



TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner
John Douglas, Housing Consultant

SUBJECT: Draft 2023-2031 Housing Element Review

RECOMMENDATION:

Adopt Resolution No. 22-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review" (Attachment 1).

BACKGROUND:

The City is required to prepare a Housing Element update for the 6th planning cycle by February 15, 2023, which spans the 2023-2031 planning period. California Department of Housing and Community Development (HCD) review is required both prior to and after final adoption by the City Council. The initial HCD review lasts 90 days. After this period, the City will receive comments from HCD that the City will need to address prior to bringing a Final Draft Housing Element forward for Planning Commission and City Council review and adoption. The second HCD review, and consideration of "certification," would occur after the City adopts the updated Housing Element.

On May 2, 2022, the City released the Draft 2023-2031 Housing Element. The Draft 2023-2031 Housing Element includes updates to the policies and programs in the current, adopted Housing Element to reflect (1) changes in State law; (2) public, stakeholder, City Council, and Planning Commission input; (3) current City practices; (4) updated program responsible parties and City department name changes; (5) accomplishments since the adoption of the current Housing Element, such as the adoption of Title 17 (Zoning) of the Goleta Municipal Code and adoption of affordable housing fees; (6) updated program activity time periods; and (7) improved language to better convey the intent of the policies and programs. The Technical Appendix to the Housing Element was also updated to include more current data and analysis. The Draft 2023-2031 Housing Element, including

the Technical Appendix, is provided as Attachment 2. An underline-strikethrough changes version comparing the policies and programs updates with the existing, adopted, 2015-2023 Housing Element policies and programs is provided in Attachment 3. Attachment 4 summarizes public comment received during outreach efforts prior to release of the Draft 2023-2031 Housing Element and how those comments were addressed in the Draft 2023-2031 Housing Element. Public Comment on the Draft 2023-2031 Housing Element will be reviewed and documented as part of a State-mandated 30-day public review that began on May 2, 2022.

On May 9, 2022, City staff introduced the Draft 2023-2031 Housing Element to the Planning Commission. The staff report (excluding attachments) from that meeting is provided as Attachment 5. That staff report includes details on State Housing Element requirements and details the content of the Draft 2023-2031 Housing Element. At the conclusion of the May 9, 2022 meeting, the Planning Commission continued the item to May 23, 2022 for further consideration.

DISCUSSION:

At the May 9, 2022 meeting, Planning Commissioners discussed several topic areas that warranted additional detail from staff. Below is a summary of these topics with further relevant information.

Short-Term Vacation Rentals (STVRs)

The Draft 2023-2031 Housing Element includes a new subprogram, HE 1.7, to “actively monitor the use of short-term vacation rentals in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals.” Discussion of this new program on May 9, 2022 centered on whether or not the subprogram, as drafted, goes far enough in addressing impacts from STVRs on the City’s existing housing stock. One additional comment noted a concern for the impact to homeowners, who may rely on the income from a STVR.

In response to the concerns expressed, staff prepared draft changes to HE 1.7 to strengthen the reporting requirements, provide clearer direction regarding enforcement on unpermitted STVRs, and a firm commitment to consider additional regulation of STVRs in 2024. The draft changes also include specific items that will be considered with proposed changes to the regulations. Below are the draft changes to HE 1.7, which staff have prepared. Edits to HE 1.7 as presented in the Draft 2023-2031 Housing Element are shown in underline and strikethrough:

HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock. The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and

unpermitted STVRs. The City shall actively address any identified unpermitted STVRs through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

Time Period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations in 2024~~if needed based on annual monitoring~~

Responsible party: Finance Department, Planning and Environmental Review Department

Should Planning Commission want to include the above proposed changes to HE 1.7 in the recommendation to City Council, that should be stated as part of the motion to adopt the resolution.

Primary Residences

Planning Commission comments on May 9, 2022 included concern regarding corporate or individual investors purchasing units in the City and regarding owners using limited City housing stock as second homes. In the event that these units are being used as STVRs, the revised STVR program (HE 1.7) discussed above will address this issue. In the event these units are used for part-time use (such as for corporate use or for a second home not used as a STVR), City staff would need to conduct additional research before identifying any potential actions the City could legally take to address the situation. Below is a potential new subprogram HE 1.8 for Planning Commission consideration.

HE 1.8 Research Impact of Underused Housing Stock. The City shall research the use of existing housing stock for purposes other than a primary residence. Based on this research, the City shall identify methods to address any issues identified during the research and take appropriate action where legally possible.

Time period: Report to City Council in 2024; consider changes to the City's regulations, if needed and legally permissible, based on report

Responsible party: Planning and Environmental Review Department

Should Planning Commission want to include the above proposed HE 1.8, in the recommendation to City Council, that should be stated as part of the motion to adopt the resolution.

Incentives for New Housing Development

During the May 9, 2022 Planning Commission meeting, multiple Commissioners discussed the need to incentivize new housing development. Staff has identified four potential methods the City could use to incentivize housing development: reducing fees; relaxing development standards; expanding areas where multiple-unit development is allowed; and simplifying the permit process. Each of these methods is discussed below.

Reducing Fees. As noted in the Technical Appendix, housing developments are assessed fees to defray the cost of permit processing and a proportional share of the cost of mitigating development impacts on infrastructure and utility connections. The Draft 2023-2031 Housing Element identifies fees as a potential constraint on the cost of housing and includes subprogram HE 2.4(f) to consider establishing an automatic reduction or waiver of development impact fees for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing projects not already receiving a reduction or waiver. Any potential future reduction or waiver would be beyond the reduction and waivers already included in the City's Beneficial Project resolution (which includes a waiver for the first 15,000 square of projects by non-profit organizations). Any changes to reduce or eliminate development impact fees for housing would provide a significant incentive to the development of housing.

