
Fw: Affordable Housing Design Presentation

From Nicholas Norman <nnorman@cityofgoleta.org>

Date Mon 3/10/2025 8:18 AM

To Nicholas Norman <nnorman@cityofgoleta.org>

From: Lisa Kus <lisakus1@gmail.com>

Sent: Thursday, March 6, 2025 9:06 AM

To: Nicholas Norman <nnorman@cityofgoleta.org>

Subject: Affordable Housing Design Presentation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

I have a question.

The "S" for subsidy is alarming. To me, subsidy means my tax dollars will be spent to help someone else buy (or rent?) a home. This is the first time I have learned this since affordable housing became a forefront issue during the most recent Housing Element process.

Am I correct?

Lisa Kus



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March 7th, 2025

Chair Fullerton and Members of the City of Goleta Planning Commission

Emailed To: PERmeetings@cityofgoleta.org

Subject: March 10th, 2025 Agenda; Items B.2 & B.3

Dear Chair and Planning Commission Members:

The Coastal Housing Coalition (CHC) is a non-profit organization and the voice of local employers and employees in support of workforce housing. The CHC advocates for housing available to households earning 120-200% of the community Area Median Income (AMI). We believe that the lack of available, affordable housing near jobs is adversely affecting our region's economy, environment, and civic life, all of which will worsen if we don't address this crucial problem.

The CHC supports the City's expeditious advancement of the Housing Element 2023-2031 program implementations to not only meet the City's obligations to HCD but to implement processes, policies and regulations helping to improve the availability of workforce housing along the South Coast.

We have reviewed Agenda Items B.2 and B.3 which both include a plethora of prioritizations. In general, we encourage your Commission to pursue the Staff Recommendations for B.2 and B.3.

Regarding Agenda Item B.2, the CHC supports the concept of local preference as a mechanism for improving the availability of housing for our local workforce and understands the sensitivity of related fair housing laws. The CHC is available and encouraged to work further with Staff in advancing the memo recommendations as described.

Regarding Agenda Item B.3, the CHC sees many opportunities through processes, policies and regulations improvements to increase the availability of housing for our local workforce. The CHC is available and encouraged to work further with Staff in advancing the category recommendations as described.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Minus".

Craig Minus
Executive Director



March 10, 2025

Jennifer Fullerton, Chair
Anne Miller, Vice Chair
Katie Maynard, Commissioner
Cary Penniman, Commissioner
Rita Serotkin, Commissioner
130 Cremona Drive
Goleta, CA 93117

RE: B.3 Affordable Housing Design (Implementation of Housing Element Subprogram HE 2.4(g))

Dear Chair Fullerton and Commissioners,

The Santa Barbara Association of REALTORS® (SBAOR) represents about 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, housing providers, tenants, and commercial owners. As one of the leading organizations on the South Coast primarily focused on housing, we support the staff's recommendations for affordable housing design.

These findings are important to determine the best way to create more supply for our community. We know the City of Goleta has been doing its part by creating housing on the South Coast and we applaud you for your efforts. By reviewing and moving forward with these recommendations, we believe the City will continue to be at the forefront of affordable-by-design principles.

Sincerely,

Summer Knight
SBAOR 2025 President





Outlook

Public comments to be read. March, 10, 2025 Planning commissiom hearing

From herseld@aol.com <herseld@aol.com>

Date Mon 3/10/2025 11:42 AM

To PER Meetings <PERmeetings@cityofgoleta.org>

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Hersel Mikaelian

March 10, 2025

Regarding: Agenda Item B.3 DISCUSSION/ACTION ITEM Meeting Date: March 10, 2025
Affordable Housing Design (Implementation of Housing Element Subprogram HE 2.4(g))

Please read my comments in the public hearing. Thank you.

Dear Commissioner -

I will summarize my statement with a few sentences. I urge you not to make any recommendation until the City seeks an experienced legal opinion on whether such a policy is legal. I have.

As a matter of record, I state the following:

The staff report, and the existing inclusive housing policy, are illegal, not achievable, not reasonable, not feasible, and not acceptable. The policy is prejudicial, which leads to discrimination, it is an act of taking, and extortion, which in each case is unlawful. It discourages me after struggling for 48 years with the county and the city from building housing mandated by the State of California.

There is not a single law in the State of California that mandates a developer to provide low-income housing, and certainly Charity is not a law, therefore not enforceable.

The consultant report directly and indirectly supports my statement above. Contrary to the consultant's report, the city staff dismisses the professional finding of the expert.

Perhaps after all the thousands of our tax dollars the city spends on a consultant, you should directly question the consultant and learn how different and malicious the staff's ideology and ulterior motives are. I believe the city staff dismissed the most important consultant's findings because the recommendation didn't serve their political agenda. They dismissed the report of a professional consultant.

You should understand the illegality of the low-income housing program. The City cannot simply dump the burden of inclusionary housing on only one group of people.

If you believe the low-income households contribute to the community, so they deserve to purchase a house below market rate with the expense of a property owner, think again. The low-income household contributes to everyone in the community, not just the property owners. It is discrimination to force this program on only the property owners. Therefore, everyone in the community as well as people who work for the cities should take 20% of their assets and income and give it to a low-income housing program.

If the City is genuine about achieving affordable housing in Goleta, funding mechanisms should be pursued to create such opportunities. Raise taxes so everyone is contributing.

Furthermore, the state, and the city's regulations, rules, policies, and the NIMBs created the high cost of housing. The same house in another state cost less than 1/3 the price compared to California. As a result, inclusionary policies make developing housing projects virtually unachievable as the consultant's report demonstrates. In California, there are only 26 cities that have decided to participate in the low-income housing program, 74% have opted out.

I have never built any houses in my life, so why are you blaming me? Several times the city of Goleta discriminated against me. enough is enough. Besides, the city policy being illegal, I can not afford to go forward with your low-income housing program. Leave me out of it.

If you are concerned, feel free to give me a call, I have a lot to say. (the staff has my phone number).

Hersel Mikaelian