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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.2 Housing Priority for Goleta Residents and Employees (Implementation of Housing Element Subprogram HE 2.2(a))

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 recommendations for housing priorities for Goleta residents and employees.

We appreciate a local preference program for Affordable housing and nonprofit affordable units supported by government funds (i.e. Housing Trust Funds). However, we concur with staff that trying to apply this to market rate resale units would be very difficult. As mentioned in the staff report, by extending this program to market rate resale you could potentially violate State and federal fair housing laws and run into legal concerns.

We need to continue this important conversation and keep looking at ways to help our community without violating state and federal laws. SBAOR requests that you adopt staff recommendations.

Sincerely,

Summer Knight
SBAOR 2025 President