Relaxing Development Standards. The City already provides procedures for relaxation of development standards. One example is for small-scale units (less than 500 square feet) in the Medium Density (RM) and High Density (RS) Residential zone districts (incentive allows for greater density than otherwise would be allowed). The Draft 2023-2031 Housing Element includes multiple programs to provide additional incentives. Subprogram HE 2.1(d) obligates the City to review mixed-use standards to better incentivize those projects. The specific incentives would need to be developed as part of Title 17 amendments that would be considered in 2023. Proposed subprogram HE 2.3(d) includes Title 17 parking reductions for studio and one-bedroom units, but also highlights clarifying parking reductions for senior and affordable housing units. Currently, the City's zoning regulations allow for parking reductions of up to 25% for senior and affordable units, but do not make clear whether those reductions are automatic or would be granted through discretionary review. A Title 17 amendment in 2023 would consider clarification to make those reductions automatic, thus serving as an incentive for those types of housing.

The City also allows for additional relaxation of development standards through the discretionary review process. These “adjustments” to development standards can occur through the Development Plan, Modification, or Conditional Use Permit approval process. Specific standards that can be adjusted (depending on the approval process) include: height, lot coverage, buildings separation, setbacks, parking, landscaping, and screening requirements.

Finally, proposed subprogram HE 2.4(a) obligates the City to conform to State density bonus law. The term “density bonus” is a misnomer at this point as State density bonus law goes well beyond simply allowing greater residential density for qualifying projects. Density bonus law provides a wide variety of development incentives (such as changes to parking, setback, and height standards) for projects providing a significant number of income-restricted units. As such, the City’s application of density bonus law provides a significant incentive to developers to provide affordable housing.

Expanding Areas Where Multiple-Unit Development is Allowed. The City could consider incentivizing housing development by allowing multiple-unit or mixed-use development in more places than currently allowed in the City’s General Plan and Title 17. However, at this point, staff did not propose changes to the overall vision of the General Plan.

Simplifying the Permit Process. The permitting process for a variety of housing types could be simplified by replacing “discretionary review” with a “ministerial” or “by-right” process. Currently, the City has three discretionary processes within Title 17 that housing projects may need to go through and receive approval for: Design Review, Development Plan, and Conditional Use Permit. Removing any or all of these processes for certain housing projects could serve as incentives for housing production. However, at the March 14, 2022 Planning Commission workshop, the concept of simplifying review processes for housing projects was not met with favorable comments. As such, staff did not propose significant changes to permit processes. The Draft 2023-2031 Housing Element does include two potential changes: to remove Conditional Use Permit requirements for Live/Work Units (subprogram HE 2.2(c)) and Large Residential Care Facilities (subprogram HE 3.2(e)).

As noted at the May 9, 2022 meeting, the City may additionally be limited to a ministerial process for some projects based on Senate Bill (SB) 35 of 2017 (codified as California Government Code Section 65913.4). SB 35 requires a streamlined, ministerial approval process for qualifying multiple-unit and mixed-use development, consistent with objective design standards. In order for a proposed development to qualify for this streamlined, objective review, the project must satisfy an extensive list of criteria, such as affordability levels, labor standards, and conformance with objective General Plan and zoning standards. In response to SB 35, the City is in the process of developing objective design standards that could be used for projects that qualify. The threshold (in terms of the percentage of units in the project that are affordable) to qualify for SB 35 streamlining changes every four years based on the City’s progress towards meeting the City’s Regional Housing Needs Allocation (RHNA) target, 1,837 units in the 6th housing cycle.

Based on the discussion above, staff did not prepare potential edits to any of the above-mentioned subprograms or any other programs in the Draft 2023-2031 Housing Element to incentivize housing development.

Accessory Dwelling Unit (ADU) Tracking

During the May 9, 2022 Planning Commission meeting, two Commissioners discussed a desire to monitor affordability of permitted ADUs. Assumptions about ADU affordability are included in the City's sites inventory to accommodate the City's RHNA allocation (118 total units during the planning period) and subprogram HE 2.6 calls for the encouragement of ADUs in the City. City staff collects affordability data on ADUs during the Building Permit process through a voluntary question on expected rent on the Building Permit for ADUs.

Currently, the City does not confirm or track this rental information over time because ADU affordability is not a legal requirement similar to the inclusionary requirement. If the City were to track this data, there would need to be a vision for what would happen if we ascertained certain information through this tracking. It should also be noted that tracking this data would mean trying to reach out to individual homeowners on a regular basis that are not obligated to provide any such information. It is not clear that the data would be particularly reliable. As such, staff has not proposed any changes to subprogram HE 2.6.

Regulation of Rental Conditions

Planning Commission comments on May 9, 2022 included concerns regarding examples of requirements for potential renters, such as income minimums (relative to the rent amount) and prohibitions of lease co-signers. Table 10A-5 of the Technical Appendix shows that 22.9% of all renters and 49.2% of lower-income renters in the City overpay, which is defined as housing cost that exceeds 30% of gross household income, including utilities. An income requirement of three times the monthly rent would essentially prohibit these "overpayers" from being able to rent a unit. The Draft 2023-2031 Housing Element includes development of a Tenant Protection Ordinance (subprogram HE 3.1(f)). The contours of the Tenant Protection Ordinance will be developed during the outreach and development of those regulations.

Transit-Oriented Development

A question at the May 9, 2022 Planning Commission meeting focused on what is meant by "transit-oriented development" in proposed subprogram HE 4.4. The Housing Element does not define the term. However, the City's General Plan does include a definition in the Glossary and References section. "Transit-oriented Development (TOD)" is defined as "[a] mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car." As such, staff has not proposed any changes to subprogram HE 4.4.

CONCLUSION:

It is staff's opinion that the Draft 2023-2031 Housing Element (including the Technical Appendix) accurately reflects current conditions in Goleta and substantially complies with the requirements of State law, as presented or with the amendments discussed above. In response to Planning Commissioner questions and comments on May 9, 2022, staff prepared revised language for subprogram HE 1.7 and a new subprogram HE 1.8, as discussed above, intended to address the Planning Commission's core concerns. Staff seeks a Planning Commission recommendation to the City Council regarding authorization to submit the Draft 2023-2031 Housing Element to HCD for HCD's 90-day review.

NEXT STEPS:

After review of the Draft 2023-2031 Housing Element, the Planning Commission is asked to adopt the Resolution provided as Attachment 1, recommending to the City Council submittal of the Draft 2023-2031 Housing Element to the HCD for review. As noted above, if the Planning Commission wishes to make any changes to the Draft 2023-2031 Housing Element, as provided in Attachment 2, the changes should be made clear in the motion.

