fund	Continue to support the State Office of Fair Employment and Housing, CLRA, and equal opportunity lending programs. The City will support efforts by the County Housing Authority.	Ongoing	During the 5 th cycle, the City provided informational brochures at City Hall and in the Planning Office.	Continue; add meaningful actions and expand program to includes AFFH requirements and to add any remaining meaningful AFFH actions that do not fall under another program.



Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
19. Housing for Disabled Persons Identify and remove constraints affecting persons with disabilities. (Policy 2.4, 2.5, 5.3, 5.4)	Planning / Community Development	The City will conduct an evaluation and if any constraints are identified, will take actions to address constraints.	2015	Solvang codified an ordinance in 2015 (11-12-25), Reasonable Accommodation, to address the process for requesting modifications or exceptions to rules to remove regulatory barriers to housing or housing related facilities with disabilities.	Continue; add actions and incentives to encourage development; add a review and evaluation of the Reasonable Accommodation ordinance in 2024; add an action to engage with developers and non-profits to identify constraints in 2024
	General Fund				
20. Universal Design Encourage design features that enhance accessibility and safety. (Policy 2.4, 2.5, 5.3, 5.4)	Planning / Community Development	Work with homebuilders to offer universal design options prior to constructions. Consider State model ordinance for universal design, if feasible.	2015-2023	Due to staffing constraints, this program was not implemented in the 5 th cycle. The Building Department administers plan check based on the State building code.	Continue; add actions related to engagement with homebuilders to encourage this housing type.
	General Fund				
21. Emergency & Transitional Housing Facilities and Services Promote and facilitate Emergency and Transitional Housing Facilities (Policy 3.8, 3.9)	Planning / Community Development	Meet with homeless service providers periodically to evaluate current and future needs for a homeless or transitional housing facility.	Ongoing	Emergency and Transitional Housing Facilities added as permitted uses in R-1, E-1, DR, and PRD zoning districts in 2015.	Continue; add actions related to annual engagement with providers.
	General Fund				

Program	Responsible Agency Funding Source	Objective	Timeframe	Current Status	Recommended Sixth Cycle Action
Energy Conservation					
<p>22. Energy Conservation Alternatives</p> <p>Incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development.</p> <p>(Policy 4.4)</p>	<p>Planning / Community Development</p> <hr/> <p>General Fund</p>	<p>The City will develop a Green Building Ordinance and public outreach awareness.</p>	<p>Ongoing</p>	<p>Due to staffing constraints, the City did not develop a city-specific Green Building Ordinance or produce any informational materials in the 5th cycle. The City defaults to State standards outlined in CalGreen.</p>	<p>Continue; update with new actions and objectives.</p>



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Appendix C: Comments on the Draft Housing Element

Public Review Draft Housing Element

The City received a number of comments on the Public Review Draft Housing Element. The vast majority of these comments were received from residents that live near sites with a proposed rezone. These comments indicated that the capacity assumptions for Site C were infeasible due to site constraints, traffic concerns, and drainage issues. In response to these comments, the realistic capacity for Site C has been reduced to assume that a smaller portion of the site will be developed for affordable housing due to environmental constraints, particularly steep slopes and drainage issues. HCD does not consider traffic concerns an appropriate reason to exclude a lower income site from the inventory. Additionally, as documented below, the City has expanded affordable housing and infill development incentives to assist with the costs of constraints on sites developed for affordable housing.

Additionally, a number of public comments took issue with the City's initial realistic capacity assumptions for sites A-C, but particularly on Site C. The capacity calculations were set as conservative goals, with only a portion of capacity being assumed for lower-income development. In response to these comments, the City has revised capacity calculations to identify lower income capacity on each site, without assuming additional moderate or above moderate capacity.

Public comments also noted calculation errors in the RHNA Summary Table, including an overcalculation of the RHNA buffer related to no-net-loss. These errors have been corrected and the Sites Inventory analysis and summary table have been revised accordingly.

A public comment from the owner of Site A asked the City to remove the site from consideration in the Housing Element. The owner expressed that the ownership group is not interested in higher density development on the site. Due to this comment, Site A was removed from the Housing Element.

Multiple comments noted references to Southern California Edison assistance programs in the Public Review Draft. The City has removed these references, as these programs are not available in Solvang. Information related to SoCalGas programs, which are available to Solvang residents, has been revised to include two additional programs provided by the agency.

Finally, a comment from the property owner of Site C noted potential incentives to overcome non-governmental and governmental constraints to affordable housing development in the community. In response, the City has revised the Draft Element to further incentivize affordable housing development as follows:

- Program HE-I: as requested in the public comment, the City has committed to maintaining a mailing list of developers, property owners, and non-profit agencies and distributing information on funding opportunities to these parties directly.
- Program HE-J has been included to rezone properties for compliance with 65583.2 (h) and (i), which requires a minimum density of 20 du/ac. The City's maximum density is currently 20 du/ac, lower-income development on these sites can incorporate additional units through use of State density bonus law.
- Program HE-N has been revised to identify "parking reductions equivalent to the percentage of affordable units provided" and "additional building height" as potential incentives for affordable housing development.

- Ministerial review will be provided to project providing 20 percent of units affordable to lower-income households, or 100 percent of units affordable to moderate income households, in compliance with State law. Incentives will not be offered projects that do not meet the affordability thresholds.
- Program HE-N mentions State and Federal funding to be used to incentivize affordable housing development and asks for greater specificity. The City has revised the action in question to, “Use state and federal funding to offset costs of governmental and non-governmental constraints to affordable housing development. As funds become available, the City shall immediately distribute information to property owners, developers, and local non-profits related to eligibility and application for direct financial assistance.”
- Comment #7 related to discretionary development plans and design review for development at 20 dwelling units per acre: The City has revised the text to clarify that the city will adopt objective design standards and a ministerial review process for developments that meet affordability thresholds (20 percent lower-income or 100 percent moderate-income) and that no discretionary review will be applied to such projects.
- Program HE-L: We have identified reduced setbacks and parking requirements for affordable infill projects as potential incentives for the City to explore. We have also move the timing of the program up from one years to one year.
- Program HE-U: The City has added specificity to the program, including engagement with local developers, property owners, and non-profit agencies to identify constraints and meaningful incentives to infill and missing middle housing development.
- Comment #9: The reference to Table H-38 was an error and has been corrected. Please see Table H-46, which documents housing types permitted by zone.
- Calculations in Table H-1 were revised to correct an error in the calculation of total units permitted in the 5th cycle.

HCD Review Draft Housing Element

Following the public review period and study session on the Public Review Draft, the City revised the Housing Element and submitted the HCD Draft to the City Council for review and authorization to submit to HCD. The City received a number of public comments at this time, which are also included below. The paragraphs below summarize comments received and the City’s response.

Most of the comments received called for further revisions to Site C and for additional details related to the City’s plan to consider a lot line adjustment for the site. In response to these comments the City has adjusted the acreage of Site C based on public input related to the environmental constraints on the site. The total acreage assumed feasible for affordable capacity was limited to the 1-acre corner parcel and approximately 1.5 acres of the larger 4.48 acre parcel. The City has removed the adjustment factor related to environmental constraints and has instead based feasibility calculations on the 2.5 acres deemed feasible for affordable development rather than the total 5.48-acres.

For consistency, the City has applied the same methodology to Site D, which also has environmental constraints. In doing so, the City limited the capacity calculations to the acreage deemed feasible for affordable housing development (3.71 acres) after removing environmentally constrained acreage from the total acreage (5.83 acres).

9. HOUSING

Further, the City provided further details for Site C, as requested by public comments. The City has revised the site description to include details related to plans for a lot line adjustment between APN 139-530-001 and APN 139-530-002 prior to rezoning. This effort is intended to adjust the lot line to distinguish between acreage feasible for affordable construction on the southern end of the parcel and the environmentally constrained northern portion that was deemed more appropriate for low density market rate development. The City has included a new objective in Program HE-J committing the City to completing the lot line adjustment within one year of the adoption deadline.

- *Complete lot line adjustment for Site C (139-530-002) within one year of the adoption deadline*

The City Council had questions regarding the inclusion of additional allowed building height as a potential affordable housing incentive in Program HE-N, and they provided direction to remove this language. In response to the direction provided by the City Council, the City has removed “additional allowed building height” from the list of potential incentives.

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VIA EMAIL: Council@cityofsolvang.com
Cityclerk@cityofsolvang.com
SCheca@cityofsolvang.com

January 13, 2023

**Subject: Comment on the Public Review Draft Housing Element
December 2022**

Mayor Infanti and Councilmembers,

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the Draft Housing Element, as currently written, NEEDLESSLY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable

housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the need for costly new infrastructure and services. **Very importantly, it would also increase depletion of our scarce water resources.**

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you.

Mark Frank & Myrna Livingston
653 Hillside Drive
Solvang, CA 93463

See Attached Page 3 photos

SOLVANG CITY COUNCIL

January 23, 2023

Agenda Item 6.d

Discussion and possible action to receive and file the draft Housing
Element of the General Plan

**PUBLIC COMMENT RECEIVED PRIOR TO 4 PM ON JANUARY
23, 2023**

		Very Low	Low	Moderate	Above Moderate	Total
Sixth Cycle RHNA		55	39	22	75	191
Credits	Pending / Approved Projects	3	45	10	51	109
	ADU Projections	0	0	32	32	64
Site Inventory	Vacant Sites	0	0	1	74	75
	Vacant Sites Requiring Rezoning	63	14	20	71	168
Total Planned Sixth Cycle Units		66	59	63	228	416
RHNA with required 20 % buffer (1)		66	47	27	75	230
Surplus (beyond buffered total)		+/- 0	+ 12	+ 36	+ 153	+ 186
% of RHNA Planned		120 %	126 %	233 %	304 %	218 %

(1) No-net-loss provisions of Government Code Section 65863 require all jurisdictions to provide an additional 20 % buffer to ensure capacity is maintained throughout the planning period

Plan Solvang

ORIGINAL DRAFT (ERRORS CORRECTED) - Table H-59 Site Inventory; page 478/ Public Review Draft Housing Needs Assessment, December 2022

		Very Low	Low	Moderate	Above Moderate	Total
Sixth Cycle RHNA		55	39	22	75	191
Credits	Pending / Approved Projects	3	45	10	51	109
	ADU Projections	0	0	32	32	64
Site Inventory	Vacant Sites	0	0	1	74	75
	Vacant Sites Requiring Rezoning	63	14	20	71	168
Total Planned Sixth Cycle Units		66	59	63	228	416
RHNA with required 20 % buffer (1)		66	47	27	75	215 (230)
Surplus (beyond buffered total)		+/- 0	+ 12	+ 36	+ 153	+ 201 (+ 186)
% of RHNA Planned		120 %	151 % (126 %)	286 % (233 %)	304 %	218 %

(1) No-net-loss provisions of Government Code Section 65863 require all jurisdictions to provide an additional 20 % buffer to ensure capacity is maintained throughout the planning period

Plan Solvang

ORIGINAL DRAFT - Table H-54 List of Vacant Sites Requiring Rezoning; H-98 / Public Review Draft Housing Needs Assessment, December 2022

Site	Address	APN	Size (acres)	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes
A	741 Alamo Pintado Road; 739 Alamo Pintado Road	139-031-064; 139-031-063	1.0	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	17	6 Very Low 5 Low 6 Above Moderate	5 th cycle above moderate – income opportunity site (Site 56 and 57)
B	1999 Viborg Road	139-031-020	0.64	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	11	4 Very Low 4 Low 3 Above Moderate	4 th cycle above moderate – income opportunity site (Site 26); 5 th cycle above moderate – income opportunity site (Site 55)
C	Parcel west of junction Alamo Pintado Road / Village Ln; Northwest corner Alamo Pintado Rd / Old Mission Dr	139-530-002; 139-530-001	5.48	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	76	18 Very Low 2 Low 20 Moderate 36 Above Moderate	4 th cycle above moderate – income opportunity site (Site 22-23); 5 th cycle above moderate – income opportunity site (Site 87-88)
D	West of Alisal Road; bisected by Juniper Avenue	137-260-021	3.71	REC	20-R-20 (minimum 20 du/ac as required by State Law)	64	35 Very Low 3 Low 26 Above Moderate	Only 3.71 acres of 5.83- acre property developable due to Alisal Road’s realignment within parcel boundary due to washout of Alisal Bridge in January 1969

Plan Solvang

REVISED PROPOSAL - Table H-54 List of Vacant Sites Requiring Rezoning; H-98 / Public Review Draft Housing Needs Assessment, December 2022

Site	Address	APN	Size (acres)	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories	Notes
A	741 Alamo Pintado Road; 739 Alamo Pintado Road	139-031-064; 139-031-063	1.0	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	{17} 0	6 Very Low 5 Low 6 Above Moderate	5 th cycle above moderate – income opportunity site (Site 56 and 57)
B	1999 Viborg Road	139-031-020	0.64	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	11	6 {4} Very Low 2 {4} Low 3 Above Moderate	4 th cycle above moderate – income opportunity site (Site 26); 5 th cycle above moderate – income opportunity site (Site 55)
C	Parcel west of junction Alamo Pintado Road / Village Ln; Northwest corner Alamo Pintado Rd / Old Mission Dr	139-530-002; 139-530-001	5.48 1.0	20-R-1	20-R-20 (minimum 20 du/ac as required by State Law)	{76} 20	20 {18} Very Low 2 Low 20 Moderate 36 Above Moderate	4 th cycle above moderate – income opportunity site (Site 22-23); 5 th cycle above moderate – income opportunity site (Site 87-88)
D	West of Alisal Road; bisected by Juniper Avenue	137-260-021	3.71	REC	20-R-20 (minimum 20 du/ac as required by State Law)	64	38 {35} Very Low 3 Low 26 Above Moderate	Only 3.71 acres of 5.83- acre property developable due to Alisal Road’s realignment within parcel boundary due to washout of Alisal Bridge in January 1969

Plan Solvang

REVISED PROPOSAL - Table H-59 Site Inventory; page 478/ Public Review Draft Housing Needs Assessment, December 2022

		Very Low	Low	Moderate	Above Moderate	Total
Sixth Cycle RHNA		55	39	22	75	191
Credits	Pending / Approved Projects	3	45	10	51	109
	ADU Projections	0	0	32	32	64
Site Inventory	Vacant Sites	0	0	1	74	75
	Vacant Sites Requiring Rezoning	64 (63)	2 (14)	0 (20)	29 (71)	95 (168)
Total Planned Sixth Cycle Units		67 (66)	47 (59)	43 (63)	186 (228)	343 (416)
RHNA with required 20 % buffer (1)		66	47	27	75	215
Surplus (beyond buffered total)		+1 (+/-0)	0 (+12)	+16 (+36)	+111 (+153)	+128 (+201)
% of RHNA Planned		122 % (120%)	121 % (151%)	195 % (286%)	248 % (304%)	180% (218%)

(1) No-net-loss provisions of Government Code Section 65863 require all jurisdictions to provide an additional 20 % buffer to ensure capacity is maintained throughout the planning period

RE: Housing Element / 741 Alamo Pintado Road, Solvang

Brett Jones <brett@joneslanduse.com>

Sat 1/21/2023 2:28 PM

To: Sophia Checa <SCheca@cityofsolvang.com>; Planning Dept Public List <planningdept@cityofsolvang.com>
Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>; Rodger Olds <rolds@cityofsolvang.com>

Caution! This message was sent from outside your organization.

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Hi Sophia,

On behalf of my sister-in-law, Michele Jacobsen, I wanted to officially state that she and I (a resident of Solvang) are against the potential rezoning of her vacant property, located at 741 Alamo Pintado Road, Solvang.

Can you make sure that this letter is included as public comment and is part of any packets for the Planning Commission or the City Council?

Thank you!

Brett Jones
Jones Land Use Planning, LLC
P. O. Box 847 / 2922 Grand Ave., Suite J
Los Olivos, CA 93441
brett@joneslanduse.com
www.joneslanduse.com
(805) 688-4974 (office)
(805) 886-2706 (cell)

From: Brett Jones
Sent: Monday, December 5, 2022 4:46 PM
To: Sophia Checa <SCheca@cityofsolvang.com>; Planning Dept Public List <planningdept@cityofsolvang.com>
Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>; Rodger Olds <rolds@cityofsolvang.com>
Subject: RE: Housing Element / 737 Alamo Pintado Road, Solvang

Thank you!

Brett Jones
Jones Land Use Planning, LLC
P. O. Box 847 / 2922 Grand Ave., Suite J
Los Olivos, CA 93441
brett@joneslanduse.com
www.joneslanduse.com
(805) 688-4974 (office)
(805) 886-2706 (cell)

From: Sophia Checa <SCheca@cityofsolvang.com>
Sent: Monday, December 5, 2022 4:45 PM
To: Brett Jones <brett@joneslanduse.com>; Planning Dept Public List <planningdept@cityofsolvang.com>
Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>; Rodger Olds <rolds@cityofsolvang.com>
Subject: Re: Housing Element / 737 Alamo Pintado Road, Solvang

I have added it to their folders. Thank you!

From: Brett Jones <brett@joneslanduse.com>
Sent: Monday, December 5, 2022 4:00 PM
To: Sophia Checa <SCheca@cityofsolvang.com>; Planning Dept Public List <planningdept@cityofsolvang.com>
Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>
Subject: RE: Housing Element / 737 Alamo Pintado Road, Solvang

Thank you Sophia.

