



Affordable Housing Policies & Procedures Manual

Presentation By:
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Goleta City Council
September 5, 2023

Project History

- 2020 – Council directed PER to create implementation manual
- July 2023 – Provided comments on initial draft of Manual
- Sept 2023 – Review revised draft, consider adoption

Purpose of the Manual

- Implement aff. housing goals/programs
- Ensure equity, consistency & transparency
- Help staff administer programs
- Provide certainty to developers/applicants
- Promote financial viability of projects
- Protect City interests in projects



Council Direction Received

- Local Preference Requirement – 2 edits
- Subletting BMR Units – 2 edits



Local Preference Requirement

- Rewording of employment criteria
 - *...who currently works, has been hired to work, or has a bona fide offer to work in the City of Goleta (defined here as owning or operating a business located within the City of Goleta, employment for wages or salary for an employer located within the City of Goleta, contract employment where the actual work is conducted within the City of Goleta, or commission work where the applicant's principal location from which they work is located within the City of Goleta, for an average of at least 20 hours per week) or who currently resides on the South Coast of Santa Barbara County (from the county line near Carpinteria to the tunnel at Gaviota).*



Local Preference Requirement (cont'd)

- Longer application period for Re-Rentals
 - *...an initial application period of ~~seven~~ ten (710) business days must be reserved only for applicant households claiming to meet the applicable income requirements and Local Preference requirement.*



Subletting in exigent circumstances

- Need to demonstrate hardship
- Rent for Ownership Unit:
 - City's max. rent for same size unit
- Rent for Bedroom in Ownership Units:
 - 50% of City's max. rent for 1-bed unit
- *Need prior approval for good cause, limited to 12 mos.*



Subletting in exigent circumstances (cont'd)

- Need to demonstrate hardship
- For Rental Units – more variables
 - Ongoing income restrictions
 - Leased and operated by non-City property manager
- Option: Request a waiver to sublet Unit for hardship
- Option: Add household member
- *Add'l person must be on lease, Prop. mgr. approval req'd*
- *Income of all adults included in gross income calc.*

Staff Recommendation

1. Adopt Resolution entitled “A Resolution of the City Council of the City of Goleta, California, Adopting the City of Goleta Affordable Housing Policies and Procedures Manual”
2. Direct staff to file a Notice of Exemption that this action is not subject to the California Environmental Quality Act (CEQA)



Questions?

Thank you!



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