Once the Planning Commission and City Council have reviewed the Draft 2023-2031 Housing Element, staff will make any necessary updates, and submit the element to HCD to start the 90-day initial review period. Staff continues to add information to the Housing Element Update project webpage at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031> and encourages the public to visit the webpage for up-to-date information and resources.

Legal Review By:



Winnie Cai
Assistant City Attorney

Approved By:



Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Resolution No. 22-__, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review"
2. Draft 2023-2031 Housing Element

3. Underline-Strikethrough Comparing the Draft 2023-2031 Housing Element Policies and Programs to the Adopted 2015-2022 Housing Element Policies and Programs
4. Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)
5. Draft 2023-2031 Housing Element Review Staff Report from May 9, 2022 Planning Commission Meeting (excluding attachments)
6. Staff Presentation

Attachment 1

Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing to the California Department of Housing and Community Development for Review”

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RESOLUTION NO. 22-__

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING
TO THE CITY COUNCIL SUBMITTAL OF THE DRAFT
2023-2031 HOUSING ELEMENT TO THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR REVIEW**

WHEREAS the Goleta General Plan / Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS the General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element; and

WHEREAS the Housing Element, inclusive of the Technical Appendix, establishes housing objectives, policies, and programs in response to community housing conditions and needs, as required under California Government Code Section 65583 et seq; and

WHEREAS all cities in the Santa Barbara County Association of Governments (SBCAG) region, including the City of Goleta, are required by State law to prepare an update to the Housing Element for the 2023-2031 planning period (6th Housing Element cycle); and

WHEREAS, on May 18, 2021, the City Council adopted Resolution No. 21-19, initiating General Plan Amendment 21-0002-GPA, which includes updates to the City's Housing Element, Safety Element, and other related elements as may be necessary to ensure General Plan consistency with State Law; and

WHEREAS, on July 15, 2021, the SBCAG adopted the Regional Housing Needs Allocation (RHNA) Plan, which allocates a portion of the total housing need assigned to the Santa Barbara County region by the California Department of Housing and Community Development (HCD) to each city and the unincorporated county area for the 6th Housing Element cycle; and

WHEREAS the SBCAG 6th cycle RHNA Plan allocates a total housing need of 1,837 housing units to Goleta, which includes 682 very-low-income units, 324 low-income units, 370 moderate-income units, and 461 above-moderate-income units; and

WHEREAS, as part of the Draft 2023-2031 Housing Element update, the City conducted public outreach including a series of stakeholder meetings, public workshops, an online community survey, City Council and Planning Commission informational meetings, and public notices via press releases, the Monarch Press Newsletter, social media, and email notices; and

WHEREAS the City prepared a Draft 2023-2031 Housing Element addressing the requirements of State law, which was posted on the City website for public review on May 1, 2022; and

WHEREAS California Government Code Section 65585(b)(1) requires the City to submit the Draft 2023-2031 Housing Element to HCD for review; and

WHEREAS the Planning Commission conducted public meetings on the Draft 2023-2031 Housing Element on May 9, 2022 and May 23, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the Planning Commission considered the entire administrative record, including the staff report, the Draft 2023-2031 Housing Element, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Recommendation to the City Council of Transmittal of the Draft 2023-2031 Housing Element to HCD

Pursuant to California Government Code Section 65585(b)(1), the Planning Commission has reviewed the Draft 2023-2031 Housing Element (incorporated herein by reference) and recommends to City Council submittal of the Draft 2023-2031 Housing Element to HCD for review as required by State law.

SECTION 3.

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 23rd day of May, 2022.

JENNIFER FULLERTON
PLANNING COMMISSION
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California,
DO HEREBY CERTIFY that the foregoing Planning Commission
Resolution No. 22-__ was duly adopted by the Planning Commission of
the City of Goleta at a regular meeting held on the 23rd day of May, 2022,
by the following vote of the Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 2

Draft 2023-2031 Housing Element

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Draft Goleta General Plan/ Coastal Land Use Plan Housing Element 2023 to 2031

Prepared by:



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Technical Assistance Provided by:

JHD Planning LLC

For Submittal to:

California Department of Housing and Community Development
Division of Housing Policy Development

Adopted by the Goleta City Council on DATE
via Resolution Number TBD

City of Goleta. 2023. Goleta General Plan/Coastal Land Use Plan Housing Element 2023 to 2031. TBD. Planning and Environmental Review Department, Goleta, CA.

CHAPTER 10.0 HOUSING ELEMENT (HE)

10.1 INTRODUCTION [GP]

Purpose of the Housing Element

All California cities and counties are required to include a housing element in their general plan that establishes housing objectives, policies, and programs in response to community housing conditions and needs. As a new city incorporated on February 1, 2002, Goleta's first Housing Element went through a detailed public review process and was first adopted on October 2, 2006. The first statutory update since incorporation was adopted in 2010 and addressed the 2007 to 2014 planning period.

This Housing Element covers the 2023 to 2031 planning period (referred to as the "6th cycle" in state planning law) and contains updated information and strategic directions (policies and specific actions) that the City is committed to undertake to address housing needs.

Housing Element Policies

- HE 1: Maintain and Improve Existing Housing and Neighborhoods
- HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels
- HE 3: Fair Housing and Special Needs
- HE 4: Energy Conservation and Sustainable Development
- HE 5: Community Partnerships in Support of Local and Regional Housing Policies

Housing prices in California are among the highest in the nation. California's housing element law recognizes the important role that local governments play in influencing the supply and affordability of housing. State housing element law, first enacted in 1969, directs local governments to use their land use and zoning powers to make adequate provision for the housing needs of all economic segments of the community. Although many factors beyond the City's control affect housing production, the housing elements of local general plans play an important role in meeting California's housing needs.

While the City must respond to the requirements of state law, addressing local housing needs is also an important part of retaining and enhancing the quality of life in Goleta. Housing affordability in Goleta and the south coast area of Santa Barbara County as a whole has become an increasingly prominent issue.