Yes, please include this email as public comment.

Brett Jones
Jones Land Use Planning, LLC
P. O. Box 847 / 2922 Grand Ave., Suite J
Los Olivos, CA 93441
brett@joneslanduse.com
www.joneslanduse.com
(805) 688-4974 (office)
(805) 886-2706 (cell)

From: Sophia Checa <SCheca@cityofsolvang.com>
Sent: Monday, December 5, 2022 3:41 PM
To: Brett Jones <brett@joneslanduse.com>; Planning Dept Public List <planningdept@cityofsolvang.com>
Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>
Subject: Re: Housing Element / 737 Alamo Pintado Road, Solvang

Hi Brett,

Thank you for following up. Do you want me to submit this for the record as public comment?

I am new to being involved in this process, so I will answer the best I can. Laurie, our Planning Consultant, is the other email address on the Planning Dept Public List. She is more familiar with General Plan processes and may weigh in as well.

- There is a responsibility to inform the property owner of a potential re-zone. I am not sure when it typically is supposed to happen.
- Once the General Plan is no longer being modified, it will undergo an Environmental Impact Report (EIR) process with the other elements of the general plan. I believe the rezone will happen after the completion of the EIR as the environmental impact of the rezone is being assessed through the EIR. The city council would also need to vote to approve it.

- It does not require a property owner to propose any development. There are several parcels on Copenhagen Drive that were rezoned around 2007 where proposed development did not happen until this year. Through the Housing Element, we need to show either projects in the works or land that could be redeveloped to account for all of the units we need in order to meet our Regional Housing Needs Assessment (RHNA) number.

Housing Resources

Future Housing Need

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period, called the Regional Housing Needs Allocation (RHNA). Compliance with this requirement is measured by the City's ability to providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Santa Barbara County Association of Governments (SBCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. For the sixth Housing Element cycle, the City of Solvang has been allocated a RHNA of 256 units, divided into four income levels as shown on Table H-47.

Table H-47 Projected Housing Needs (Regional Housing Need Allocation)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Solvang	28	27	39	22	75	191
Santa Barbara County	5,799		3,935	4,397	10,725	24,856

Source: SBCAG, HCD Pre-approved Data Package, ACS 2015-2019, Table 25.

The City's Housing Element must demonstrate the availability of sufficiently zoned land to meet the planning targets defined in the RHNA. To provide more granular information on housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 55 units, the City has a projected need of 28 units for extremely low-income households. Zoning to meet the needs of extremely low, lower, and moderate-income households must be of sufficient density and with reasonable development standards to facilitate development affordable to these groups.

- I looked in the Housing Element. It does not look like 737 APR (745 APR on the Assessor's Look Up) is being considered either as a site that does not require rezone or as a site that requires rezone.

Table H-52 List of Vacant Sites Not Requiring Rezoning is on pages 172 through 174: [12052022-739 \(cityofsolvang.com\)](https://www.cityofsolvang.com/12052022-739).

Table H-53 List of Vacant Sites Requiring Rezoning

Site	Address	APN	Size (acres)	Existing Zoning	Proposed Zoning	Realistic Capacity	RHNA Income Categories
1	741 Alamo Pintado Road; 739 Alamo Pintado Rd	139-031-064, 139-031-063	1.0	20-R-1	DR, 20-24 du/ac (minimum 20 du/ac required by State law)	20	10 Very Low 10 Low

- I will need Laurie to weigh in on this. I do not believe you are locked in to having to provide low-income units. However, I could see ramifications in terms of having to state that the proposed project is not consistent with the General Plan when we are writing the Planning Commission Staff Report. Additionally, we'd need to identify another site to allocate those units. I am curious what Laurie will say. She will be attending the meeting virtually.

Thank you,

Sophia

From: Brett Jones <brett@joneslanduse.com>
 Sent: Monday, December 5, 2022 1:05 PM
 To: Planning Dept Public List <planningdept@cityofsolvang.com>
 Cc: Angela Janes <angie@joneslanduse.com>; Michele Jacobsen <07mkmorrison@gmail.com>
 Subject: Housing Element / 737 Alamo Pintado Road, Solvang

Hi Sophia,

My sister-in-law is the property owner of 737 Alamo Pintado Road, Solvang and she also owns 741 AP Road, a vacant parcel that is currently under review for re-zoning. She and I have a few questions:

- What is the City's process and / or responsibility to inform a property owner of a potential re-zone?
- What is the next step in this re-zone process?
- Does this re-zone require the property owner to propose any development?
- How does the re-zone affect the property directly to the west (737 APR) / is that developed parcel being considered as part of the re-zone?
- Is the re-zoned property required to include a low-income component. For example, if a SFD and an ADU is proposed on the parcel, would either unit be required to be low income?

I will plan on attending the Zoom meeting tonight and can ask these questions there, as well.

Thank you!

Brett Jones
 Jones Land Use Planning, LLC
 P. O. Box 847 / 2922 Grand Ave., Suite J
 Los Olivos, CA 93441
brett@joneslanduse.com
www.joneslanduse.com

January 20, 2023



Dear City of Solvang and To Whom It May Concern,

We recently reviewed the Public Review Draft Housing Needs Assessment [December 2022] document and learned of the possible rezoning of lots 741 Alamo Pintado Road and 739 Alamo Pintado Road, also known as "Site A" in the Housing Needs Assessment Draft. It seems the City is proposing to rezone the two sites to accommodate high density, lower income housing. The two sites are currently zoned 20-R-1 and allow for two dwelling units per acre. The City intends to rezone the parcels to DR-20 and apply the required minimum density of 20 dwelling units per acre to meet the high-density designation.

Our families reside on Kanin Hoj. Kanin Hoj is a small cul-de-sac serving five homes adjacent to the proposed "Site A". We strongly oppose rezoning the lots adjacent to and near our street. Our neighborhood is not designed to support high-density housing. It is a quiet, single-family residential community desirable for the privacy and serenity provided by the large low-density lots.

Water, traffic, parking, noise, light, pollution and scale of such a development are all of great concern. The proposed zoning would be out of context and scale for the neighborhood. Kanin Hoj would not be able to withstand the additional traffic or parking created from the proposed high-density housing. The increased vehicular traffic on Kanin Hoj and Alamo Pintado could also pose a potential life safety hazard, as there is no access for pedestrians and limited access for first responders.

The proposed high-density housing located in a single-family residential neighborhood will also negatively affect the home values in the immediate vicinity as the homes in this single-family residential community are desirable for the privacy and serenity provided by the large low-density lots.

In addition, this will negatively impact the local wildlife, namely the deer families that live and reproduce here. We greatly appreciate your concern and thoughtfulness in regards to our effort to preserve the beauty of this single-family residential community.

With great concern,

The residents of Kanin Hoj and 745 Alamo Pintado Road

Ben Woodall



Lindsay Woodall



David Jamieson



Adam Pollenz



Kendyl McLean-Pollenz



Diana Richardson



Lynn Richardson



Michael Robbins



Neilla Robbins



Michelle Jacobsen



FW: housing element

Annamarie Porter <aporter@cityofsolvang.com>

Mon 1/23/2023 8:21 AM

To: Sophia Checa <SCheca@cityofsolvang.com>;Rodger Olds <rolds@cityofsolvang.com>

From: Laura Ishikawa <lauraishikawa@yahoo.com>

Sent: Monday, January 23, 2023 8:07 AM

To: City Hall <cityhall@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>

Subject: housing element

Caution! This message was sent from outside your organization.

Solvang City Council -

I know that the housing element is a complex issue and I understand no one wants to have more housing next to them in what is currently open space such as the lots being considered on Alamo Pintado, but clearly the state is requiring us to provide more housing.

I agree with the comments in the draft housing element that the Alamo Pintado lots are ideal for more housing as those locations are walkable to many amenities such as grocery stores, medical, pharmacies, and restaurants.

I feel that what Solvang is missing is moderate/mid-level housing/ "starter homes". I work as a public-school teacher and my amazing paraprofessionals have been trying to break into the housing market for years but so much of what has been available has been high end/huge houses that are out of financial reach for them. They tell me "I don't need big and fancy, I just want to stop renting and own my own place". They are trying to begin to build their generational wealth for themselves as well as for their children.

Please encourage the developers to provide as much moderate "missing middle" housing as possible (small but not tiny) and housing affordable to basic working folks.

Thank you for your hard work.

Laura Ishikawa
Solvang Resident

Lansing Duncan
635 Aqueduct Way
Solvang, CA 93463

Mayor Infanti and Councilmembers,

Thank you for listening to the concerns of Solvang residents on Monday December 12 regarding the Housing Element proposal to develop 90-110 or more units on Site 3 (now labeled Site C.)

Those residents pointed out the many reasons why the steeper hillside parcel would be very expensive to develop and would not result in affordable units. Your own staff has pointed out this issue and stated that the entire site with both parcels “should be at the most 20 units in the low category with the rest at market rate.”

Reflecting that statement, the current Public Review Draft now shows 18 Very Low units and 2 Low units. These units could be more easily developed on the lower flatter site described as “significantly less costly to develop” without the construction of the additional 20 Moderate and 36 Above Moderate units, undoubtedly sited on the steep hillside parcel, that the City does not need.

At the December hearing the owner and prospective developer of Site C (formerly Site 3) spoke after residents so there was no opportunity for residents to rebut his comments. This letter will address some of the pointed questions and confident assertions the owner made.

The owner questioned the fact that only his site had been commented on by the speakers. I suspect there are many reasons for that. The first being that the number of units proposed for Site C is far larger than any other site. Secondly, Site C with its prominent hill is highly visible to members of the public who live in the neighborhood or shop at the two nearby shopping centers. Thirdly, Site C is the most egregiously poorly-considered proposal of all sites by far. There were legitimate reasons motivating the comments of the speakers. It was not a personal attack on the owners.

The owner also wondered why only Mission Oaks residents questioned the appropriateness of Site C to support affordable housing on the scale proposed. I suspect this was because a relatively small number of Solvang citizens were aware of what is proposed. The draft document had only been released prior to the Planning Commission hearing which occurred just a week before the Council’s meeting.

It is totally understandable that neighbors are the city residents most likely to be able to identify a piece of property from the minimal description incorporated in planning documents. When a property has no address and only an APN is listed it can be difficult to know what is being discussed. Mission Oaks residents abut the Site C parcels to the west and to the north so it is not surprising that they are more familiar with its location. They are also the City residents who are

most familiar with some of the challenges to develop it, such as the steep terrain, the existing drainage, the Mission Aqueduct and the difficult expansive soils involved.

It is not surprising that the owners of the shopping center across the street were not protesting the prospect of hundreds of new customers. And it is not surprising that the owners of the Merkantile to the south, were not calling attention to Site C, since they are also the owners of Site C. Would the owners of Site C prefer that no residents talk about how appropriate the steep hillside of Site C is for the dense development proposed and the production of affordable housing? Fortunately, Solvang residents have the opportunity to be heard when they speak out about poorly considered public planning decisions that will affect them.

The owner cited the redevelopment of the Merkantile as an example of dealing with the problems that would be encountered on Site C. The neighbors who experienced the demolition of the Valley Plaza Shopping Center and its replacement with the Merkantile however, might question the confidence expressed by the developer. Those who monitored the project know that the project was continually in flux and many promises made to the neighborhood never panned out. Numerous impacts to the community were not adequately mitigated and continue to this day.

Many residents questioned why a California Ranch style shopping center such as Valley Plaza, so well-suited to the topography of the site, and the residential neighborhood, was being demolished. They were told that the new shopping center would have direct access to Hwy. 246 thereby reducing the traffic on Old Mission Drive and the impacts to the neighborhood. That did not happen because Caltrans ultimately denied access.

The community pushed back when the developer proposed to cut down all of the many specimen trees on the site. The developer then claimed that he would be able to retain all the perimeter trees including the large Sycamores, but all the interior trees would have to be removed. Two subsequent revisions to the project however, required the removal of 8 more mature trees. The original grading plan did not meet the necessary standards and had to be revised, lowering the grade behind New Frontiers and removing more trees. A significant 37% expansion to the Forest Service building required more removal of screening trees.

The community was told that the hedge behind the large New Frontiers building that helped protect the neighborhood could be retained, but then we were told it would have to be removed. Only because the community objected and the modification appealed, was the project revised to allow its retention. Because the five existing trees that would have screened the back of New Frontiers had to be removed, new trees (5 along Old Mission Drive) were promised to replace those that had to be removed, but they were never planted. Others trees that were planted have died and have not been replaced. The hedge was supposed to grow to 8' high to provide screening but it remains less than 6'. There are many areas where the landscaping has died and has not been replaced. Transformers that were never shown on the original plans have no landscaping to screen them from the residential neighborhood.

Solvang requires that parking lots be screened by walls or landscaping from public roadways but the plantings that were supposed to screen the large parking lot visible from Hwy. 246 and Alamo Pintado Road have failed to do so. The only substantial landscaping features are some shrubs along Hwy. 246 that were part of the Valley Plaza's well-established landscape, and the large perimeter Sycamores that the neighbors insisted be retained. But they are deciduous so when they are out of leaf the shopping center and all its bulk and signage is totally visible. Too many of the much smaller new trees are also deciduous. More evergreen trees should have been used. They would provide much needed shade that was readily available in the old Valley Plaza Shopping Center that hosted concerts on the grass.

Originally the commercial square footage of the Merkantile was comparable to that of Valley Plaza plus the addition of eight apartments that were supposed to expand the diversity and affordability of Solvang's housing. Ultimately the commercial space was substantially increased and five of the apartments became Air BnB rentals.

The community was told that all the tenants of the Merkantile would be locally -owned businesses but that has not panned out. New Frontiers itself, is the only business that could be considered locally-owned. The local businesses that attempted to locate on the Merkantile site ultimately moved out, presumably because the location was inappropriate and / or the rents were too expensive.

Neighbors were concerned that the expanded size and uses of the Merkantile would negatively impact public safety and parking on Old Mission Drive, which is substandard in places. They were told that there would be ample parking on site for customers, residents and employees and that the improved New Frontiers loading dock would take care of deliveries. In fact, certain businesses insist that their employees park on the street and large trucks often park or double-park on Old Mission Drive while making, or waiting to make, deliveries. The loading dock is difficult to access and vehicles waiting to use it can block the entry to the shopping center.

The shopping center is supposedly pedestrian friendly but both the entries from Old Mission Drive lack pedestrian sidewalks that would connect the interior sidewalks with the public sidewalk. Pedestrians have to walk in the driveways and dodge vehicles.

All the buildings of The Merkantile are essentially two-story. The Bank building is actually single story but its massing is that of a two-story building. It is placed ten feet closer to Alamo Pintado Road than indicated on the plans shown to the public and the Planning Commission. Since it is placed at a high elevation well above Alamo Pintado Road, it intrudes dramatically on the public streetscape and dramatically infringes on the canopy of an existing Sycamore, in violation of the project's Tree Protection Plan.

Because The Merkantile sits on the highest corner of this gateway intersection it should have been designed with a low profile to fit with the topography and the surrounding development.

But instead, it was designed to have as much visibility as possible, in order to serve as a billboard for its elevated signage.

Almost all the Valley Plaza Shopping center appeared to be single-story. Although the People Helping People building was two-story it was set into the grade and back from the road to reduce visual impacts. The four unobtrusive upper-story apartments were carefully placed to reduce visual impacts, most people were unaware of their existence. Valley Plaza did not have the large blank walls seen at the back and side of the New Frontiers building leading the neighbors to call the building “The Penitentiary.” Neighbors were able to look over the old shopping center to see the mountains.

Valley Plaza signage was unobtrusive and dramatically different from the interior-lit signage and multiple monument signs of the Merkantile. The entry to Solvang was unnecessarily impacted by the demolition of the lushly landscaped well-designed Valley Plaza Shopping Center and the erection of The Merkantile. The last step in its construction was the expansion of the highly visible Forest Service building with its fenced parking lot, the addition of another large monument sign and the poorly-placed brightly lit charging stations that are totally out-of-place.

The owner and developer of The Merkantile will face much larger challenges in the creation of affordable housing on the steep hillside parcel of Site C. He will not be able to take advantage of existing retaining walls on the north and south side of the site as he was at the Merkantile. He will have to develop entirely new access to public roads and drainage infrastructure on a far more challenging site with a 64 foot change in elevation. He will not be able to rely upon any existing landscaping. He will have to deal with an existing drainage that runs through the site and protect the Historic Mission Aqueduct. But most importantly, if he were actually constrained to produce affordable housing, he would not be able to continually revise the business plan, the site plan, the tenants, the customer base, the rents and /or the sales prices to pay for the very expensive costs of developing on such a challenging site.

Depending on your perspective, you may or may not consider The Merkantile an unqualified success, but there is no question that many of the original promises made to the community have not been realized, suggesting that future development of a far more challenging site by the developer, cannot be relied upon to produce truly affordable housing.

Thank you for your consideration,

Lansing Duncan

To: Sophia Checa, Planning Manager and the Solvang City Council

Topic: Development of Parcels C at Alamo Pintado and Old Mission Road

Dear Sophia Checa and our Solvang City Council,

Meetings are coming up for discussion on the proposed development by owner Joshua Richman on the two parcels he owns.

We understand the need for Solvang to comply with the State of California's housing needs.

We are okay with projects that will provide this housing, without deteriorating the quality of where we all live.

We have read the 2022 Solvang Housing Element and a few items are of concern.

It says some reductions in parking requirements could be considered. I believe we read that one single space per unit could be the minimum. This would mean that the unit's other vehicles would park offsite. Here at Old Mission Road, there is no parking available. The good folks who work at the New Frontiers store and the other businesses park regularly on the Old Mission Street. We also have the large produce trucks that park on the street as they wait to use the single unloading dock for New Frontiers.

If this were allowed, we anticipate some 40+ vehicles looking for parking daily. So, we have a few questions.

- 1- How many vehicles would the City Council or the developer need to park off of the building site?
- 2- Does the developer suggest another location for these vehicles which will not fit in the parking space of their unit?
- 3- What would occur if these same vehicles started parking in the shopping centers at New Frontiers and at Rite Aid and Leonardo's?

The other concern is the horse trading that will occur between the City Council and the Developer. It is our hope that the City, does not bear any cost for this project. If the developer builds a quality housing project with

access, parking, and low- income housing. We are sure he would recoup his monies with the sale of the upper priced homes on the hill.

That being said, we appreciate the work that you have done and know that you first thoughts are what is good for all parties concerned. It could be a good project.

Sincerely,

Jack and Elizabeth Clymer

FW: zoning change on the Alamo Pintado and Old Mission intersection to allow high density of 76-110 units;

Annamarie Porter <aporter@cityofsolvang.com>

Mon 1/23/2023 8:29 AM

To: Sophia Checa <SCheca@cityofsolvang.com>;Rodger Olds <rols@cityofsolvang.com>

From: Stephanie Statom <stephaniestatom@yahoo.com>

Sent: Sunday, January 22, 2023 8:04 PM

To: City Clerk <cityclerk@cityofsolvang.com>

Subject: zoning change on the Alamo Pintado and Old Mission intersection to allow high density of 76-110 units;

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Dear Planning Commission,

I am not in favor of the proposed zoning change on the Alamo Pintado and Old Mission intersection to allow high density of 76-110 units; draft housing element project.

My concern is the corridor for wildlife.

The corridor for wildlife has already been impacted and narrowed greatly by the newest projects around Alamo Pintado, hwy 246 and Old Mission drive cul-de-sac where fencing is cutting off fair passage for deer, bob cat, badger, coyote and greater apex predator such as mountain lion. If you take a drive or a walk along historic Old Mission drive you will see the south side is now solidly fenced. The only unfenced area is east side of the very busy Merkantile parking lot which sits next to the flow of heavy traffic on Alamo Pintado and hwy 246.

I would warn that once these and other projects go up, there is and will be no way to go backwards to mitigate the thoroughfare necessary to sustain healthy and necessary passage.

The issue of fencing needs to be considered ahead of time with a fair environmental review, a review by those who are on the side of wildlife as opposed to a review made by those who would benefit from the current proposal.

I could not find a fair consideration comment from the property owner regarding wildlife and would like to know if this person is even aware of such things - the Cougar and Deer and Bobcat, the Hawks and threatened songbirds who live there. I'd also like to know whether the planning commission is considering the subject of wildlife existing among us as a whole... not on separate lots but how we want to live with them and what our duty to them looks like on a bigger scale.

As it stands now this project would disrupt and destroy the only piece of land left that safely accepts and provides harbor, food and respite for wildlife who live among us who have to navigate through Solvang from the low lying land below the Old Mission and either forge under the Alamo Pintado bridge or risk crossing hwy 246's heavily trafficked road, and make their way north up Alamo Pintado. This corridor is important for them. It is to their benefit that there is a stop light at 246 and Alamo Pintado but it still doesn't keep wildlife from being hit by cars and nor keep humans safe from injury due to collisions with wildlife.

As Solvang gets more and more congested the concern for wildlife passage should be a priority. As I stated above - you can't go backwards once it's done.

I would ask the planning commission to please be aware of how any current and proposed projects already do and will include fencing that cuts off safe passage now and in the future to corridors that have existed for years and years.

*** The fencing at Los Padres National Forest new offices in the Merkantile parking lot, the adjacent building west of the Los Padres offices, and the extreme fencing at the cul-de-sac on Old Mission dr. is an example of how 3 different projects ended up cutting off entry for wildlife coming from south side of 246. The townhouses at the end of Old Mission cul de sac have a solid fence cutting off all access and what's left is essentially a dangerous ravine between their backyards and

hwy 246. The fencing goes all the way around to 246. How is wildlife supposed to manage safely? The new proposed project will undoubtedly further cut off another vital portion of corridor and chop it up.

Housing implies noisy humans, dogs and pets who through no fault of their own will undoubtedly frighten , detour and injure wildlife. The consequences of causing fear to wildlife will undoubtedly cause greater peril and death for wildlife who have no other option but to run into traffic to get away from pets and people. Of course this implies increased traffic accidents i.e. animal/verses/vehicles collisions and higher mortality.

One element necessary for healthy wildlife is wild untouched land, peace and quiet and this is key. I would say humans need this as well. We all benefit from open pasture.

All these things need to be seen as a whole not as separate issues. In other words as each project comes before you the whole issue of healthy wildlife, their corridors and safe sustaining lands and passage should have already been studied on a grander scale. It should be and needs to be an important element and a key factor in the planning of Solvang.

I understand the pressure the state is applying to build affordable housing but this lot is important for wildlife. Please be fair and be educated in your decisions.

Thank you for listening to me,

Sincerely,

[Stephanie Statom](#)

404 First st

Solvang, California

805-574-0061

Lots on Alamo Pintado LLC
Joshua J. Richman, Manager
1111 Broadway, Suite 300
Oakland, CA 94607

January 13, 2023

Submitted via www.plansolvang.com and by email to scheca@cityofsolvang.com

City of Solvang
Planning Division
Attn: Sophia Checa, Planning Manager
411 Second Street
Solvang, CA 93463

Re: Comments on Draft Housing Element

Dear Ms. Checa:

Thank you for the opportunity to comment on the City of Solvang's draft Housing Element which was circulated on December 15, 2022.

As a Solvang native, I appreciate the thorough approach the City has taken over the last year or more to address state Regional Housing Needs Allocation ("RHNA") mandates and plan for future housing. This is clearly a complex endeavor that involves many stakeholders and brings local and regional planning issues to the fore.

The 5.48 acres of vacant land that my family owns at the northwest corner of Alamo Pintado Road and Old Mission Drive have been subject to considerable comment over several public hearings. The two legal parcels comprise the largest contiguous residentially zoned vacant parcels in the City's limits and are ideally suited for housing. As I have previously explained to staff and in public hearings, I am committed to building housing on this site in a way that preserves and even enhances the character of Solvang. Housing on this infill site avoids urban sprawl (all neighboring parcels are developed or entitled for development) and helps regional traffic by placing new housing at the center of the Santa Ynez Valley and near existing amenities and services.

Some commenters have described development on this land as creating "unnecessary units." In addition to being factually inaccurate, those comments dismiss the needs of all those people who commute to the area every day and make valuable economic, social, and cultural contributions to the City and greater region. Calling new housing "unnecessary" also dismisses the larger housing crisis in California. We hear about it all the time and see it in all parts of the state that there is not enough housing to meet demand. The RHNA quantifies that demand at the local level and based on that assessment, Solvang needs nearly 200 additional housing units.

Other commenters have argued that these parcels are not feasible for development. Given the size of the parcels and the number of units that staff has identified as being realistically possible for the site, I believe that with appropriate incentives from the City, there is an economically feasible path to getting some affordable units constructed on the parcels. For example, the Housing Element should consider fee waivers, density bonuses, grants, and greater streamlining of project approvals beyond those offered in recent housing statutes.

As the City revises its Housing Element, and prior to submission to HCD, please consider including the following clarifications and/or corrections:

1. In Program HE-I, the Housing Element states that the City is going to identify funding opportunities available to local developers. How will the City go about identifying these funding opportunities and how will it notify interested parties? Would the City create a mailing list for interested property owners to ensure these opportunities are effectively communicated?
2. In Program HE-J and Table H-54, the DR-20 zone is described as having a 20 unit per acre minimum density. In other parts of the draft Housing Element, it looks like the 20 units per acre is a maximum. Since there is a recommendation that our parcels be rezoned to DR-20, please clarify whether the DR-20 zone would impose a minimum or a maximum density. Please note that we are open to density beyond 20 units per acre, which would be reasonable for a city like Solvang and not inconsistent with the region.¹
3. Program HE-N describes affordable housing incentives, but I believe the City could do more to encourage affordable housing. Many of the units identified in the needs assessment are affordable units, but the economics of those units may be difficult to finance. Please consider adding additional regulatory incentives to encourage that enough affordable housing can be developed to meet the identified need. For example, the City should consider reductions in parking requirements for projects that include affordable units, allow for increases in building height, clustering, and density bonuses.
4. Section G of Program HE-N describes a ministerial process for residential projects in commercial zones. Would that ministerial process also apply to projects in the DR-20 zone? It is unclear whether multi-family projects require both a Land Use Permit and Development Plan, or just one but not the other. Please provide this clarification.
5. Section E of Program HE-N describes the use of state and federal funding to support affordable projects. Does the City have affordable housing funds available to developers or a referral program for affordable housing developers? If so, these resources should be identified in Program HE-N along with a description of how information about these resources will be publicized. Will the City commit to applying for grant funding through the department of Housing and Urban Development?
6. Table H-43 states in a footnote that the "Land Use Permit" fee applies to new single-family dwellings and second units. However, it is unclear whether this means that a Land Use Permit is all that is needed for those types of projects. Page 104 states, by contrast, that "The City uses various development permits to ensure quality housing while minimizing the costs associated with lengthy reviews. The City's permit process is codified in Title 11 of the Solvang Municipal Code and provides for three (3) levels of review: (1) conceptual, (2) ministerial, and (3) discretionary. *All projects are to receive a Land Use Permit regardless of their level of review.*" (Emphasis added.) Does this mean that multi-family housing projects will also be subject to a Land Use Permit? This seems like a constraint

¹ Some surrounding jurisdictions allow for residential zoning at a density higher than 20 units/acre:

- County of Santa Barbara (30 units/acre. SBCC 35.23.060.)
- City of Santa Maria (22 units/acre. SMMC 12-8.08.)
- City of Lompoc (22 units/acre. LMC 17.208.040.)
- City of Buellton (16 units/acre. BMC 19.02.120.)

on these types of projects. I would encourage the City to remove barriers to housing development and avoid an onerous and costly approval process.

7. The Housing Element explains that "PRD [Planned Residential Development] projects are subject to a discretionary development plan." (Page 104). Pages 110-111 provide other scenarios in which a Development Plan is required. Like other sections of the Housing Element, the language could benefit from clarity. Page 118 states, "Multifamily projects in the DR zoning district reaching a density of 20 dwelling units per acre are additionally subject to review by the Design Review Committee. All projects in the DR zoning district, including multifamily projects, require a Development Plan to be submitted for review." Please explain whether multi-family approvals are subject to a discretionary Development Plan and, if so, why?
8. Parking. While the Housing Element states that our land does not qualify for the reduced parking standards set forth in AB 2097, the Housing Element should ensure that affordable projects are subject to reduced parking standards. The City currently allows a reduced parking standard for "mixed use" projects with an affordable component. Why not allow for a similar relaxation of parking standards for projects that contain affordable housing? The Housing Element should provide for a reduced parking standard for any multi-family project with affordable units, regardless of whether the project has commercial uses associated with it.

The City should add a new category of reduced parking standards for infill projects. Throughout the General Plan and the Housing Element, it is noted that infill development is preferred to developing the outskirts of the City. Incentivizing infill development by reducing costly parking requirements would demonstrate the City is committed to providing needed housing.

A final note on parking requirements is that page H-62 states that Programs HE-L and HE-V commit the City to reevaluating parking requirements for infill projects, but it is not clear how those programs will do that. Please provide more detail on how infill parking standards will be evaluated and a description of the specific the programs that will ensure compliance with Programs HE-L and HE-V.

9. Table H-38 "illustrates the land uses that require a CUP" but Table H-38 lists development standards and does not mention CUPs. The Housing Element should be clarified to explain the types of projects that require a CUP and specifically clarify whether multi-family projects require a CUP.

Thank you again for the opportunity to comment on the draft Housing Element. We remain committed to making meaningful contributions to the City's housing needs and goals.

Sincerely,

Lots on Alamo Pintado, LLC
By:



Joshua J. Richman, Manager

TO: Council@cityofsolvang.com
Cityclerk@cityofsolvang.com
SCheca@cityofsolvang.com

Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the Draft Housing Element, as currently written, NEEDLESSLY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the need for costly new infrastructure and services. **Very importantly, it would also increase depletion of our scarce water resources.**

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you,
Robert Snyder
Valerie Morgan
728 Hillside Drive
Solvang, 93463

Jay & Lisa Orlandi
736 Hillside Drive
Solvang, California 93463

JANUARY 9, 2023

VIA EMAIL TO: Council@cityofsolvang.com
Cityclerk@cityofsolvang.com
SCheca@cityofsolvang.com

**Subject: Comment on the City of Solvang Public Review Draft Housing Element,
December 2022**

Dear Honorable Mayor Infanti and Councilmembers:

We understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the Draft Housing Element, as currently written, **NEEDLESSLY AND COUNTERINTUITIVELY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.**

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

Moreover, when assessing the advisability of approving new units being added to these parcels, it is necessary to undertake a reasoned cost-benefit analysis.

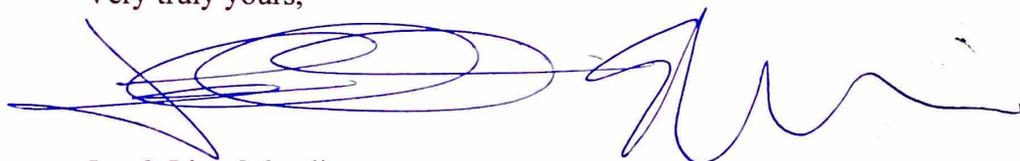
The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the need for costly new infrastructure and services. **Very importantly, it would also increase depletion of our scarce water resources.**

Accordingly, approving the development of the 4.48-acre parcel would vitiate strongly against the productive use of the land and instead present a "tragedy of the commons" scenario, where the use of this for land for development purposes will cause significant depletion of Solvang's resources from an ecological perspective and will also present significant infrastructure, safety, and congestion concerns by adding significantly more density in an area that is not properly suited to absorb that level of density. Again, when weighing the cost-benefit of development, there is a reasoned argument to be made for the laudable goal of providing Low and Very Low Income housing units in weighing the harms that development will bring. But in the context of Moderate and Above Moderate Income housing, the benefits (flowing primarily to a developer) simply cannot outweigh the significant costs to the area.

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you for your consideration of this important issue.

Very truly yours,

A handwritten signature in blue ink, consisting of a large, stylized initial 'J' followed by a series of loops and a long horizontal stroke.

Jay & Lisa Orlandi
736 Hillside Drive
Solvang, California 93463

jayorlandi@gmail.com
lisaannorlandi@gmail.com

January 13, 2023

Members of the Solvang City Council
C/O City Hall, City Clerk's Office
1644 Oak Street
Solvang, CA 93463

RE: Housing Element Draft of 12/15/2022

Dear Solvang City Council Members,

My name is Craig Kent and I have been a property owner and resident of Solvang since 1979 (43 years). I am also a former Solvang City council candidate and have been actively engaged in various County and City planning activities for a number of local developments as an interested homeowner and resident (e.g. original General Plan creation as well as previous updates, Mission Oaks, Valley Plaza/Old Mission Marketplace, Old Mill housing and commercial building development, Nielsen's Center expansion/remodel, Cottages on Old Mission, etc.) which has given me a good understanding of the processes and studies that have been used and performed over these many decades.

I am aware of the need for the City to address the Regional Housing Needs Allocation (RHNA) mandate and the challenges that presents. I am also aware of the need for the city to expeditiously work through the Housing Element update to address the RHNA needs.

I am writing to you today to express my significant concerns about the zoning change being promulgated for the two parcels at the Northwest corner of Alamo Pintado at Old Mission Drive, currently designated as Site C (formerly designated sites 4 & 5). I am familiar with this site and in past years have walked it in the company of an Archaeologist who was supporting a resource assessment activity for the former Brand property Honey Locust development and another time during assessments for the Mission Oaks development as an informal interested observer.

I am concerned that the zoning change for this entire site from 20-R-1 to DR-20 will allow a higher density of development than this property can reasonably support and will set up future city wide problems in the areas of traffic, runoff and flood control, water use, parking and infrastructure needs to accommodate the potentially large number of units that would be allowed under the DR-20 zoning.

I am troubled that this zoning change does not appear to be informed by an updated traffic and pedestrian safety impact assessment that includes not only the potential buildout of this site but also the impacts of other recently approved and developed projects, nor does it appear to be informed by the updated assessments of water use and runoff/flood issues. The property, particularly the hillside portion has produced significant runoff in the past causing flooding and debris issues on Old Mission Drive and Alamo Pintado.

During the most recent storm I observed that the runoff and debris from this property primarily went onto Alamo Pintado whereas in previous storms a fair amount has also gone onto Old Mission Drive.