Housing Element Requirements

Overview of State Law Requirements

Although state law establishes requirements for all parts of the general plan, the requirements are far more specific and extensive for the housing element than for other plan elements. The purpose of the housing element is described in Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date (generally, about every 10 to 15 years), state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an 8-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Assessment (RHNA) process.

This Element of the General Plan is not a part of the City's Local Coastal Program. State general plan law defines the general topics that Goleta's Housing Element must cover. Specifically, the element must (1) document housing-related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities, and constraints to meeting those needs; and (4) establish policies, programs, financial resources, and quantified objectives to address housing needs. Most importantly, the Housing Element must identify adequate sites with appropriate zoning densities, development standards, and infrastructure to accommodate the community's need for new housing at all price levels, and—where appropriate and legally possible—remove constraints to housing development. In addition to the five income categories established in state housing law (extremely-low, very-low, low, moderate, and above-moderate), Goleta has identified an additional category—workforce housing (120 to 200 percent of median income) in recognition of the high housing costs in the south coast area of Santa Barbara County.

Definition of Household Income Levels:

- *Median Household Income:* The middle point at which half of the County's households earn more and half earn less.
- *Extremely-Low-Income Households:* Households earning 30 percent or less of the median household income.
- *Very-Low-Income Households:* Households earning 30 to 50 percent of the median household income.
- *Low-Income Households:* Households earning 50 to 80 percent of the median household income.
- *Lower-Income Households:* Households earning less than 80 percent of the median income.
- *Moderate-Income Households:* Households earning 80 to 120 percent of the median income.
- *Above-Moderate-Income Households:* Households earning over 120 percent of the median household income.
- *Workforce Households:* Households earning more than 120 percent and up to 200 percent of median household income.

The Housing Element includes both a policy document and a Technical Appendix providing background data and analysis of housing needs and conditions. When the term "Housing Element" is used, it is intended to include both this policy element and the accompanying Technical Appendix.

Eight-Year Action Plan

In identifying housing programs, the Housing Element sets forth an Eight-Year Action Plan (Action Plan) that details the actions, or programs, that the City or other entities intend to undertake to implement Housing Element goals, objectives, and policies. For each program, the Action Plan identifies the agency responsible, the timeframe for implementation, and the quantified objectives for housing units proposed to be constructed, rehabilitated, or conserved or the number of households that will be assisted as a result of the program.

The Action Plan must include policies and programs to:

- Identify adequate sites to accommodate the RHNA allocation for all income levels.
- Facilitate the maintenance, improvement, and development of housing for households of all income levels and persons with special needs.

- Conserve and improve the existing affordable housing stock.
- Address and remove constraints to housing.
- Affirmatively further fair housing opportunities.
- Preserve publicly assisted affordable housing.

Public Participation in the Preparation of the Housing Element

State law requires that preparation of a housing element encourage involvement from all economic segments of the community. As part of the Housing Element update process, a series of study sessions, workshops, and public hearings were conducted with the community, the Planning Commission, and City Council. These outreach efforts were well attended by the public, including advocates for affordable and special needs housing and developers. Details regarding the outreach efforts—including dates, the purpose of each meeting, and public noticing—are included in Section VI of the Technical Appendix. This updated Housing Element reflects the comments and recommendations provided during the public outreach process, along with direction provided by the Planning Commission and City Council.

State law also requires that every updated housing element be submitted to the State of California's Department of Housing and Community Development (HCD) for review to evaluate compliance with the state requirements. A finding of substantial compliance by HCD is often referred to as "certification" of the housing element. This certification process is unique among the general plan elements. Housing elements must be submitted twice to HCD for review and comment—once during development of the draft housing element and again after adoption of the housing element by the local jurisdiction.

As part of the 2023–2031 Housing Element update process, noticed public hearings were conducted by the Planning Commission and City Council in the time and manner stipulated by the California Government Code. Following receipt of testimony from these hearings, together with comments received from HCD, the Housing Element was adopted and submitted to HCD for certification. All HCD submittals and review letters are available for review on the City's website.

Regional Housing Needs Assessment

One unique aspect of state housing element law is the concept of "regional fair share." Every city and county in the State of California must adopt land use plans and zoning regulations to accommodate a share of the future housing needs assigned by HCD for the region in which it is located. For Goleta and other jurisdictions in Santa Barbara County, the allocation of housing needs to individual jurisdictions is determined by the Santa Barbara County Association of Governments (SBCAG) through the RHNA process. As required by state law (SB 375 of 2008), the RHNA is prepared on an 8-year cycle concurrently with every other update to the Regional Transportation Plan.

SBCAG adopted the RHNA for the 2023–2031 planning period in July 2021. The RHNA assigns the City of Goleta a total of 1,837 units for the "6th cycle" planning period.¹ This total housing

¹ Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the 8-year period between the due date for one housing element update and the due date for the next housing element update. The 6th cycle housing element planning period for

need is divided among four income categories, as shown in Table 10-1. Cities are also required to analyze housing needs for a fifth category—extremely low-income households—which is a subset of the very-low-income category.

State law² provides that sites with zoning that allows a density of 20 or more units per acre are deemed to be suitable for housing affordable to extremely-low-, very-low- or low-income (collectively referred to as “lower-income”) households in suburban jurisdictions such as Goleta. The law presumes that these densities are sufficient to make affordable housing feasible. As shown in Section V of the Technical Appendix, Goleta identified sufficient sites at appropriate densities to accommodate the RHNA requirements for lower-income housing during this planning period.