Recent rains underscore the significance of this concern. I have been here long enough to have seen the Highway 246 Alamo Pintado Creek bridge overtopped and impacted by debris flow twice closing the highway as

well as the Alamo Pintado /Highway 246 intersection along with associated property damage to several businesses on the Northeast and Southeast corners of that intersection. Indeed, that intersection historically experiences large standing pools of water after heavy rains which create hazardous traffic and pedestrian conditions.

The section of the Housing Element that discusses the proposal for Site C acknowledges the difficulty of developing the steeper parcel, "Contrasting the difficulty of the northern parcel of the site, the southern parcel is flat and, therefore, significantly less costly to develop." - page H-104 of the Housing Needs Assessment (HNA). This is why the analysis projects the creation of only 20 affordable units for the site, even though 20 units per acre on 5.48 acres might result in 110 units. The cost of the remaining units constructed on the site will reflect how expensive their development will be.

Developing the entire site with 76 – 110 units would require extensive grading dramatically increasing the potential for soil erosion. The soils found on the larger parcel are problematic for construction with low permeability and rapid runoff.

I am aware of historical soil related foundation problems with some of the buildings in the Mission Oaks development. I have these same soils on my property nearby, and I understand the issues associated with them from my own home addition project as well as from monitoring the lot preparation work and associated issues with several other neighborhood developments.

It is notable that only the flatter parcel is needed for the City to produce the necessary number (20 total) of Very Low and Low Income units proposed for the site. The more expensive 56 units the larger parcel is theoretically projected to create, are not necessary, since the city will have more than enough Moderate and Above Moderate Income units to meet the State requirements (see Table H-59, pg. H-107 of the HNA).

The unneeded 56-90 expensive market rate homes would only add to the City's water and traffic problems (especially at the intersection of Alamo Pintado Road and Old Mission Drive), while destroying a designated Scenic Vista and the historic Mission Aqueduct which crosses the larger parcel. A dense development built well above Alamo Pintado Road on the larger lot would have serious negative visual impacts for the entire community.

Traffic Safety will be substantially reduced by the likely need for direct access to Alamo Pintado from driveways from any new dense development. An alternative of exiting the site via Old Mission Drive is a poor option as it is already congested from a new development on Old Mission, from delivery trucks double parking and from customers arriving and departing Merkantile shopping center. Also the distance between the intersection of Alamo Pintado/Old Mission Drive and the entrance driveway to Mission Oaks are close together and adding another driveway to a large project there will likely lead to significant traffic issues.

Considering that Census statistics reveal the average number of people per household in California is 2.84. and lower income housing generally has a higher rate of occupancy of between 5 and 6 people, this project if built to the maximum allowed density (why would the developer try to do anything less?) would result in 300 to 500 new residents. Publicly available statistics on car ownership reveal that the average California household has 2.4 vehicles. This translates to around 264 vehicles at full project density. The California Department of Transportation reports that the average driver in California makes 3.77 vehicle trips per day. This project as

promulgated would likely produce around 1131 to 1885 vehicle trips per day. That is a huge increased burden on traffic not only on Alamo Pintado, Old Mission Drive and Highway 246 but also on all on Solvang's throughfare routes.

These new residents would likely want to utilize Nielsen's Shopping center and, if driving, would have to negotiate across Alamo Pintado to get into the left turning lane, causing further congestion and accidents. Turning left from a development crossing Alamo Pintado toward Los Olivos would be dangerous. Where Alamo Pintado has median dividers, drivers would have to make a U TURN at the Nielsen's shopping center. Ultimately another traffic signal may well be required there.

I recall from earlier traffic studies that Cal-Trans had advised it was infeasible to signalize the intersection of Old Mission Drive and Alamo Pintado Road due to its close proximity to the signalized intersection of Highway 246 and Alamo Pintado Road. Further, I recall that a determination was made that there is insufficient real estate available to construct a roundabout at Alamo Pintado Road and Old Mission Drive.

Traffic congestion will be substantially increased along Alamo Pintado and particularly at its intersection with Route 246 (Mission Drive). There are already numerous subdivisions that use Alamo Pintado to access Mission Drive into Solvang and Buellton or toward Santa Ynez and Santa Barbara. The highway 246/Alamo Pintado intersection is controlled by a traffic signal but traffic regularly backs up in the morning and afternoon particularly for people coming from Santa Barbara and the Los Angeles area. Some drivers along Alamo Pintado have resorted to taking the back way into Solvang using Viborg and Alisal Roads through residential neighborhoods to avoid the intersection, causing increasing safety concerns and complaints from those residents. Adding more than 264 vehicles at this end of town will make these problems substantially worse.

Pedestrian safety at all City intersections will also be compromised by all of these vehicle trips, principally for those choosing to cross Alamo Pintado to Nielsen's Center on foot. There are already issues at this intersection with impatient drivers and pedestrians, as I know from firsthand experience and having nearly been hit while crossing Alamo Pintado in the crosswalk on two different occasions. The increased pedestrian traffic from this project on crosswalks at Alamo Pintado, Old Mission Dr and Highway 246 as well as at Pine Street and Alisal Road would only further increase traffic congestion.

I believe putting high-density zoning on the hillside parcel is going to create a lot of problems in the future and the issues it will likely cause are not being addressed contemporaneously with this present housing element update. Therefore, I recommend not rezoning the hillside parcel until such studies have been completed so as to facilitate an informed decision.

Respectfully,

Craig Kent

1901 Old Mission Drive
Solvang, CA 93463

January 10, 2023

City of Solvang
Sophia Checa, Planning Manager
411 Second Street
Solvang, CA 93463

Sent via email SCheca@cityofsolvang.com

Subject: Comment Submittal, City of Solvang Housing Element

Thank you for your excellent work in creating a clear vision for a cohesive, resilient, and vibrant community. The City's Housing Element represents an important opportunity to continue efforts to use land use regulations as an effective response to climate change.

Please include these comments as a part of your public outreach:

1. To diversify housing availability, discourage auto trips, encourage walking and social interaction, allow multi-use and residential development within all land-use areas. This will allow hospitality, retail staff, school faculty, and lower-wage workers to live and work in the same location reducing auto trips and climate-changing pollution.
2. Develop robust design criteria for any higher-density development to conform to the City of Solvang's 'Approved Guiding Principles'.
3. Encourage employers to provide staff housing as a part of their employment package.
4. Vacant Site C's steep, hill area will require mass grading, habitat loss, and historic resource destruction which cannot be mitigated.
 - a. Site C's relatively level area likely represents a developable area and must include rigorous design standards to comply with the City's Guiding Principles.
 - b. If not already participating, it is imperative a representation from the Santa Ynez Band of Chumash Indians be involved in site C's planning and design.
5. Continue efforts to densify development, create walkable, narrower streets, and encourage public transportation.

I appreciate the opportunity to comment and can be reached at my office at 805 693 4592.

Sincerely,

Denise Meta Johns

Denise Johns ASLA, Landscape Architect CA 4916
611 Aqueduct Way
Solvang, California 93463

12/13/22

City of Solvang Planning Department

planningdept@cityofsolvang.com

sheca@cityofsolvang.com

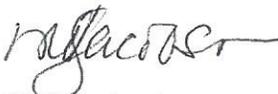
Dear Laurie and Sophia,

I am one of the property owners of Site 1 that has been identified as a potential site for rezoning as part of the City's Housing Element Assessment. My parcel is 741 Alamo Pintado Road (APN 139-031-064), Solvang, identified as Site 1. I live at 745 Alamo Pintado Road.

I am not interested in re-zoning my vacant parcel as I don't believe multi-family zoning in this specific area is appropriate or consistent with the single-family uses surrounding the parcel.

Please remove Site 1 from consideration.

Very Truly Yours,



Michele Jacobsen

Comment RE Solvang Draft Housing Element
Site C Alamo Pintado

Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers:

I am a resident of Mission Oaks and of Solvang for 21 years. I have attended the most recent Council meeting where there was some discussion of the development of Site C for low income affordable housing with the new proposal for higher income units.

As you assess this location, I want to urge you to take other concerns under consideration.

I hear that this site is proposed for housing for “workers”. I urge you to consider that workers have families with children. As proposed the density of this area does not provide for any space for children to play and do things such as ride bikes safely, walking would also present problems for pedestrians and automobile traffic. The density of the intersection would be dangerous for children and their pets. The provision of an accessible natural environment is not possible as this area is proposed. The entire intersection from Viborg to 246/Mission Drive and along Mission Drive to Alisal Rd. is commercial development (with the Sansum Medical Facility filling in the open field to the Santa Ynez Mission). I have not heard provisions for parking of cars and other vehicles.

With regards to children, there is only one elementary school for the Solvang District. Solvang School is currently overcrowded and understaffed. The possible addition of another 20-60+ students could present an untenable situation for students and teachers.

I also have concerns about the protection of the privacy and property use of the Mission Oaks area. I would assume that any development of Site C would provide privacy walls/gates that would protect the area from public use. Mission Oaks Home Owners Association assumes responsibility for the management of over 40 acres of protected oak trees, roads, trails, etc.

As you consider the many other matters regarding the development of this area, please consider the quality of living for those residents and their neighbors.

Respectfully,

Felicia Carroll

Felicia Carroll
Mission Oaks Resident
704 Hillside Drive
Solvang, CA 93463
fcarroll@west.net

**Comments Regarding Site 3 of the Draft Housing Element update
Lansing Duncan**

11/9/22

At the March workshop introducing the Housing Element Update the professional planning consultants leading the update process showed a map of vacant parcels and specifically pointed out two parcels on Alamo Pintado Road (see accompanying graphic) as potential targets for upzoning to 20 units per acre. The parcel at the corner of Alamo Pintado Road and Old Mission Drive is APN 139-530-001 and is 1 acre in size. The parcel immediately north of it is APN 139-530-002 and is 4.48 acres in size.

The out-of-town consultants pointed out that the combined acreage of 5.48 acres at 20 units per acre zoning, would allow 110 units. Amazingly no other parcels were used as examples, but these parcels were “low-hanging fruit” for those unfamiliar with our community, and readily visible at the center of a two dimensional map supplying no information about traffic, topography, drainage, views, etc.

These parcels are currently zoned 20-R-1 which would allow for approximately 2 units per acre without counting accessory dwelling units. The consultant’s proposal would multiply the allowed density at least tenfold, possibly more with a bonus density for affordable housing. There are numerous reasons why the current zoning on the site does not allow high density development such as that suggested. Numerous past revisions to the Housing Element have studied these parcels and have not recommended increasing their development potential.

The larger parcel has steep slopes on the west side facing Alamo Pintado, the south side facing Old Mission, and the east side facing Mission Oaks. If both parcels are considered there is an elevation change of 64 feet in altitude, most of it occurring on the northern parcel. Developing the entire site at 20 units per acre would require extensive grading increasing the potential for soil erosion dramatically. It would also require immense expense to construct the access roads and build the necessary retaining walls, erosion control devices and drainage structures.

The USDA Soil Survey for this site indicates that most of the larger steep parcel is a combination of Diablo Silty Clay (DaE) and Terrace Escarpments (TdF). The smaller flatter parcel is shown as Santa Ynez soil (SnD). Diablo soil is notoriously expansive and the survey points out problems with permeability, surface runoff and erosion. The terrace escarpments are also characterized by rapid runoff and a high erosion hazard, with some areas “deeply gullied.”

An existing drainage directs runoff from developed parcels to the north and continues south over both parcels of Site 3. In some locations one can stand in this narrow drainage with the banks within arm's reach but overhead. In wet years sheet flow from this deeply incised drainage impacts both Old Mission Road and Alamo Pintado Road and debris has been regularly deposited on both roads.

Because of the existing drainage flow, the steep slopes, permeability problems and soil erosion issues, development of 110 or more homes with their impermeable surfaces (roofs, roads, driveways, decks, patios, etc.) will certainly require a retention basin. Even with the inclusion of that basin, under certain conditions a "river" of water will still be flowing down Alamo Pintado Road across Highway 246. Runoff could be reduced by making some surfaces permeable, but that will require extra expense undercutting the affordability of the project. The retention basin would undoubtedly be located on the lower parcel decreasing the room for residences on the more easily developable, and therefore more likely to support affordable development, part of the site.

The problem soils on the larger steeper parcel will undoubtedly require extensive grading and soil excavation even without considering the steep slopes. The native soil may have to be entirely replaced before compaction occurs and foundations are poured.

These realities are reflected in comment LT 160 found on page H-90 of the Housing Needs Assessment (HNA). "The City does not agree with listing this whole project as very low and low. This should be at the most be (sic) 20 units in the low category with the rest at market rate. This is a challenging site ot (sic) develop and it would be very difficult to fund a 100% low income project. This (sic) talk about this before it goes out for review."

This comment from someone familiar with the site, as compared to the out-of-town consultants, is an admission that only the 1-acre flatter parcel could be developed at a density of 20 units per acre to produce relatively affordable units. The expense of developing the rest of the site would require that the other units be sold at market rate. This rather obvious analysis can be made before any of the other constraints affecting development on this site, or the impacts to the community, are considered.

Although adjacent to Alamo Pintado Road, access to the two parcels is seriously constrained. Placement of an entry/exit on Alamo Pintado next to the Alamo Pintado / Old Mission intersection would be problematic. Most of the larger lot is at a much higher elevation than Alamo Pintado (from approx. 40 feet to as much as 64 feet) which has a median dividing south and northbound lanes. Southbound vehicles on Alamo Pintado could enter the southern end of the site directly but that may not be true for northbound vehicles. Northbound entering vehicles and exiting vehicles wishing to head north on Alamo Pintado, would have to use the Old Mission Drive / Alamo Pintado intersection, a 4-way stop with at least eight lanes.

Traffic regularly backs up at this intersection and into this intersection, from the Alamo Pintado Road/ Highway 246 intersection. Two large shopping centers take their primary access from it, along with large delivery vehicles and hundreds of residents. Very large delivery trucks including semis, regularly double park on Old Mission Drive immediately west of the intersection often reducing access to a single lane. Traffic at this intersection will only get worse once the units at the west end of Old Mission are rented out.

If the site is developed with 110 or more residences with a single point of ingress / egress it may present a safety hazard in the event of an emergency. Residents along Old Mission Road have been required to evacuate when construction at the Mercantile Shopping Center punctured a gas line. Their only exit was the often-congested intersection at Alamo Pintado Road. In the event of an evacuation due to wildfire, adding additional traffic to this intersection will increase the hazard.

A dense development built well above Alamo Pintado on the larger lot would have very serious visual impacts for the entire community. Policy 7.e of the Community Design Element recognizes the need to “minimize adverse visual impacts” of “...development on sites with high visibility, such as hillsides or in the highway corridors.” This site is both on a highly visible hillside and in a highway corridor. Obviously the most direct way to minimize these impacts is to minimize the development on this site. In addition, the view from Mission Oaks towards the east and the south over these two parcels is identified as a Scenic Vista in the City of Solvang Community Design Element (See Exhibit 2/4) and should be protected.

Solvang residents might also question the wisdom of packing 110 “affordable” units all in one location, even if it were not severely constrained like this site.

During the May workshop for the Housing Element Update the consultants showed the same vacant lots (referred to as #4 and #5 then, now collectively referred to as #3) once again and solicited input from residents (See page H-17 of the HNA). Numerous residents commented on some of the concerns listed above but the consultants seem to have seriously considered only a few, such as steep slopes and archeological sensitivity.

Figure H-7 on page H-97 of the HNA shows a somewhat exaggerated section (north to south) of the hill that makes up the site. The smaller 1 acre parcel next to Old Mission is obviously much flatter than the steeper larger parcel but this actually illustrates only one aspect of the steep topography. The larger parcel also shows immense variation in an east – west section, appearing like an upside down “U.” On the east side it starts at the much lower elevation of Alamo Pintado Road (40 – 60 feet lower) and climbs steeply up a slope to a very small level area before descending another steep slope to the drainage on the west side of the property.

The Archeological analysis on page H-97 regarding the Mission Aqueduct that connected Alamo Pintado Creek with Mission Santa Ines is noteworthy and the statement that it “needs to be investigated to ensure appropriate analysis and preservation” is correct. However, the suggestion that the currently underground sections of the aqueduct constitute “two tunnels” is misleading. Virtually all of the original aqueduct was built at grade for ease of construction, access and maintenance. The fact that much of it is now underground reflects both manmade disturbance and the steady erosion over time of the hill that makes up this site. Soil from higher elevations is continually migrating to lower elevations.

That part of the aqueduct that can be seen on the surface is definitely on the larger parcel and the balance of it on site can be expected to be found on that parcel since it follows a contour with minimal slope. Eliminating the larger parcel from higher density development is the simplest way to mitigate adverse impacts to this irreplaceable archeological resource.

The view from 30,000 feet may suggest this is a site suitable for developing relatively affordable “Low” and “Very Low” income housing, but on-the-ground analysis suggests otherwise. The larger steeper parcel, APN 139-530-002 should not be considered as part of Site 3 since Solvang does not need market rate housing and the impacts and costs to the community to develop this site are prohibitive. The smaller flatter parcel, APN 139-530-001 is a far better candidate although it definitely has issues / constraints such as visibility, traffic, drainage, and access.