**TABLE 10-1
SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2023–2031)**

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA	682	324	370	461	1,837
Approved projects	59	0	0	74	133
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Future ADUs	80		11	27	118
Total estimated capacity	1,111		523	493	2,124
Surplus (deficit)	105		153	32	287
Notes: For the analysis of housing site capacity, the very-low and low income categories are combined because the zoning standards are the same for these categories. Source: City of Goleta, 2022					

It is important to recognize that the RHNA allocations are *planning objectives*, not *development quotas*. In establishing the RHNA process, the state legislature recognized that cities do not build housing, and the development process is dependent on willing property owners, developers, lenders, and favorable market conditions. The role of cities in the housing development process is to adopt plans and regulations that enable a variety of housing types to be built, minimize constraints such as fees and permit procedures, and assist affordable housing development to the extent possible. The Technical Appendix includes a detailed discussion of each of these topics and demonstrates that Goleta’s policies, regulations, and programs facilitate development of a wide variety of housing types in a manner that is consistent with other city goals and priorities.

jurisdictions in Santa Barbara County runs from February 15, 2023 to February 15, 2031, while the “projection period” is June 30, 2022 to February 15, 2031. “6th cycle” refers to the six required housing element periods that have occurred since the comprehensive revision to state housing element law that occurred in 1980. Following incorporation, Goleta’s initial housing element was adopted in 2006 for the 3rd planning cycle.

² Government Code Section 65583.2(c)(3)(B)

10.2 FRAMEWORK FOR ACTION [GP]

This part of the Housing Element sets forth the general framework for developing an action plan for housing. It states the goals, or principles, that guide the more detailed statements of objectives, policies, and implementing programs in the following sections of the element.

Housing Goals

The following goals are intended to respond to housing needs within the context of the entire General Plan. A goal expresses what the community wants to achieve but not how the goal would be accomplished. The goals are broad in scope. The policies and programs that follow are intended to provide more detailed direction and the means for accomplishing the goals.

- A Balanced and Diverse Community. Goleta is a balanced community with a socially and economically diverse population that values preservation of the community's heritage, sense of community, beautiful natural environment, attractive neighborhoods, diverse businesses, and adequate services.
- A Variety of Housing Types and Choices. Goleta has many housing types and choices appropriate for the variety of people who live and work in the community, with sufficient sites to accommodate new housing needs at affordable prices and rents.
- Great Neighborhoods. Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing, and new development occurs in an environmentally sustainable manner. Goleta's residential neighborhoods have parks and green space and engender a strong sense of community.
- Housing for Special Needs. Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single parents with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.).
- Employee Housing. The types and prices of housing are linked to the types and salaries of local workers. Consistent with fair housing laws, opportunities are provided for local workers to find housing in Goleta.
- Community and Regional Collaboration. Goleta encourages active engagement and collaboration between governmental agencies, private organizations, and community stakeholders to create partnerships and share resources to achieve our housing goals.

Quantified Housing Objectives

The programs included in this element identify specific numerical targets for units and anticipated dates by which the targets are proposed to be accomplished. In addition, the entity having primary responsibility for implementation of each program is noted. The programs are intended to be implemented in a timely manner and monitored for effectiveness in achieving the housing goals. Assumptions for program performance are based on past performance, recent trends, and available funding. Table 10-2 identifies the cumulative objectives of all of the City's housing programs during the 2023–2031 planning period.

**TABLE 10-2
QUANTIFIED HOUSING OBJECTIVES 2023–2031**

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
New Construction	341	341	324	370	461	1,837
Rehabilitation	-	41	117	-	-	158
Preservation	-	28	18	-	-	46

10.3 CITY POLICIES AND IMPLEMENTATION PROGRAMS

Policy HE 1: Maintain and Improve Existing Housing and Neighborhoods [GP]

Objectives: *To protect, conserve, and enhance the existing housing stock and ensure that existing affordable housing at risk of conversion to market rates will remain affordable to the greatest extent feasible.*

Implementation Programs [GP]

HE 1.1 Code Compliance. The City will continue its proactive and reactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning, building, and maintenance standards. When violations of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to address them and bring the property into compliance.

Time period: Code Compliance Division initiates investigation into housing-related code violations generally within seven business days of receiving a complaint throughout the planning period

Responsible parties: Planning and Environmental Review Department

HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Throughout the planning period in concert with non-profit planned dedicated services

Responsible party: Planning and Environmental Review Department

HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all deed-restricted affordable housing—whether provided through government subsidy programs, incentives granted by the City or County in approving projects, or through City or County inclusionary requirements—will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where active affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents. Specific actions include:

- a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and their potential expiration dates.
- b. Preservation Efforts for Units at Risk of Conversion. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible. Coordinate with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include but are not limited to: (1) contact nonprofit organizations, (2) identify support necessary to obtain funding from governmental programs and nongovernmental grants, (3) facilitate expedited permit processing, (4) waive or reduce fees if feasible, (5) provide City Affordable Housing Trust Funds, when available, (6) monitor available sources of affordable housing funding that may be used to negotiate extensions to affordability covenants.
- c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.

Time period: Monitor at-risk units annually (a); provide project-specific assistance on a case-by-case basis (b); comply with Coastal Zone requirements throughout the planning period (c)

Responsible parties: Planning and Environmental Review Department

HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership

Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important stock of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of housing through the following actions:

- a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.
- b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a right of first refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of

sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.

- c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.
- d. Reduced Impact Fees. The City Council will continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks as compared to single-unit detached dwellings commensurate with the lower level of impacts for this type of development.

Time period: Throughout the planning period

Responsible party: Planning and Environmental Review Department

HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use.

- a. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) right of first refusal of purchase of units by occupants; (4) required percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.
- b. The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.

Time period: Throughout the planning period (a); Title 17 amendment in 2023

Responsible party: Planning and Environmental Review Department

HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs. The City will facilitate full use of available rental assistance programs by providing information to owners of apartment units regarding current "source of income" laws regarding the use of Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority of the County of Santa Barbara in publicizing information on rental housing assistance programs.

Time period: Throughout the planning period. Report annually on the use of Section 8 vouchers in the City.

Responsible party: Neighborhood Services and Department, Planning and Environmental Review Department

HE 1.7 Monitor Impact of Short-Term Vacation Rentals on Existing Housing Stock. The City shall actively monitor the use of short-term vacation rentals in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals.

Time period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations if needed based on annual monitoring

Responsible party: Finance Department, Planning and Environmental Review Department

Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels [GP]

Objectives: *To facilitate a variety of residential development types commensurate with the City's RHNA and needs of the local workforce, designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.*

Implementation Programs [GP]

HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that City plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:

- a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.
- b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.
- c. Facilitate a Wide Variety of Housing Types. The City will continue to implement regulations and standards for multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing, limited-equity housing cooperatives, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.
- d. Mixed-Use Housing. Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in

commercial areas, such as by allowing different types of development on separate lots as part of a multiple lot mixed-use development.

- e. Increased Densities. The City will support greater residential density on parcels zoned for residential uses through and amendment to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 amendments to change the residential density standards methodology from applying to the net lot area to the gross lot area and by encouraging development at the maximum residential density buildout during application completeness review, formal Planner Consultations, and during counter inquiries.
- f. Replacement of Units Lost in Redevelopment. Ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

Time period: Throughout the planning period (a, b, c, e, f); Title 17 amendment in 2023 (d); General Plan and GMC Title 17 amendments in 2023 (e)

Responsible party: Planning and Environmental Review Department

HE 2.2 Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:

- a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable and market-rate units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions.
- b. Mitigation of Non-Residential Development Impact on Housing. The City will require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City. The requirement can be met through the payment of affordable housing impact fees adopted by the City. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value.
- c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units.
- d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Moreover, the City will seek the commitment of other

organizations, such as the Santa Barbara South Coast Chamber of Commerce or the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

Time period: Throughout the planning period (a, b, d); Title 17 amendment in 2023 (c)

Responsible parties: Planning and Environmental Review Department

HE 2.3 Housing Design Principles for Multiple-Unit and Affordable Housing. The design of new multiple-unit and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:

- a. Reduce the Appearance of Building Bulk. Require designs, as allowed under State law, that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions, as allowed under State law, in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
- d. Parking Standards. Review Multiple-Unit Development parking standards to consider reduction of parking requirements for studio and one-bedroom dwelling units and clarify reductions for affordable and senior housing units.
- e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
- f. Provide Buffers between Housing and Nonresidential Uses. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.
- g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
- h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

Time period: Throughout the planning period; Title 17 amendments in 2023 (d)

Responsible party: Planning and Environmental Review Department

HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable housing units. Specific actions to be taken include the following:

- a. Density Bonus. Continue to monitor changes to State law and update Title 17 of the Goleta Municipal Code as necessary to ensure conformance with Density Bonus law.
- b. Increase Housing Potential in New Developments. Engage with potential and new project applicants regarding housing, and in particular affordable housing, potential on their site. Information provided will include, but not be limited to, the residential density allowance for the site, incentives for housing development including density bonus allowances, potential funding sources, and affordable housing providers that may be able to collaborate on development. Engagement will occur during public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.
- c. Long-Term Affordability Covenants. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives or as a condition of development approval remains affordable to the income group for which it is intended.
- d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.
- e. Lot Consolidation. The City will facilitate affordable multiple-unit housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable dwelling units.
- f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing projects not already receiving a reduction or waiver.
- g. Affordable Housing Design. The City will research affordable design principles, including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted.

Time period: Throughout the planning period (a-e); Revision to the Beneficial Projects Resolution (City Council Resolution No. 19-43) in 2023 (f); Research and possible amendments to Title 17 in 2025 (g)

Responsible parties: Planning and Environmental Review Department

HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-unit dwelling housing,

multiple-unit housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-unit dwelling unit per lot when not part of a larger subdivision are exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall pay an inclusionary housing in-lieu fee.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.
- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

Proposed projects including units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income).

Proposed projects including units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income).

- e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:
 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households.
 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households.
 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households.
 4. 5 percent of the total number of units within the project shall be provided at prices affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income).

- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu fee or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.
- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 55 years but not less than 30 years or as otherwise detailed in a City Comprehensive Affordable Housing Finance Plan, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

Time period: Throughout the planning period

Responsible party: Planning and Environmental Review Department

HE 2.6 Encourage Accessory Dwelling Units. The City will encourage construction of new accessory dwelling units consistent with State law. The City's objective is to encourage 118 new accessory dwelling units during the planning period. City actions to incentivize ADUs for low- and moderate-income households will include exploring and pursuing funding and providing homeowner/applicant assistance tools.

Time period: Throughout the planning period

Responsible party: Planning and Environmental Review Department

HE 2.7 Funding for Affordable Housing. The City will develop ongoing City and external sources of funding to support affordable housing as follows:

- a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition, or rehabilitation of affordable housing.
- b. Participate in external grant programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and others when appropriate to leverage the City's affordable housing funds for local projects and programs.

- c. Prepare a Comprehensive Affordable Housing Finance Plan that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

Time period: Conduct annual audit of Affordable Housing Trust Fund(s) (a); projects receiving funding from the Affordable Housing Trust Fund(s) selected on a case-by-case basis throughout the planning period (a); annual CDBG action plans (b); develop a CDBG 5-year Consolidated Plan in 2025; Comprehensive Affordable Housing Finance Plan in 2024 (c)

Responsible parties: Neighborhood Services Department; Planning and Environmental Review Department; Finance Department

Policy HE 3: Fair Housing and Special Needs [GP]

Objectives: Promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs.

Implementation Programs [GP]

- HE 3.1 Affirmatively Further Fair Housing Opportunities.** Based on the City's Fair Housing Assessment (Section VII of the Housing Element Technical Appendix), the following comprehensive strategy has been developed to affirmatively further fair housing in Goleta. This strategy goes beyond traditional anti-discrimination efforts and includes broader initiatives to expand opportunities for lower-income households, persons with special needs, and other protected classes.
- a. The City will contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period, in support of efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex (including gender identity or sexual orientation), familial status (due to pregnancy or the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements.
 - b. The City's Equal Opportunity Coordinator will maintain a Fair Housing City of Goleta website that provides contact information for the U.S. Housing and Urban Development's Office of Fair Housing and Equal Opportunity and other fair housing information and resources and will refer discrimination complaints to the appropriate legal service, County agency, or State agency for review and potential enforcement action.
 - c. The City will continue to support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law. Assist in the provision of fair housing workshops annually.