Hans and Wendy Gregersen
638 Aqueduct Way
Solvang, CA 93463
Telephone: 1-805-693-1148; Mobile: 1-805-245-0771

January 8, 2023

Dear Mayor Infanti, Mayor pro tem Orona, Council Members Brown and Orona,

We are writing to address continued concerns with the December 15, 2022, Public Review Draft of the Housing Element. We continue to feel strongly that Solvang must have greater numbers of affordable housing if it is to meet the needs of its residents and continue to flourish as an exemplary city. However, that can only be accomplished with a sound plan in which we all have confidence.

We have written and testified in the past on many aspects of the Housing Element, especially as it pertains to Site 'C'. Thanks to City Staff the current draft has some important modifications. However, further critical changes must be made to avoid drastic long-term problems of traffic congestion, safety, insufficient water resources, all of which the current draft will create. The new draft does however contain the elements to solve some of those issues on Site 'C.'

Alas, Site 'C' is still comprised of two very different parcels, one 1-acre and the other 4.8 acres. The 20 affordable units the site is now projected to produce will presumably be built on the flatter parcel that the report describes as "significantly less costly to develop." The far steeper 4.8-acre hillside parcel will be difficult, if not impossible, to develop with Very Low or Low affordable housing. This is particularly true due to its steep slopes, propensity for erosion, expansive soil, water runoff, and need for access.

The 56 far less affordable Moderate and Above Moderate units will certainly be sited on the hillside parcel, destroying a designated Scenic Vista, unearthing sensitive historical resources, causing traffic congestion, and using precious water. Although the Housing Element does incorporate the ability to build Moderate and Above Moderate units, Table H-59 shows that these less affordable units are clearly not needed. The draft proposal envisions producing 233% (M) and 304% (AM) of what is needed.

Given the impacts of developing the larger 4.8-acre parcel of Site 'C' it seems irresponsible for the city to consider going forward with the draft proposal to rezone it to allow 20 units per acre. Especially prior to any development plan that is specific as to what can and will be built there. It is simply a 'free pass' with no protections for homeowners on adjoining lands, nor safeguards against any of the significant negative impacts to the community noted above.

There is however, one important remedy for solving Site 'C' issues in the Housing Element Plan. It is simply to NOT include the larger parcel in Site 'C'. Keeping the parcels independent while changing the designation on the smaller flat site only, will provide what is needed to develop real affordable housing now, and allow the city to require a future developer to prove in advance of a zoning change, that in fact the larger site can be developed in a manner that won't create long term unresolvable problems as has been noted throughout these deliberations.

This is a difficult task that has no easy answers. The challenge for the city is to meet a specific level of affordable housing for residents of Solvang over the next eight years. It is not a 'hope to be able' - it is a mandate that must be met. Penalties for failing to live up to any plan to which Solvang agrees will at some point, fall on the shoulders of all residents and businesses either directly or indirectly.

Solvang is an amazingly great city. We are aware of the time, effort and thinking that has gone into the report so far. Making changes that will ensure we've planned for the best possible outcome and against future 'unintended consequences' continues to be a worthy endeavor to seek on behalf of all Solvang residents. Please keep up the good work and best intentions.

Thank you,

Hans and Wendy Gregersen

Cc: SCheca, City Clerk

From: Diana Story storyline10@icloud.com
Subject: Comment on the Public Review Draft Housing Element December 2022
Date: January 10, 2023 at 2:49 PM
To: Council@cityofsolvang.com
Cc: Cityclerk@cityofsolvang.com, schea@cityofsolvang.com
Bcc: Diana Story storyline10@icloud.com, Stephen Martin stormyscm@gmail.com



Mayor Infanti and Council members

I have tried, really tried, to understand the Draft Housing Element.

After 100 or more pages, I glazed over.

It all comes down to a simple question.

Is this the right location for high density housing?

The answer is NO.

I understand that Solvang has to comply with state laws, but you are looking in the wrong place.

I also understand that there are people who don't believe in global warming, but the last few days of rainfall might make them think again. We might end up building affordable housing on stilts.

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access.

The cost of water in Solvang is the highest in the area. I have lived at Mission Oaks for six years and know that drilling wells has been considered, but will be too expensive.

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of the unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Diana Story
640 Hillside Drive, Solvang

storyline10@icloud.com

Rona Barrett and her husband Daniel Busby have been unable to write their own letters but have asked me to add their names to this document.

Rona Barrett ... rona@ronabarrett.com ...
760 Hillside Drive, Solvang

Daniel Busby ... danielmcneet@gmail.com
760 Hillside Drive, Solvang

Comments on the Public Review Draft Housing Element

The current draft of the Housing Element is considerably more realistic and appropriate for Solvang than the generic draft prepared by the out-of-town consultants that reflected a 30,000 ft. high perspective. Many aspects of the document have been revised including the projected development of affordable units on the four different sites (now labeled A, B, C, D) found in the Housing Needs Assessment (HNA.) Nevertheless, the document continues to incorporate errors, omits important information, and perpetuates inappropriate development proposed in the previous draft.

There are numerous revisions to the policy language and implementation programs that warrant careful review and comment but the public and decision makers have not had adequate time to for careful and complete analysis. The update is being rushed to meet deadlines for state approval and environmental review. With the limited time available these comments will focus on certain specific issues. It is impossible for me to cover the many flaws in the Draft Housing Element that remain.

The housing projections for Site C (formerly labeled Site #3, previously Sites #4 and #5) have been revised to acknowledge that this very challenging site cannot be expected to produce more than 20 affordable units, 18 Very Low and 2 Low. The steeper hillside parcel will be far too expensive to produce affordable units and is simply not appropriate for high density development. Nevertheless, 56 unneeded units are projected for this site, 36 Above Moderate and 20 Moderate, resulting in a projected total of 76 units for the site.

The steeper parcel and its unneeded units should be omitted from Site C. Only the flatter parcel is needed for the City to produce the necessary number of Very Low and Low income units. The text states, “Contrasting the difficulty of the northern parcel of the site, the southern parcel is flat and, therefore, significantly less costly to develop.” The much more expensive 56 units that would undoubtedly be sited on the steeper parcel, are simply not necessary, since the City will have more than enough Moderate and Above Moderate units to meet the State requirements (see Table H-59, pg. H-107 of the HNA). Note: There are errors in this table, some previously pointed out. The 230 Total RHNA with buffer should be 215. The 233% percentage of RHNA of Moderate units is actually 286%, showing an even greater surplus.

Given Solvang's constrained and limited circulation infrastructure, water supply, vacant land, city services and revenues, the City should not attempt to produce any unneeded housing units. This is particularly true for identified affordable housing sites and parcels zoned DR-20 that are weaponized by state laws that bypass the City's jurisdiction over such sites. The City's experience with the Lumberyard site that was zoned to allow 42 units under the DR-20 zoning and the developer's use of SB 330 to require very limited review should cause decision makers to think twice before rezoning a site to potentially allow 110 + units, or for that matter, the 76 units theoretically projected here.

Decision makers should also be aware that the City will be required to "report all requests to develop Housing Opportunity sites with capacity for lower income housing at densities lower than projected in the Housing Element." - Government Code 65583(h)(6) cited on page H-54 of the HNA. This suggests Solvang should rezone for the bare minimum of units required, rather than overpromise a large number of units. It also emphasizes the need to take issues that constrain realistic affordable development very seriously.

The surplus of unnecessary Moderate and Above Moderate units reflects a documented historical pattern (See Table H-1, page H-23 of the HNA, Fifth Cycle Housing Element Progress) that the City should learn from and avoid repeating. There is no need to produce approximately three times as many Moderate and Above Moderate units as required as shown by Table H-59.

Developing the entire site with 76 – 110 units would require extensive grading increasing the potential for soil erosion dramatically. The current text for Site C acknowledges that difficulty but omits the excellent illustration that was included in the last version of the HNA. Figure H-7 Elevation Profile of Site 3 graphically depicted a north-south section of the site that showed the difference between the two parcels and the steepness of the northern hillside parcel. The text now reads, "The hill's western, eastern and southern slopes are all located within the northern parcel that will make grading the parcel especially difficult." This is true but the reference to a "U shaped contour" is confusing because it is the east-west section that is shaped like an upside-down "U."

The steeper parcel should not be included in Site C, but if it is, Figure H-7 needs to be retained in order to show why the site cannot accommodate more affordable units. The State and future decision makers need to understand how the dramatic topography impacts Site C's suitability for high-density development and affordability.

The soils found on the steeper parcel are problematic for construction with low permeability and rapid runoff. Diablo soil is a notoriously expansive silty clay. Creating development pads and foundations will require excavating the existing soil and importing and compacting non-expansive soil. It will entail immense expense and community-wide impacts to construct the access roads and build the necessary retaining walls, erosion control devices and drainage structures.

An existing drainage runs over both parcels but most of it is confined to the steeper parcel. In the most recent storm event sheet flow from this deeply incised drainage deposited debris on Alamo Pintado Road and to a lesser degree, Old Mission Drive. Because of the existing drainage flow, the steep slopes, permeability problems and soil erosion issues, development of 76 – 110 units with their impermeable surfaces (roofs, roads, driveways, decks, patios, etc.) will certainly require a retention basin. The basin would undoubtedly be located on the lower parcel, thereby decreasing the room for residences on the more easily developable part of the site, must suitable for providing affordable housing.

Even with the inclusion of that basin, under certain conditions a “river” of water will still be flowing down Alamo Pintado Road across Highway 246, an area heavily impacted in the most recent storm event. This may necessitate expensive and disruptive offsite drainage improvements in order to mitigate potential flooding impacts. The recent storm suggests Solvang should take drainage and flooding concerns very seriously.

The unnecessary high density development of the steeper parcel will seriously impact a Scenic Vista designated in the Community Design Element. Any dense development built well above Alamo Pintado Road on the hillside would have very serious visual impacts for the entire community. DR-20 would allow almost ten times the number of units allowed by the current zoning. Grading and development would also impact or destroy the section of the historic Mission Aqueduct that crosses the steeper parcel on its way from Alamo Pintado Creek to Mission Santa Ines.

These location specific impacts are in addition to the community wide impacts of unnecessary development - traffic, long-term water consumption, demand for services, noise, air quality, etc. caused by high density development of the steeper parcel.

Apart from the 56 unaffordable and unneeded units allocated to Site C, the allocations to the limited number of sites reflect the smaller number of affordable units Solvang actually needs to meet the RHNA goals. Unlike the steep parcel on Site C, the other sites are much flatter and easier to develop. The current draft shows extensive analysis and refinement of what was produced during the Fifth Cycle and what credits toward meeting the Sixth Cycle goals, can be expected. Figure H-52 on page H-90 of the HNA however, does not match what is found in Figure H-49 and H-59 in the Pending or Approved Above Moderate category. If the other tables are correct the 46 units shown should be 51.

The City should continue to refine the draft Housing Element and particularly the proposal for Site C. Solvang should only consider the smaller lower parcel for meeting the affordable housing needs of the Housing Element. Development of the larger steeper parcel will be so expensive the resulting units will not be affordable. Solvang needs homes that fall into the Very Low and Low affordability categories, not unneeded expensive market rate homes with their impacts to the community.

Thank you for your consideration and efforts,

Lansing Duncan



Ryan Lester <ryanl@mintierharnish.com>

[#20221221183054] Comment from PlanSolvang website PlanSolvang

2 messages

Solvang General Plan Update <administrator@plansolvang.com>

Wed, Dec 21, 2022 at 10:30 AM

Reply-To: solvang4me@comcast.net

To: ryanl@mintierharnish.com, brent@mintierharnish.com, xeniab@cityofsolvang.com, dpackard@cityofsolvang.com, SCheca@cityofsolvang.com

Ticket: [#20221221183054]

Name: Elaine Morris**e-mail:** solvang4me@comcast.net**Comments:**

The corner of Alamo Pintado and Old Mission is a traffic nightmare. Please do not allow additional building in this area without in depth study of the potential fallout. Recent redevelopment of the Merkantile center and additional housing units have created a traffic nightmare. Please do not make it worse by further developing the area.

Page title: [PlanSolvang](#)

Solvang General Plan Update <administrator@plansolvang.com>

Wed, Dec 21, 2022 at 2:43 PM

Reply-To: scheca@cityofsolvang.com

To: ryanl@mintierharnish.com, brent@mintierharnish.com, xeniab@cityofsolvang.com, dpackard@cityofsolvang.com, SCheca@cityofsolvang.com

Ticket: [#20221221224314]

Name: Sophia Checa**e-mail:** scheca@cityofsolvang.com**Comments:**

Comments received via phone call

1) Table H-59 needs to be re-worked for clarity. It took a lot of analyzing the numbers to understand the surplus and percentages. We also have the recommendation to add a column for Extremely Low Income like the Projected Housing Needs table on page H-6. The math on Table H-59 needs to be revisited. I think the 20% buffer amounts are incorrect. Additionally, why are we shooting for higher than the RHNA with buffer?

2) It is not clear where the New Construction Objectives on page H-6 came from. Did the city actually set these goals? The recommendation is to reduce them, if possible.

3) When the Consultants speak to the public and City Council again, I recommend discussing how the analysis for the sites happened and how they disbursed the various units (extremely low, low, etc) across the sites.

Thank you!

Page title: [PlanSolvang](#)



[#20230105194908] Comment from PlanSolvang website PlanSolvang

1 message

Solvang General Plan Update <administrator@plansolvang.com>

Thu, Jan 5, 2023 at 11:49 AM

Reply-To: stormyscm@gmail.com

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230105194908]

Name: Stephen Martin

e-mail: stormyscm@gmail.com

Comments:

Honorable Mayor, City Council and Planning Commission

I strongly urge you to exclude the steep 4.48 ac parcel from Site C (formerly Site 3) in the proposed Housing Element (HE).

Solvang needs to encourage construction of affordable, not higher income, housing. Market conditions and existing zoning have historically been sufficient to easily meet the needs for higher income housing.

While the proposed HE does encourage affordable housing, it also unnecessarily proposes high density zoning in areas where high development costs will likely exclude affordable housing. History tells us that this will use up land in order to develop unneeded moderate and higher income houses. According to the 2015 to 2023 HE 5th cycle planning period report at page H-23, table H-1, Solvang exceeded State Regional Housing Needs Assessment (RHNA) requirements for additional moderate and above moderate housing by 220% and 153% respectively.

Page title: [PlanSolvang](#)



Ryan Lester <ryanl@mintierharnish.com>

[#20230106224736] Comment from PlanSolvang website PlanSolvang

1 message

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 6, 2023 at 2:47 PM

Reply-To: waynedonaldsmith@gmail.com

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230106224736]

Name: Ester Smith

e-mail: waynedonaldsmith@gmail.com

Comments:

Taken via phone by Sophia:

I am very concerned about the rezone and building of the low-income housing at Alamo Pintado and Old Mission.

I am concerned it will bring the property values down. I've seen different low-income homes that are not taken care of very well; people don't appreciate what they are able to rent. It is my concern this will happen in this case.

Page title: [PlanSolvang](#)



Ryan Lester <ryanl@mintierharnish.com>

[#20230113195938] Comment from PlanSolvang website PlanSolvang

5 messages

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 13, 2023 at 11:59 AM

Reply-To: ginfanti@comcast.net

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230113195938]

Name: Gay Infanti**e-mail:** ginfanti@comcast.net**Comments:**

On Table H-1 entitled Fifth cycle (2015-2023) Housing Element Progress, there is a math error in the second row, last column: the total should be 261, not 132.

Page title: [PlanSolvang](#)

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 13, 2023 at 12:02 PM

Reply-To: ginfanti@comcast.net

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230113200208]

Name: Gay Infanti**e-mail:** ginfanti@comcast.net**Comments:**

In the section entitled Opportunities for Energy Conservation on page H-84, there is a paragraph about Southern California Edison Energy Programs. SCE doesn't serve Solvang. Please replace with PG&E and/or 3CE, which do serve Solvang.

Page title: [PlanSolvang](#)

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 13, 2023 at 12:05 PM

Reply-To: ginfanti@comcast.net

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230113200539]

Name: Gay Infanti**e-mail:** ginfanti@comcast.net**Comments:**

I have a general concern about the state law, which disregards whether a jurisdiction (City) has sufficient resources (water) to build the RNHA -allocated number of housing units.

Page title: [PlanSolvang](#)

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 13, 2023 at 12:10 PM

Reply-To: ginfanti@comcast.net

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230113201019]

Name: Gay Infanti**e-mail:** ginfanti@comcast.net**Comments:**

Another concern is that the state doesn't require a large enough percentage of units in a single development project to justify the incentives that a developer can claim. These incentives, such as exemptions from height limits or setbacks, can really destroy the quality of life in a neighborhood.

Page title: [PlanSolvang](#)

Solvang General Plan Update <administrator@plansolvang.com>

Fri, Jan 13, 2023 at 2:15 PM

Reply-To: jrichman@gmail.com

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230113221508]

Name: Josh Richman**e-mail:** jrichman@gmail.com**Comments:**

In response to the circulated draft Housing Element, I have submitted a comment letter to Sophia Checa by email. This comment field is limited to 1,000 characters which is less than my comment letter. Josh

Page title: [PlanSolvang](#)



Ryan Lester <ryanl@mintierharnish.com>

[#20230115233738] Comment from PlanSolvang website PlanSolvang

1 message

Solvang General Plan Update <administrator@plansolvang.com>

Sun, Jan 15, 2023 at 3:37 PM

Reply-To: sherinoble2@gmail.com

To: ryanl@mintierharnish.com, brent@mintierharnish.com, planningconsultant@cityofsolvang.com, rolds@cityofsolvang.com

Ticket: [#20230115233738]

Name: Sheri Noble

e-mail: sherinoble2@gmail.com

Comments:

Cannot fit all comments in a few words. I do not believe we have approved evacuation routes in an emergency as stated in this document. I would like to learn more. In my 1/4 acre lot/single family neighborhood with all single story homes, I can put up 2 ADU's even during a "drought" and our master plan is maintained on all single story homes? This does not make sense.