- d. The City will coordinate with other fair housing organizations to make fair housing information and training opportunities available in both English and Spanish for tenants to clearly inform them of their rights and responsibilities, particularly in the area of disabilities.
- e. The City will encourage additional affordable housing opportunities to expand access to housing for protected classes, particularly in areas of high opportunity. Strategies will include:
 - Continue to use federal, State, and locally administered funds to support affordable housing and seek additional funding opportunities annually to increase production of affordable and special needs housing. (See also Program HE 2.8)
 - Support opportunities to reduce regulatory barriers to affordable and special needs housing development. (See also Program HE 2.1)
 - Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See also Programs HE 2.1 and 3.2)
 - Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care, through ongoing cooperation with non-profit housing providers. (See also Program HE 3.2)
 - Proactively monitor and preserve existing affordable housing units, particularly in high opportunity areas. (See also Program HE 1.3)
 - Work to minimize homelessness through implementation of the Goleta Homelessness Strategic Plan (see also Program HE 3.2)
- f. The City will adopt a Tenant Protection Ordinance to formalize local tenant projection standards and protocols.

Time period: Throughout the planning period (a-e); Tenant Protection Ordinance in 2024 (f)

Responsible parties: Neighborhood Services Department; Planning and Environmental Review Department, City Attorney's Office

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:

- a. Single Room Occupancy (SRO) Housing. Continue to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower or cooking facilities with other SRO units.
- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters consistent with State law. Review Title 17 standards to ensure consistency with AB 139 of 2019 (Government Code §65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law.

- c. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code §65660 et seq.), a Title 17 amendment will be processed in 2023 to allow low barrier navigation centers consistent with State law.
- d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with State law. Review Title 17 standards for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code §65583(c)(3)).
- e. Residential Care Facilities. The City will continue facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use and apply standards for larger care facilities in appropriate locations. The City will also consider amendments to Title 17 of the Goleta Municipal Code to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.
- f. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code §17021.5 and §17021.6.
- g. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, and financial assistance when feasible.
- h. Family Housing Amenities. The City will encourage adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities throughout the development review process.
- i. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations.

Time period: Throughout the planning period; Title 17 amendments in 2023 (b, c, d, e)

Responsible party: Planning and Environmental Review Department

HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development. Work with commercial and nonprofit developers, upon inquiry, to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

Time period: Throughout the planning period

Responsible parties: Planning and Environmental Review Department

Policy HE 4: Energy Conservation and Sustainable Development [GP]

Objectives: *Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.*

Implementation Programs [GP]

HE 4.1 Rehabilitation and Energy Loan Programs. Coordinate with energy providers to make information available on loan programs to eligible households. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Annually

Responsible party: Planning and Environmental Review Department

HE 4.2 Resource Conservation in Existing and New Residential Development. The City will promote the following practices in existing and new residential construction:

- a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.
- b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.
- c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.

Time period: Ongoing

Responsible party: Planning and Environmental Review Department

HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. Solar access must be protected in accordance with the State of California Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.

Time period: Throughout the planning period

Responsible party: Planning and Environmental Review Department

HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning

activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible. The City will consider requests to reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit.

Time period: Throughout the planning period

Responsible party: Planning and Environmental Review Department; Public Works Department

Policy HE 5: Community Partnerships in Support of Local and Regional Housing Policies [GP]

Objectives: *To enhance the effectiveness of City and regional housing policies through partnerships, collaboration, and ongoing performance monitoring.*

Implementation Programs [GP]

HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals. The City will continue to monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report. As part of the annual review, the Planning Commission and City Council conduct public meetings with opportunities for public input and discussion regarding Housing Element implementation. The City will continue to refine its monitoring system to track residential development, assess housing needs and achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.

The City will prepare major updates to the Housing Element every 8 years pursuant to State law.

Time period: Annual General Plan Progress Reports; refinements to policies and programs as appropriate; Housing Element updates pursuant to State law

Responsible party: Planning and Environmental Review Department

HE 5.2 Community and Regional Collaboration. Since its incorporation in 2002, civic engagement has been a high priority for the City and its residents. The City will continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner. Specific actions the City will take to facilitate collaboration on housing issues include the following:

- a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, and organizations address housing needs on the South Coast of Santa Barbara County, as well as more regionally in Ventura and San Luis Obispo Counties.

- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all socio-economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
 - 1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.
 - 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
 - 3. Work with local nonprofit and service organizations to distribute information to the public.
 - 4. Provide public information through press releases, City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19.
 - 5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
 - 6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.
 - 7. Conduct public meetings at suitable times and accessible to persons with disabilities. Resources will be invested to provide interpretation services when requested at public meetings when feasible.
- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:
 - 1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
 - 2. Identifying information resources.
 - 3. Enhancing relationships and partnerships with nonprofit providers of housing services.
 - 4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.
- d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.
- e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in State law or regional policies to implement local housing solutions and achieve housing goals.

- f. The City will work with the Goleta Water District to seek additional water resources to support the development of new housing in the City.

Time period: Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments (a, e); provide training and digital and physical informational material when appropriate throughout the planning period (b); seek opportunities and monitor information throughout the planning period (b, c, f); when applicable, recommend developers host neighborhood meetings (d); monitor legislation and provide input when appropriate throughout the planning period (e); enhanced regional and community collaboration throughout the planning period

Responsible parties: City Manager's Office; Planning and Environmental Review Department; Neighborhood Services Department

10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]

Table 10-4 provides a summary of the programs used to implement Housing Element policies and includes quantitative targets where appropriate.