The city cannot currently maintain the current creeks during a storm, how will flood zones be maintained? Will only property owners pay for this?

Traffic on Mission has to be addressed. It is hypocritical to have more growth without considering the infrastructure. Please proceed carefully to maintain the character that led us to purchase homes in Solvang.

Page title: [PlanSolvang](#)



Ryan Lester <ryanl@mintierharnish.com>

Fw: Comment on Housing Element, Public Review Draft

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolids@cityofsolvang.com>

Fri, Jan 13, 2023 at 10:34 PM

From: Patricia Hedrick <phdsyv@gmail.com>
Sent: Thursday, January 12, 2023 1:02 PM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on Housing Element, Public Review Draft

To Solvang City Council and Staff,

We can all agree on the need for affordable housing. The question is how much and where it is cost-effective to build the necessary housing.

Site C on Alamo Pintado and Old Mission is the largest undeveloped site in Solvang, but it is undeveloped for good reasons. In fact Site C is actually 2 separate parcels, the more level corner parcel and the steep hillside parcel. The steep hillside parcel is an unrealistic site for high-density development.

Consider the topography:

Site C as illustrated shows both parcels as a flat rectangular shape. I am familiar with Site C as I walk near it almost daily. The northern parcel illustrated in the Draft Plan is referred to as a 'U' shaped contour when it is actually the opposite shape - a STEEP hill on both sides. City staff acknowledge that grading this parcel will be 'especially difficult', realistically it will require hill top removal and a total re-shaping to allow for the density desired by the city.

Removal of expansive soil and the importation of non-expansive soil would be expensive and disruptive to residents, businesses and visitors and all who use Alamo Pintado and Old Mission Rd and Hwy 246. Along with noise, air pollution and serious drainage issues (witness recent flooding) it would be expensive to mitigate.

Many residents, including the city's own staff, have pointed out the impracticality of trying to build high-density, affordable housing on the steep hillside parcel. Access will be restricted and parking will be problematic as on street parking does not exist.

This steep parcel is the wrong site to achieve 20 affordable units, with 40-60 moderate to above moderate priced homes required to pay for the affordable units, though the city doesn't need more above moderate priced homes. The city cannot afford this project, particularly the necessary infrastructure and services it will require to build and maintain.

I urge the city council to visit this site, to be aware of property lines and access limitations. Try to visualize how Site C can be realistically transformed into a densely packed development of 80-100 'units' without destroying the character of a Solvang designated 'Scenic Vista' and avoiding adverse impact to adjacent neighborhoods.

This is NOT a cost-effective site. I urge the city to avert this potential planning disaster and eliminate the steep hillside parcel from Site C.

Sincerely,

Patricia Hedrick
Solvang Resident



Ryan Lester <ryanl@mintierharnish.com>

Fw: Comment on Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Fri, Jan 13, 2023 at 7:00 AM

From: John Royce <roycelockart@msn.com>
Sent: Friday, January 13, 2023 1:58 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on Public Review Draft Housing Element December 2022

Mayor Infanti, Councilmembers, and Housing Element Committee Staff,

We are all aware of California's acute housing crisis. To help tackle this crisis, we understand that Solvang is periodically required by the state of California to update its Housing Element. Kent and I believe we all share responsibility to mitigate this serious issue. To that end, we are not opposed to thoughtfully designed higher density housing as part of our workforce housing solution, and we do not protest having such a development near our own neighborhood.

In Solvang, many of our jobs simply do not accommodate our workforce's ability to house themselves affordably. As one of the basic tenets of a healthy community, we believe we are obligated to provide reasonable opportunities to develop livable, affordable housing for the employees our city demands and attracts. Since we have extremely limited undeveloped space, it is imperative that we plan for our housing element carefully, thoughtfully, and creatively.

If the majority of our workforce must live and work outside of our city, we exacerbate the crush of traffic and parking issues, because every employee we require relies on personal transportation to get here, and requires a parking space for most of the day, often the same parking spaces provided for tourists and customers who spin our local economic engines. For these reasons, siting high density affordable housing close to local employment centers and amenities makes absolute sense, as it reduces the number of personal vehicle trips each resident must take to work, shop and play in our community.

However, the current proposal for the two parcels labeled as Site C goes far beyond our stated needs. While it does propose 18 Very Low and 2 Low income category units on the smaller, flatter parcel of Site C, it proposes an additional 20 Moderate and 36 Above Moderate units on the larger, steeper, 4.48-acre parcel. These additional units are not necessary to satisfy our RHNA goals. In fact, the city consistently over produces these high income categories. According to Table H-59 on page H-107 of the Housing Needs Assessment, there are already far more than enough credits for Moderate and Above Moderate units due to pending and or approved projects, ADU projections, and vacant sites that do not require rezoning. Thus, it is completely unnecessary to rezone the larger, steeper parcel of Site C. These additional proposed units will most certainly exacerbate traffic congestion and other population pressures, and threaten both a designated local view corridor and the historic Mission Santa Inez aqueduct, while serving no intended purpose from a community planning perspective. We won't be able to blame this on Sacramento!

If the crux of the argument for developing Site C is the urgent need for more affordable workforce housing, we should exclude the larger, upper parcel in the DR-20 rezoning process, as the lower, 1-acre parcel provides the opportunity to produce the affordable units we require, with close, often pedestrian access to local employment, shopping, and public transit amenities.

Thank you for taking the time to consider our comments.

Sincerely,

John Royce and Kent Lockart

[687 Hillside Drive](#)

[Solvang, CA 93463](#)

John A Royce
roycelockart@msn.com
CleanYourStoop on IG
562.208.9871 M Texts welcome

Volunteers make our world turn more kindly and gently. Support a volunteer by joining their effort or offering financial assistance. Your soul and the world we share will thank you.
#WeNotMe



Ryan Lester <ryanl@mintierharnish.com>

Fw: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanL@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 16, 2023 at 12:59 PM

From: Kathy Allain <kathyallain54@gmail.com>
Sent: Monday, January 16, 2023 8:41 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December 2022

Dear Mayor Infanti and Councilmembers,

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically, Solvang has found it easier to produce more expensive housing and more difficult to produce the low cost units the state requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the city easily provided 220% of the moderate and 153% of the above moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the current draft Housing Element, it encourages even more higher income units.

Table H-59 shows that the proposed rezoning is producing far more moderate and above moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for moderate and 304% for above moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded higher income units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

The units are not even needed to meet the State's RHNA goals for moderate and above moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the need for costly new infrastructure and services. It would also increase depletion of our scarce water resources.

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you for your time and effort in serving our community-

Kathy Allain
757 Hillside Dr



Ryan Lester <ryanl@mintierharnish.com>

Fw: Comment on the Public Review Draft Housing Element December, 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Fri, Jan 13, 2023 at 6:59 AM

From: Kent Lockart <kent.lockart@gmail.com>
Sent: Friday, January 13, 2023 2:44 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December, 2022

Dear Mayor Infanti, Mayor pro tem Orona, Council Members Brown and Orona, and Staff,

In the **“Summary of Capacity to Meet the RHNA”**, page H-107, the **“Site Inventory Table”**, page H-58 is still confusing and continues to have an error in the calculation of the **“% of RHNA Planned for Moderate”**. This is the **“Summary”**.

Given that some people only read the **“Summary”**, that error alone would cause anyone reviewing the plan to question if there are more errors in the rest of the plan.

The Table H-58, **“Summary of Capacity Table”**, (see below) shows us that we do not need to rezone for Moderate and Above Moderate. Solvang will achieve these naturally. Projects, ADU's, and Vacant Sites already fulfill these two categories.

In the proposed rezoning that is included in this plan, Solvang is committing to the State more units than what they have asked for. I believe this is a mistake. It's a waste. It gives the State too much control and triggers multiple regulations.

In fact, as you know, we must report to the State, DR-20 projects that are listed for affordable housing but not developed at the densities shown in our Housing Element.

Solvang has confined borders, limited resources, and is almost built out. Our Housing Element for the next eight years needs to focus on providing more affordable units and avoid committing all our vacant parcels to producing more expensive units than is necessary.

One option to reduce the unnecessary over commitment of this plan is to separate the two parcels of Site C. The steep 4.48-acre parcel from Site C should be removed and not be rezoned DR-20 as part of this Housing Element submission. The 1-acre lower parcel is sufficient to produce the 20 Very Low and Low we need to meet our RHNA requirements.

Thank you for the opportunity to address the Housing Element Draft.

Kent Lockart
687 Hillside Drive
Solvang, CA 93463
kent.lockart@gmail.com

Table H-59 Sites Inventory

		Very Low	Low	Moderate	Above Moderate	Total
Sixth Cycle RHNA		55	39	22	75	191
Credits	Pending/Approved Projects	3	45	10	51	109
	ADU Projections	0	0	32	32	64
Sites Inventory	Vacant Sites	0	0	1	74	75
	Vacant Sites Requiring Rezoning	63	14	20	71	168
Total Planned Sixth Cycle Units		66	59	63	228	416
RHNA with required 20 percent buffer ¹		66	47	27	75	230
Surplus (beyond buffered total)		+/- 0	+ 12	+ 36	+ 153	+ 186
% of RHNA Planned		120%	126%	233%	304%	218%

¹ No-net-loss provisions of Government Code Section 65863 require all jurisdictions to provide an additional 20 percent buffer to ensure capacity is maintained throughout the planning period.

**Fw: Comment Public Review Draft Housing Element December 2022**

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Tue, Jan 17, 2023 at 9:50 AM

From: Karen <karenwaite805@gmail.com>
Sent: Monday, January 9, 2023 11:59 AM
To: Dave Fleishman <Fleishman@hflegal.net>; Sophia Checa <SCheca@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>
Cc: Dan Martin <dmartinsyv@gmail.com>; Steve Martin <stormyscm@gmail.com>
Subject: Comment Public Review Draft Housing Element December 2022

Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti, Councilmembers, City of Solvang:

Before I address the more technical issues regarding the proposed re-zoning and development of site C below, I want to make it clear that this site falls within the designated view corridor of our master plan, and it is an archeologically sensitive area. As such, I have reached out to the Santa Barbara Trust for Historic Preservation, and have shared photos of what I believe to be part of the original Mission Aqueduct which is located on Site C.

As I have stated previously in person in front of the Planning Commission, and in front of you all, this Site C requires extensive geological, environmental and archeological study prior to any type of re-zoning or development.

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the Draft Housing Element, as currently written, NEEDLESSLY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the

need for costly new infrastructure and services. **Very importantly, it would also increase depletion of our scarce water resources.**

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should NOT be rezoned DR-20 and should be removed from Site C.

Thank you in advance for continuing to do more detailed due diligence prior to making any decisions.

Karen M. Waite
Former Councilmember
Solvang, Ca
Resident

Fw: Comments on Public Review Draft 12/2022 of Housing Element

1 message

Sophia Checa <SCheca@cityofsolvang.com> Thu, Jan 5, 2023 at 11:43 AM
To: Ryan Lester <ryanl@mintierharnish.com>, Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>
Cc: Rodger Olds <rols@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

From: Stephen Martin <stormyscm@gmail.com>
Sent: Thursday, January 5, 2023 11:40 AM
To: Public City Council Group <council@cityofsolvang.com>; clerk@cityofsolvang.com <clerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comments on Public Review Draft 12/2022 of Housing Element

Honorable Mayor, City Council and Planning Commission

I strongly urge you to exclude the steep 4.48 ac parcel from Site C (formerly Site 3) in the proposed Housing Element (HE).

Solvang needs to encourage construction of affordable, not higher income, housing. Market conditions and existing zoning have historically been sufficient to easily meet the needs for higher income housing.

While the proposed HE does encourage affordable housing, it also unnecessarily proposes high density zoning in areas where high development costs will likely exclude affordable housing. History tells us that this will use up land in order to develop unneeded moderate and higher income houses. According to the 2015 to 2023 HE 5th cycle planning period report at page H-23, table H-1, Solvang exceeded State Regional Housing Needs Assessment (RHNA) requirements for additional moderate and above moderate housing by 220% and 153% respectively.

The proposed HE for the 2023 to 2031 6th cycle period projects that we will again exceed moderate and above moderate requirements, by 233% and 304% respectively. So we see that Solvang is overstimulating higher income housing. This overstimulation simply creates unneeded units which attract additional affluent residents who in turn will consume scarce water resources, create more traffic congestion, and add to the costs of City services. This may be a windfall for developers but it is not good for Solvang.

SITE C of the draft HE is a prime example of how the proposed plan will overstimulate higher income housing. Site C consists of a 1 acre fairly flat parcel and a 4.48 acre steeply sloped parcel. Present zoning allows for 2 units and 9 units respectively on these parcels. The draft HE calls for rezoning the entire site for high density to allow for a projected 20 affordable housing units and 20 moderate and 36 above moderate income units. However such zoning changes ALLOWING AT LEAST 20 units per acre could lead to AT LEAST 110 UNITS WITH ONLY 20 BEING AFFORDABLE.

Given the steep slopes, and poor soil quality, drainage/flooding, access/traffic and other issues, development costs will likely dictate that the additional affordable units will be built on the 1 acre flatter parcel and the 56 - 90 higher income units will be built on the steep 4.48 ac. parcel. Rezoning to allow these additional units of higher income housing on this steep parcel will do nothing to help our AFFORDABLE housing needs and is NOT EVEN NEEDED to meet moderate and above moderate income housing goals. As the HE plan itself acknowledges in table H-59, if we do the math, even without these 20 moderate and 36 above moderate units, Solvang will still EXCEED the RHNA State requirements, including a 20% buffer, by 159% for moderate units (63-20 ÷27) and by 213% for above moderate units.(228-36÷90)

Why would we facilitate unrequired and unneeded higher income housing?

Not only are these proposed extra higher income units not needed, they will result in unnecessary and permanent harm to Solvang's Plan to preserve the character of its neighborhoods and its designated scenic vistas, and cause unnecessary increased traffic congestion at its eastern gateway. It will also require additional and costly public infrastructure and services to deal with flood and traffic control. And, very importantly, it will unnecessarily burden already scarce water resources.

I therefore again urge you to correct this serious planning error by excluding the 4.48 acre parcel from SITE C so that it will NOT UNNECESSARILY BE REZONED FOR HIGH DENSITY DEVELOPMENT.

Stephen C. Martin
698 Hillside Drive
Solvang CA 93463
STORMYSCM@GMAIL.COM



Ryan Lester <ryanl@mintierharnish.com>

Fw: Draft Housing Element comments

1 message

Sophia Checa <SCheca@cityofsolvang.com>

Tue, Jan 3, 2023 at 4:33 PM

To: Ryan Lester <ryanl@mintierharnish.com>, Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>

Cc: Rodger Olds <rolds@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

From: Kief Adler <kief.adler@gmail.com>**Sent:** Saturday, December 31, 2022 1:59 PM**To:** Sophia Checa <SCheca@cityofsolvang.com>**Subject:** Draft Housing Element comments

I've reviewed the draft housing element documents and found them to be thorough and well put together. That said, I do have the following comments:

1. While the state mandates many things, it does not mean that we, as citizens of Solvang, need to roll over and accept them. There are ways of fighting State laws in the courts and we can also reach out to our local representatives for help. I am not sure that a "one size fits all" approach by the State fits a small town like ours.
2. Yes there is an obvious need for housing, especially lower income housing. Solvang is a tourist town. It is our main source of revenue and jobs and should be respected for that. However, as we keep building high end hotels and restaurants instead of affordable housing, we are pushing our service workers further away from our City. For lower income employees, the cost of commuting can negate the benefits of working in our hotels, shops and restaurants further exacerbating our employee shortage.
3. I would like to see a common sense approach regarding housing in the City, with an emphasis on lower income needs. Further I would push back against the State and inquire where the water for these projects is supposed to come from. Finally, I would not allow any large projects to move forward, with an exemption for those close to permitting, until we solve our water issues.

Kief Adler

Solvang resident



Ryan Lester <ryanl@mintierharnish.com>

Fw: High Density Zoning for 100 units at AP and Old Mission

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <roids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 16, 2023 at 1:03 PM

From: fitkiwi@aol.com <fitkiwi@aol.com>
Sent: Saturday, January 14, 2023 9:22 AM
To: Sophia Checa <SCheca@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>
Subject: High Density Zoning for 100 units at AP and Old Mission

TO WHOM IT MAY CONCERN:

PLEASE DO NOT ALLOW a large complex of housing units to be built at the corning of Alamo Pintado and Old Mission Drive.

This zoning change to allow a higher density of development than this property can reasonably support and will set up serious future Valley wide problems in the areas of safety, traffic, runoff and flood control, water use, parking and infrastructure needed to accommodate such a large number of units that would be allowed under DR-20 zoning.

The current zoning is problematic at this location let alone changing it to be increased three times what it is currently zoned for.

If you must rezoning it for the mandate please attach a CC&R with a lower maximum number of units!

PLEASE for our future generations and the safety of all!

Thank you.

Karry Rossetti
Solvang Resident



Ryan Lester <ryanl@mintierharnish.com>

Fw: Housing element at Old Mission and Alamo Pintado

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanL@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolds@cityofsolvang.com>

Fri, Jan 13, 2023 at 9:25 PM

From: Barbara Allen <barb.nana715@gmail.com>
Sent: Friday, January 13, 2023 9:03 PM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Housing element at Old Mission and Alamo Pintado

Dear Sirs/Ladies....

My husband and I are 35 year residents of this beautiful Santa Ynez Valley. We have lived at the City limits for all of that time and we are now residents of the Mission Oaks Community. We raised one of our four daughters here where she attended Family School and Dunn School enjoying more beauty of the Valley. I was the Executive Director of Solvang Friendship House and have served on many local Solvang Boards, always happy to work for the greater good of our community.

We moved here from Orange County and have enjoyed the luxury of open spaces and beautiful views here in Solvang for all of this time. Over these 35 years, we have watched as the traffic issues of a much bigger city have crept into our daily lives and it is with great concern that we watch the City Council and the Planning Commission consider authorizing housing at the intersection of Alamo Pintado and Old Mission Road. Not only is this the entrance to the Solvang "Village". It is an extremely busy intersection, closely connected to an even busier intersection at Alamo Pintado and Route 246. We are very concerned that adding more traffic to this area will create a huge safety problem for the citizens of Solvang. I have seen myself on numerous occasions, drivers speed thru stop signs, make illegal turns and we have watched these intersections become more crowded and backed up as our community has grown.

We would ask that you give service reconsideration to adding over 80 additional housing units to this very corner. There are also the concerns of the historic aqueduct that is a part of the SYV history also, I am sure that you have been made aware of the soil issues in this area that will require a very expensive preparation for development.

We thank you for your time and service to keeping our Valley the beautiful and safe community we are all hoping to maintain.

Barbara and Ted Allen
764 Hillside Dr
Solvang, CA 93463



Ryan Lester <ryanl@mintierharnish.com>

Fw: Housing Element

1 message

Sophia Checa <SCheca@cityofsolvang.com>

Tue, Jan 3, 2023 at 4:30 PM

To: Brent Gibbons <brent@mintierharnish.com>, Ryan Lester <ryanL@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>
Cc: Rodger Olds <rolds@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

From: Karry Lee <kiwilee55@aol.com>

Sent: Sunday, December 25, 2022 11:53 AM

To: Sophia Checa <SCheca@cityofsolvang.com>

Subject: Housing Element

1) Water and sewer hook ups for more housing? How can we accommodate more water use in a deepening draught? How can we hook up more units to a defunct sewer system?

Solvang should have a moratorium on building and hook ups!

2) TRAFFIC How can Solvang increase housing without creating an additional roadway bypass? Extending Fjord to 246 looks like the only viable option!

3) INFILL



Ryan Lester <ryanl@mintierharnish.com>

Fw: Opposition to the re-zoning of 741 and 739 Alamo Pintado in the City of Solvang CA.

1 message

Sophia Checa <SCheca@cityofsolvang.com>

Tue, Jan 3, 2023 at 4:29 PM

To: Ryan Lester <ryanl@mintierharnish.com>, Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

From: L Woodall <woodalllindsay@hotmail.com>**Sent:** Tuesday, January 3, 2023 3:28 PM**To:** Sophia Checa <SCheca@cityofsolvang.com>**Cc:** Ben <woodallben@hotmail.com>**Subject:** Opposition to the re-zoning of 741 and 739 Alamo Pintado in the City of Solvang CA.

12/20/2022

Dear City of Solvang and to whom it may concern,

We recently reviewed the Public Review Draft Housing Needs Assessment [December 2022] document and learned of the possible rezoning of lots **741 Alamo Pintado Road** and **739 Alamo Pintado Road**, also known as "Site A" in the Housing Needs Assessment Draft. It seems the City is proposing to rezone the two sites to accommodate high density, lower income housing. The two sites are currently zoned 20-R-1 and allow for two dwelling units per acre. The City intends to rezone the parcels to DR-20 and apply the required minimum density of 20 dwelling units per acre to meet the high-density designation.

We live at 2005 Kanin Hoj. Kanin Hoj is a small cul-de-sac serving five homes adjacent to the proposed "Site A". We strongly oppose rezoning the lots adjacent to and near our street. Our neighborhood is not designed to support high-density housing. It is a quiet, single-family residential community desirable for the privacy and serenity provided by the large low-density lots.

Water, traffic, parking, noise, light, pollution and scale of such a development are all of great concern. The proposed zoning would be out of context and scale for the neighborhood. Kanin Hoj would not be able to withstand the additional traffic or parking created from the proposed high-density housing. The increased vehicular traffic on Kanin Hoj and Alamo Pintado could also pose a potential life safety hazard, as there is no access for pedestrians and limited access for first responders.

The proposed high-density housing located in a single-family residential neighborhood will also negatively affect the home values in the immediate vicinity as the homes in this single-family residential community are desirable for the privacy and serenity provided by the large low-density lots.

In addition, this will negatively impact the local wildlife, namely the deer families that live and reproduce here. We greatly appreciate your concern and thoughtfulness in regards to our effort to preserve the beauty of this single-family residential community.

Sincerely,
Ben and Lindsay Woodall



Ryan Lester <ryanl@mintierharnish.com>

Fw: Richmond Property at Corner of Alamo Plntado and Old Mission Drive and Zoning Change

2 messages

Sophia Checa <SCheca@cityofsolvang.com>

Fri, Jan 6, 2023 at 10:19 AM

To: Ryan Lester <ryanl@mintierharnish.com>, Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolds@cityofsolvang.com>

Thank you!

Sophia

From: Gabriel Rossetti <gabrieljulian@yahoo.com>**Sent:** Friday, January 6, 2023 10:16 AM**To:** clerk@cityofsolvang.com <clerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>**Subject:** Richmond Property at Corner of Alamo Plntado and Old Mission Drive and Zoning Change

I am a resident and homeowner at [1911 Old Mission Drive](#) here in Solvang. I am writing to protest the egregious zoning change request by the owners of the property mentioned above.

Solvang does not have the infrastructure to support this request. There is not enough water, the traffic at that intersection will be untenable, and the waste water treatment facility is antiquated and not up to par. The soil in the upper parcels will not support that many homes safely, and by the way a home's foundation in Mission Oaks just a few days ago has been slipping again.

Also the housing element plan does not need that dense a project to attain its goals.

I strongly urge you to deny this request.

Thank you,

Gabriel Rossetti
gabrieljulian@yahoo.com

Ryan Lester <ryanl@mintierharnish.com>

Tue, Jan 10, 2023 at 1:05 PM

To: Sophia Checa <SCheca@cityofsolvang.com>

Cc: Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>, Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolds@cityofsolvang.com>

Received.

We usually ask that the management team is included so everyone is on the same page.

[Quoted text hidden]

--

Ryan Lester, Project Manager

Mintier Harnish
1415 20th Street
Sacramento, CA 95811
P: (916) 446-0522
F: (916) 446-7520
www.mintierharnish.com

Mintier Harnish is now on a 4/10 work schedule, hours are 7:00 am to 5:30 pm, Monday through Thursday, and closed on Fridays.



Ryan Lester <ryanl@mintierharnish.com>

Fw: Solvang Draft Housing Element

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanL@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Fri, Jan 13, 2023 at 8:37 PM

From: Annamarie Porter <aporter@cityofsolvang.com>
Sent: Friday, January 13, 2023 4:10 PM
To: Dan Martin <dmartinsyv@gmail.com>; City Clerk <cityclerk@cityofsolvang.com>
Cc: Sophia Checa <SCheca@cityofsolvang.com>; Rodger Olds <rolids@cityofsolvang.com>
Subject: RE: Solvang Draft Housing Element

Thank you for your comments, they will be forwarded to the consultant for inclusion.

Annamarie Porter, CMC

City Clerk

City of Solvang

Phone: (805) 688-5575 x206

aporter@cityofsolvang.com

From: Dan Martin <dmartinsyv@gmail.com>
Sent: Friday, January 13, 2023 2:00 PM
To: City Clerk <cityclerk@cityofsolvang.com>
Subject: Fwd: Solvang Draft Housing Element

Entered a "W" on your address originally.

Dan Martin

----- Forwarded message -----

From: **Dan Martin** <dmartinsyv@gmail.com>
Date: Fri, Jan 13, 2023 at 1:29 PM
Subject: Solvang Draft Housing Element
To: <SCheca@cityofsolvang.com>, <CityclerkW@cityofsolvang.com>, <Council@cityofsolvang.com>

Mayor Infanti and Councilmembers,

My name is Dan Martin. I am a lifelong resident of the Santa Ynez Valley and a longtime resident of Solvang. I am also the President of the Mission Oaks Homeowners Association.

Mission Oaks has provided you with a very detailed letter regarding the proposed rezoning of Site C, which was previously referred to as Site 3, which lies between Alamo Pintado Road and Mission Oaks. We believe this site should not be rezoned for the high density (DR-20) that the currently written Draft Housing Element encourages. Because of the steep hillside make up of the 4.8 acre parcel of this site, it would not be possible to produce Low-cost and Very-Low-cost units. If there was development on this 4.8 acre portion, the costs involved would only produce higher income units, which the city does not need at this time.

The city does need affordable housing, but the only portion of this site that would possibly work would be the 1 acre flatter part of the property that could possibly accommodate the building of 20 affordable units. As it is, adding 20 affordable units to this site will increase traffic and congestion, and any more than this number of units to this site would become a safety issue for both locals and tourists.

I would encourage the City to pursue rezoning other areas within the city limits, perhaps allowing the rezoning of commercial properties to include Low and Very Low-cost units as part the buildings and properties.

Thank you for your consideration of matters discussed in the letter sent to you by Mission Oaks and thank you for your service to our community.

Dan Martin

1/18/23, 7:57 AM

Mintier Harnish Mail - Fw: Solvang Draft Housing Element

[708 Hillside Drive](#)

Solvang

dmartinsy@gmail.com



Ryan Lester <ryanl@mintierharnish.com>

Fw: Solvang Draft Housing Element

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanL@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rols@cityofsolvang.com>

Fri, Jan 13, 2023 at 10:25 PM

From: Annamarie Porter <aporter@cityofsolvang.com>
Sent: Friday, January 13, 2023 10:11 AM
To: Sophia Checa <SCheca@cityofsolvang.com>
Subject: FW: Solvang Draft Housing Element

Annamarie Porter, CMC
City Clerk
City of Solvang
Phone: (805) 688-5575 x206
aporter@cityofsolvang.com

-----Original Message-----

From: Diana Story <storyline10@icloud.com>
Sent: Friday, January 13, 2023 9:28 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>
Subject: Solvang Draft Housing Element

City Officials,

I think that the plan to build low cost housing next to Mission Oaks was poorly conceived and will be disastrous on many levels.

There are people, far more knowledgeable than I, who will talk about elevation, soil, and runoff.

Where are you going to park another 200 cars?

The traffic is already congested and dangerous. My car has nearly been hit a couple of times, and pedestrians, literally have to dodge cars as they cross the road.

Drivers are looking at the traffic light and drive right through the stop sign

You have three lanes of traffic on Alamo Pintado that arrive at the stop sign at different times. Drivers make a U turn and then pull into the parking lot when the drivers behind them think that they are going to turn at the traffic light.

A woman was killed a couple of years ago. She was crossing 246 in a crosswalk with the light in her favor. A careless or frustrated driver turning left from Alamo Pintado didn't see her. She was hit and killed.

You take your life in your hands when trying to cross Old Mission Oaks to enter the parking lot of New Frontiers. You have delivery trucks parked in the middle of the street and it's on a corner making it impossible to see oncoming traffic. I have also seen a large RV, too big for the parking lot, parked in the red zone as they shop.

I respectfully ask you to reconsider the idea of low cost housing at this location.

Sincerely,

Diana Story
640 Hillside Drive



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Alamo Pintado at Old Mission Drive

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolds@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:42 AM

From: john lee <johnleesurfs@gmail.com>
Sent: Saturday, January 7, 2023 4:50:25 PM
To: Sophia Checa <SCheca@cityofsolvang.com>
Cc: clerk@cityofsolvang.com <clerk@cityofsolvang.com>
Subject: Alamo Pintado at Old Mission Drive

Valued Public Servants,

Our names are John and Dana Lee, we are married and have lived on the cul de sac at the end of Old Mission Drive for 3 years. Old Mission at Alamo Pintado is our only access to Nielsen's, Merkantile, Solvang, Santa Barbara, Santa Ynez, Los Olivos, and all other points in every compass direction. To say that traffic in this area is already congested is an understatement. Waited in a line of traffic coming to Alamo Pintado from Santa Barbara lately? Just wait for the new line coming to that intersection from town if the new residents work to the north!!

We can manage it now, but additional homes/traffic/residents will turn it into a nightmare. Imagine all this new chaos 5 houses down from you and blocking your only access to and from YOUR house and businesses that you have available.

The city is congested enough. Please don't ruin it further.

The greed of developers and the sparkle of new tax revenue are formidable forces. What's next? 246 thru town with a 4 lane highway running above it? Soon it's BYE BYE SOLVANG!

Please find other land to develop with less impact on the people who love things the way they are. If you MUST!! get bigger, find some land near a quiet intersection where neighbors won't notice or care!

There is a lot of land elsewhere for the State to enforce it's unconscionable demand for new unit construction. It is my opinion that Solvang's plan grows us to become something we are not. Slow down.....nobody says we have to get big!

(Please respond with dates and times of the next meetings on this plan.)

Very respectfully,

Happy Solvang residents,
John and Dana Lee

Fwd: Comment on public review draft of housing element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>

Wed, Jan 18, 2023 at 8:24 PM

To: Ryan Lester <ryanl@mintierharnish.com>, Brent Gibbons <brent@mintierharnish.com>, Jim Harnish <jim@mintierharnish.com>

Cc: Rodger Olds <rolds@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

This was included in our Staff Report, however, I don't think I forwarded it.

From: Maryvonne Iaparliere <gth08@mac.com>

Sent: Monday, January 9, 2023 11:45:19 AM

To: Public City Council Group <council@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>

Subject: Comment on public review draft of housing element December 2022

Dear Mr Infanti, Mayor of Solvang and City Council,

I urge you to remove the sloping 4.48 acre parcel #139-530-002 from Site C in the Public Review Draft of the Housing Element released in December 2022.

Before explaining the technical difficulties of that project, *here are **some very pragmatic reasons why I am against that project:***

- I doubt that the developers will care about the way the buildings will look and certainly not be in the old Danish style like in downtown or Spanish; so that would go against the vision of charming touristic Solvang and we could hear "it is not the way it used to be..."
- Even the Police think that increased traffic will be a nightmare.
- Accidents have already happened. We witnessed a few days ago a car speeding right through the stop sign at Nielsen's!! There will be many more pedestrians.
- Also we heard a lot of complaints already from the backroads because of people taking shortcuts to avoid the congestion.
- Improvements will definitely need to be done by Caltrans if the project become concrete.
-

Due to high development costs, this steep parcel is not suitable for construction of high density affordable housing. The 20 affordable units proposed for Site C will likely be built on the adjacent flatter 1 acre parcel.

Even though 56 HIGHER INCOME units are proposed for Site C, rezoning the 4.48 acre parcel for high density would actually allow for at least 81 additional higher income units above the 9 allowed by current zoning.

NONE OF THESE UNITS ARE NEEDED to meet the State's RHNA goals for moderate and above moderate housing. Building them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion, destroy a Solvang designated scenic vista and increase the need for costly new infrastructure and services. Very importantly, it would also increase depletion of our scarce water resources.

Allowing so much unnecessary dense housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city.

Thank you.

Maryvonne Laparriere Martin
698 Hillside Drive
Solvang CA 93463v



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:31 AM

From: Albert Mills <albertmills@gmail.com>
Sent: Monday, January 9, 2023 8:16:12 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more of the expensive units than is necessary. But the Draft Housing Element, as currently written, NEEDLESSLY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1 acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang designated scenic vista and would increase the need for costly new infrastructure and services. **Very importantly, it would also increase depletion of our scarce water resources.**

Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you.

Albert Mills
621 Hillside Dr
Solvang, CA 93463
albertmills@gmail.com



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolds@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:33 AM

From: Sandy Mills <sandymills3rd@gmail.com>
Sent: Monday, January 9, 2023 8:10:40 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

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Thank you.

Sandra Mills
621 Hillside Dr
Solvang, CA 93463
Sandymills3rd@gmail.com



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Rodger Olds <rolds@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:40 AM

From: Jeff Nelson <rrrn4075@gmail.com>
Sent: Saturday, January 7, 2023 7:17:27 AM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

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Rezoning to allow more unnecessary higher income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Thank you.

Jeff Nelson

634 Aqueduct Way,
Solvang, Ca. 93463



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolds@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:41 AM

From: Jane McGinty <janemcginty13@gmail.com>
Sent: Saturday, January 7, 2023 4:05:35 PM
To: Public City Council Group <council@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>
Subject: Comment on the Public Review Draft Housing Element December 2022

Dear Mayor Infanti and Council Members:

We moved to this lovely town of Solvang in 2000 and after living and golfing on the Alisal Ranch for six years, we moved to a home in Santa Ynez on Monteciello. Solvang drew us back, however, and by 2011 we bought our home in the beautiful community of Mission Oaks. We live at the top of historic Aqueduct Way where we have a lovely view and although we pay a premium price for it, we are close to the hospital, doctors, markets, banks etc. We feel safe here. It is what we worked a lifetime for.

We are very concerned about the rezoning proposal to allow more unnecessary housing and create even more congestion. The area already has a dangerous four way stop at Alamo Pintado and Old Mission Road and the expansion of the New Frontiers Market has increased traffic in the area tremendously. A more congested entrance to Solvang cannot be what you had in mind. Another consideration is that any new development will also increase the depletion of our scarce water resources. Already Mission Oaks has adapted to this scarcity with very strict rules about our use of the water here. I would hope that the city would tighten its belt as well and not add more unnecessary housing.

Sincerely yours,

Jane McGinty

646 Aqueduct Way Solvang CA 93463



Ryan Lester <ryanl@mintierharnish.com>

Fwd: Subject: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
 To: Ryan Lester <ryanl@mintierharnish.com>
 Cc: Rodger Olds <rolids@cityofsolvang.com>, Planning Consultant <planningconsultant@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:35 AM

From: suzimatthies@aol.com <suzimatthies@aol.com>
Sent: Sunday, January 8, 2023 6:15:15 PM
To: Public City Council Group <council@cityofsolvang.com>; Cityclerk@cityofsolvang.co <Cityclerk@cityofsolvang.co>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

My husband and I have been residents of Solvang for 47 years and for the past 9 years have resided in Mission Oaks HOA above the land along Alamo Pintado that the Richman family owns. We have seen many changes in our beautiful valley during that time, some good and some not so good.

Over the years we have seen some incredible increases in vehicular traffic throughout the Valley but most significantly two locations require some discussion. The intersections of State Route 246 (SR 246) and Alamo Pintado and another at Alamo Pintado and Old Mission Drive. A few short years ago the increased traffic at Old Mission Drive and Alamo Pintado got so heavy that a 4-way stop was created. In recent years with the completion of the Mercantile Shopping Center and 16 new residences on Old Mission Drive, traffic in these two locations has mushroomed. With three separate entrances and exits for the shopping center, traffic is constantly entering or leaving which causes confusion for drivers and often requires driving in the opposing lane of traffic on Old Mission Drive. Large delivery trucks and an assortment of cars and trucks owned by employees of the various businesses line Old Mission Drive and occasionally block the entrance to Mission Oaks, our driveway.

If the property along Alamo Pintado owned by the Richman family is rezoned to accommodate more commercial businesses and innumerable low-cost housing, it can and will create significant safety concerns.

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

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Respectfully Submitted,

SuziMatthies
 682 Hillside Drive
 Solvang, CA 93463

Email: suzimatthies@aol.com
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Ryan Lester <ryanl@mintierharnish.com>

Fwd: Subject: Comment on the Public Review Draft Housing Element December 2022

1 message

Sophia Checa <SCheca@cityofsolvang.com>
To: Ryan Lester <ryanl@mintierharnish.com>
Cc: Planning Consultant <planningconsultant@cityofsolvang.com>, Rodger Olds <rolids@cityofsolvang.com>

Mon, Jan 9, 2023 at 8:37 AM

From: Paul Matthies <pmatthies@aol.com>
Sent: Sunday, January 8, 2023 3:26:14 PM
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>
Subject: Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers,

My wife and I have been residents of Solvang for 47 years and for the past 9 years have resided in Mission Oaks HOA above the land along Alamo Pintado that the Richman family owns. We have seen many changes in our beautiful valley during that time, some good and some not so good.

Over the years we have seen some incredible increases in vehicular traffic throughout the Valley but most significantly two locations require some discussion. The intersections of State Route 246 (SR 246) and Alamo Pintado and another at Alamo Pintado and Old Mission Drive. A few short years ago the increased traffic at Old Mission Drive and Alamo Pintado got so heavy that a 4-way stop was created. In recent years with the completion of the Mercantile Shopping Center and 16 new residences on Old Mission Drive, traffic in these two locations has mushroomed. With three separate entrances and exits for the shopping center, traffic is constantly entering or leaving which causes confusion for drivers and often requires driving in the opposing lane of traffic on Old Mission Drive. Large delivery trucks and an assortment of cars and trucks owned by employees of the various businesses line Old Mission Drive and occasionally block the entrance to Mission Oaks, our driveway.

If this property is rezoned to accommodate more commercial businesses and innumerable low-cost housing, it can and will create significant safety concerns.

I understand that the City of Solvang is required to regularly update the Housing Element and provide for diverse and affordable housing. Historically Solvang has found it easier to produce more expensive housing and more difficult to produce the Very-Low and Low-cost units the State requires. Table H-1 shows that during the Fifth Cycle (2014-2022) the City easily provided 220% of the Moderate and 153% of the Above Moderate income RHNA units required.

Because Solvang has limited space and limited resources the Housing Element needs to focus on providing more affordable units and avoid producing more expensive units than is necessary. But the Draft Housing Element, as currently written, NEEDLESSLY ENCOURAGES EVEN MORE HIGHER INCOME UNITS.

Table H-59 shows that the proposed rezoning is producing far more Moderate and Above Moderate units than are necessary. The bottom row indicates that the numbers planned are 233% of the RHNA for Moderate and 304% for Above Moderate. (233% appears to be an error, it is actually even worse – 286%)

Site C is a prime example of this overemphasis on expensive housing. It has 2 very different parcels. Due to high development costs, the steep 4.48-acre parcel is not suitable for the construction of high-density affordable housing. The 20 affordable units proposed for Site C will undoubtedly be built on the flatter 1-acre parcel which has better access. This parcel is described as “significantly less costly to develop” on page H-104. But the Housing Element also proposes 56 unneeded HIGHER INCOME units on Site C, presumably built on the parts of the site not suitable for affordable housing. The actual development may include even more unneeded units because rezoning the 4.48-acre parcel for high density (DR-20) might actually allow for at least 80 additional higher-income units above the 10 allowed under the current zoning.

REZONING TO ALLOW THESE HIGHER-INCOME UNITS MIGHT BE GOOD FOR DEVELOPERS BUT WOULD NOT HELP MEET SOLVANG'S AFFORDABLE HOUSING NEEDS.

The units are not even needed to meet the State's RHNA goals for Moderate and Above Moderate housing. Allowing them would unnecessarily cause problems of erosion, flooding, soil and hilltop removal, traffic safety, and congestion. It would destroy a section of the Historic Mission Aqueduct and a Solvang-designated scenic vista and would increase the need for costly new infrastructure and services. **Very importantly, it would also increase the depletion of our scarce water resources.**

Rezoning to allow more unnecessary higher-income housing at what is already a congested gateway to Solvang is a planning error that will forever change the character of this unique neighborhood and damage the first impressions of visitors to our city. To correct this error, the steep 4.48-acre parcel should not be rezoned DR-20 and should be removed from Site C.

Respectfully Submitted,

Paul Matthies
682 Hillside Drive
Solvang, CA 93463

Email: pmatthies@aol.com
Home Phone: 805-688-8515

DATE: 1/12/23

TO: Council@cityofsolvang.com
Cityclerk@cityofsolvang.com
SCheca@cityofsolvang.com

From: Janet Forster

Subject: Comment on the Public Review Draft Housing Element December 2022

Mayor Infanti and Councilmembers

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Please take a look at what has happened during our recent storms to the areas around Mission Oaks, Alamo Pintado Road, Hwy 246, Nelson's shopping Center and our intersection. What do you think will happen if the city destroys the integrity of our hillside? I can tell you what will happen. A Big Mess of mud and debris.

I have lived in this valley for 30 years and in Mission Oaks over ten years. It's heartbreaking to see the beauty that we have left, be destroyed. Please reconsider your proposed rezoning for low income housing.

Thank you for your consideration

Janet Forster
662 Hillside Dr.
Solvang, CA 93463
Janforster412@gmail.com



Drone Photo: North View



Drone Photo: South View



Drone Photo: North View of Aqueduct

January 13, 2023

To: Solvang City Council

From: John Moisan

RE: Solvang Draft Housing Element

Dear Mayor Infanti and Councilmembers,

After attending two (2) city council meetings in December, I became more educated to Solvang's low-cost housing needs and future building sites being considered. I understand an Environmental Impact Report (EIR) will be done on ALL sites identified in the Draft Housing Element which should reflect my concerns. In the unlikely event the EIR does not, the following are those impacts I deem most significant.

My greatest concerns rest most on Site C bordering Alamo Pintado Road. The site has been surveyed and recognized for its archeological significance. An aqueduct dating back several centuries runs through the property to our Santa Ynez Mission. It has both Missionary and Chumash historical importance. However, it appears few of us are aware nor concerned about our lawful responsibility to preserve it.

Another concern is the significant impact of an additional 100+ housing units on Site C will have on traffic. As a commuter to both Lompoc and Santa Barbara, I've witnessed the increased vehicular congestion on Highway 246 specially at the Alamo Pintado Road intersection. What used to occur on rare occasions is now more common where westbound traffic backs up to Refugio Road and eastbound back into the City of Solvang. Neighborhood roads are now also being impacted as residents seek shortcuts to escape the traffic.

The additional 100+ housing units proposed to be located in the heart of a traffic corridor would further expose our infrastructure problem and create a dangerous situation for emergency vehicles.

Thank you in advance for addressing my concerns,

John Moisan
688 Hillside Drive
t2_jam@yahoo.com

To: Solvang City Council
From: Monica Moisan
Date: January 13, 2023
RE: Solvang Draft Housing Element

Mayor Infanti and Council members,

I am a resident of Mission Oaks and I am fortunate that even later in my years I can still drive. It has become more and more difficult since the traffic situation in Solvang has become overwhelming. Starting with leaving Mission Oaks it sometimes takes up to 2-3 Minutes for me to be able to turn left on Old Mission Drive due to traffic generated by New Frontiers Natural Food Market delivery trucks. Then I have to deal with a 4-way stop and the traffic lights onto Highway 246.

When I first moved to Solvang it took me perhaps 5 to 8 minutes to go to El Rancho Market (another market I go to) where as of now it can take up to 20 minutes, particularly to return. Also, due to heavy traffic I no longer have the pleasure of driving through Solvang. The impact of additional housing could be such that even the smallest project like going to the market becomes a major undertaking.

So please don't take that away from me and the rest of us!

Respectfully yours,

Monica Moisan
689 Hillside Drive, Solvang
monicamoisan@gmail.com

DECEMBER 26, 2022

SOLVANG CITY COUNCIL

SUBJECT: PROPOSED ZONING CHANGE ON 739 AND 741 ALAMO PINTADO

THE PROPOSAL TO CHANGE ZONING ON THE TWO 1/2 ACRE LOTS IS COMPLETELY OUT OF CHARACTER WITH THE 1/4, 1/2 AND 1 ACRE PARCELS IN THE ESTABLISHED ADJACENT NEIGHBORHOOD. THE TRAFFIC, NOISE, CONGESTION, LACK OF ADEQUATE WATER AND SEWER CAPACITY THIS REZONING NEEDS TO BE SHELVED. THE PRIVATE ROAD THAT SERVES MY NEIGHBORHOOD, KANIN HOJ WOULD IMPACTED IN A WAY THAT IS UNACCEPTABLE TO ME AND MY NEIGHBORS. TO BE REZONING PROPERTY TO HIGH DENSITY WHILE PENALIZING THOSE OF US WHO HAVE CUT OUR WATER USE OVER MANY YEARS IS UNFAIR AND NOT PRACTICAL. AS THE LAND USE RULES STAND AT PRESENT AN OWNER COULD INSTALL A SINGLE FAMILY DWELLING AND BOTH A MAJOR AND MINOR ADU ON EACH LOT.

I REQUEST THAT THIS REZONING BE DELETED FROM THE REVISED GENERAL PLAN TELL THE STATE WE DON'T HAVE THE RESOURCES AVAILABLE TO SUPPORT IT.

SINCERELY,



DAVID L. JAMIESON

2010 KANIN HOJ, SOLVANG, CA

RECEIVED
DEC 27 2022
CITY OF SOLVANG

Comments taken through PlanSolvang.com

Sandra Mills	Sandymills3rd@gmail.com	The upcoming rezoning to accommodate a large high density development for low income housing on 2 lots next to Alamo Pintado and Old Mission Drive is not a good idea for the surrounding area. For some reason, the Planning Commission chose only these 2 lots, one of 1 acre and one of 5.48 acres as the only choices for development of 110 units. Why were no other areas chosen? The larger lot has a 40 foot slope, which would make it difficult to build upon. It appears that the planners did not even look at the land before deciding this is the location to build upon, despite other vacant flat lots around the city that could be rezoned for development. Be aware that the contiguous Mission Oaks area shows as high density zoning on the city map, even though it is actually low density. I think other areas in the city should be considered, and I wonder why they were excluded from the study. Is there a financial interest in using these 2 lots?
Elaine Morris	solvang4me@comcast.net	The corner of Alamo Pintado and Old Mission is a traffic nightmare. Please do not allow additional building in this area without in depth study of the potential fallout. Recent redevelopment of the Merkantile center and additional housing units have created a traffic nightmare. Please do not make it worse by further developing the area.
Sophia Checa	scheca@cityofsolvang.com	<p>Comments received via phone call</p> <p>1) Table H-59 needs to be re-worked for clarity. It took a lot of analyzing the numbers to understand the surplus and percentages. We also have the recommendation to add a column for Extremely Low Income like the Projected Housing Needs table on page H-6. The math on Table H-59 needs to be revisited. I think the 20% buffer amounts are incorrect. Additionally, why are we shooting for higher than the RHNA with buffer?</p> <p>2) It is not clear where the New Construction Objectives on page H-6 came from. Did the city actually set these goals? The recommendation is to reduce them, if possible.</p> <p>3) When the Consultants speak to the public and City Council again, I recommend discussing how the analysis for the sites happened and how they disbursed the various units (extremely low, low, etc) across the sites.</p> <p>Thank you!</p>
Stephen Martin	stormyscm@gmail.com	<p>Honorable Mayor, City Council and Planning Commission</p> <p>I strongly urge you to exclude the steep 4.48 ac parcel from Site C (formerly Site 3) in the proposed Housing Element (HE).</p> <p>Solvang needs to encourage construction of affordable, not higher income, housing. Market conditions and existing zoning have historically been sufficient to easily meet the needs for higher income housing.</p> <p>While the proposed HE does encourage affordable housing, it also unnecessarily proposes high density zoning in areas where high development costs will likely exclude affordable housing. History tells us that this will use up land in order to develop unneeded moderate and higher income houses. According to the 2015 to 2023 HE 5th cycle planning period report at page H-23, table H-1, Solvang exceeded State Regional Housing Needs Assessment (RHNA) requirements for additional moderate and above moderate housing by 220% and 153% respectively</p>
Ester Smith	waynedonaldsmith@gmail.com	<p>Taken via phone by Sophia:</p> <p>I am very concerned about the rezoning and building of the low-income housing at Alamo Pintado and Old Mission.</p> <p>I am concerned it will bring the property values down. I've seen different low-income homes that are not taken care of very well; people don't appreciate what they are able to rent. It is my concern this will happen in this case.</p>
Gay Infanti	ginfanti@comcast.net	On Table H-1 entitled Fifth cycle (2015-2023) Housing Element Progress, there is a math error in the second row, last column: the total should be 261, not 132.
Gay Infanti	ginfanti@comcast.net	In the section entitled Opportunities for Energy Conservation on page H-84, there is a paragraph about Southern California Edison Energy Programs. SCE doesn't serve Solvang. Please replace with PG&E and/or 3CE, which do serve Solvang.
Gay Infanti	ginfanti@comcast.net	I have a general concern about the state law, which disregards whether a jurisdiction (City) has sufficient resources (water) to build the RHNA -allocated number of housing units.

Gay Infanti	ginfanti@comcast.net	Another concern is that the state doesn't require a large enough percentage of units in a single development project to justify the incentives that a developer can claim. These incentives, such as exemptions from height limits or setbacks, can really destroy the quality of life in a neighborhood.
Josh Richman	jrichman@gmail.com	In response to the circulated draft Housing Element, I have submitted a comment letter to Sophia Checa by email. This comment field is limited to 1,000 characters which is less than my comment letter. Josh
Sheri Noble	sherinoble2@gmail.com	<p>Cannot fit all comments in a few words. I do not believe we have approved evacuation routes in an emergency as stated in this document. I would like to learn more.</p> <p>In my 1/4 acre lot/single family neighborhood with all single story homes, I can put up 2 ADU's even during a "drought" and our master plan is maintained on all single story homes? This does not make sense.</p> <p>The city cannot currently maintain the current creeks during a storm, how will flood zones be maintained? Will only property owners pay for this?</p> <p>Traffic on Mission has to be addressed. It is hypocritical to have more growth without considering the infrastructure. Please proceed carefully to maintain the character that led us to purchase homes in Solvang.</p>