**TABLE 10-4
SUMMARY OF IMPLEMENTATION PROGRAMS**

Implementation Program Number and Name	Responsible Party ¹	Time Period	Quantified Objective (2023–2031)
HE 1.1 Code Compliance	PER	Ongoing	NA
HE 1.2 Housing Rehabilitation	NS	Ongoing	41 Very Low 117 Low
HE 1.3 Monitor & Preserve Assisted Affordable Units	PER	Ongoing	Preserve 46 affordable units
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	PER	Ongoing	Preserve approximately 650 mobile homes
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	PER	Ongoing; Title 17 Amendment in 2023	NA
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS PER	Ongoing; Report Annually	NA
HE 1.6 Monitor Impact of Short-Term Vacation Rentals on Existing Housing Stock	Finance PER	Report Annually	NA
HE 2.1 Encourage a Diverse Range of New Housing	PER	Ongoing; General Plan and Title 17 Amendments in 2023	341 Extremely Low 341 Very Low 324 Low 370 Moderate 461 Above Moderate
HE 2.2 Linkage of Housing and Jobs	PER	Ongoing; Title 17 Amendment in 2023	NA
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	PER	Ongoing; 17 Amendment in 2023	NA

Implementation Program Number and Name	Responsible Party¹	Time Period	Quantified Objective (2023–2031)
HE 2.4 Facilitate Affordable Housing Development	PER	Ongoing; Reso. No. 19-43 revision in 2023; Possible amendments to Title 17 in 2025	341 Extremely Low 341 Very Low 324 Low 370 Moderate
HE 2.5 Inclusionary Housing	PER	Ongoing	46 Extremely Low 46 Very Low 92 Low 92 Moderate 92 Above Moderate (Workforce)
HE 2.6 Encourage Accessory Dwelling Units	PER	Ongoing	8 Very Low 72 Low 11 Moderate 27 Above Moderate
HE 2.7 Funding for Affordable Housing	NS PER Finance	Annually; Ongoing; 2015 ZO; Consolidated Plan in 2025; CAHFP in 2024	NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	NS PER City Attorney	Ongoing; Tenant Protection Ordinance in 2024	NA
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	Ongoing; Title 17 amendments in 2023	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER	Ongoing	NA
HE 4.1 Rehabilitation and Energy Loan Programs	NS	Annually	10 outreach efforts per year
HE 4.2 Resource Conservation in Existing and New Residential Development	PER	Ongoing	NA
HE 4.3 Use of Renewable Energy Sources	PER	Ongoing	NA
HE 4.4 Transit Oriented Development	PER PW	Ongoing	NA
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	PER	Ongoing	Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS	Ongoing	NA
¹ Acronym Definitions: NS Neighborhood Services Department PER Planning and Environmental Review Department PW Public Works Department			

Draft Goleta General Plan/ Coastal Land Use Plan Housing Element 2023 to 2031

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Division of Housing Policy Development

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via Resolution Number TBD

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Attachments

1. Housing Element Survey

Acronyms and Abbreviations

AB	Assembly Bill
ACS	American Community Survey
AMI	area median income
BeWell	County of Santa Barbara Behavioral Wellness Department
CAP	Climate Action Plan
C-C	Community Commercial
CCCE	Central Coast Community Energy
CCE	community choice energy
CDBG	Community Development Block Grant Program
CEQA	California Environmental Quality Act
C-OT	Old Town Commercial
DDS	Department of Developmental Services
DRB	Design Review Board
EIR	Environmental Impact Report
ELI	extremely low income
ERAP	emergency rental assistance payments
EV	electric vehicle
GHG	greenhouse gas
Goleta RDA	Redevelopment Agency for the City of Goleta
HASBARCO	Housing Authority of Santa Barbara County
HCD	California Department of Housing and Community Development
HCH	Health Care for the Homeless
HOME	HOME Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
MND	Mitigated Negative Declaration
PATH	People Assisting the Homeless
PIT	point in time
RDAs	redevelopment agencies
R-HD	High-Density Residential
RHNA	Regional Housing Needs Assessment
R-MD	Medium-Density Residential
R-MHP	Mobile Home Park
R-P	Planned Residential
R-SF	Single-Family Residential
SB	Senate Bill
SBCAG	Santa Barbara County Association of Governments
SCWHP	South Coast Workforce Homebuyer Program
TBRA	tenant-based rental assistance
TCRC	Tri-Counties Regional Center

Chapter 10A Housing Element Technical Appendix [GP]

I. Housing Needs Assessment

This section examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2023-2031 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment uses the most recent available data from the U.S. Census, the California Department of Finance, the California Employment Development Department, the Santa Barbara County Association of Governments (SBCAG), and other relevant sources.

I.A Population Characteristics

I.A.1 Population Growth Trends

The City of Goleta was incorporated in February 2002. The 2010 Decennial Census was the first complete Census tabulation of the City's population. As of 2021 the City's estimated population was 32,339, an increase of 1,982 persons, or 6.5 percent (see Table 10A-1). During the 2002-2021 period the population of Santa Barbara County as a whole increased by 9.1 percent.

**Table 10A-1
Population Trends**

Jurisdiction	2002	2010	2020	2021	Growth 2002–2021
Goleta	29,063	29,888	32,112	32,339	3,276 (9.0%)
Santa Barbara County	402,446	423,895	450,511	441,172	38,726 (9.1%)
Source: Department of Finance; U.S. Census; General Plan Background Report No. 1					

I.A.2 Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table 10A-2 provides a comparison of the City and County population by age group as reported in recent Census estimates. This table shows that the median age of the City's population is older than that for Santa Barbara County as a whole, with Goleta's population having a median age of 35.8 years compared to 33.8 years for the County as a whole. An aging population has implications regarding the type and size of future housing needs, as well as accessibility (see also the discussion of the elderly in Section I.E.2).

**Table 10A-2
Age Distribution**

Age Group	Goleta		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	1,660	5%	28,159	6%
5 to 9 years	1,746	6%	27,437	6%
10 to 14 years	1,784	6%	27,608	6%
15 to 19 years	1,913	6%	37,510	8%
20 to 24 years	3,434	11%	49,023	11%
25 to 34 years	4,603	15%	59,202	13%
35 to 44 years	3,815	12%	50,350	11%
45 to 54 years	3,527	11%	48,793	11%
55 to 59 years	1,966	6%	26,085	6%
60 to 64 years	1,485	5%	24,099	5%
65 to 74 years	2,614	8%	36,297	8%
75 to 84 years	1,640	5%	20,104	5%
85 years and over	788	3%	10,162	2%
Total	30,975	100%	444,829	100%
Median age	35.8		33.8	
Source: 2015-2019 American Community Survey (ACS)				

Section III, “Constraints,” describes how the City’s land use plans and zoning regulations accommodate the housing needs of senior citizens.

I.B Household Characteristics

I.B.1 Household Size and Tenure

Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a housing unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households by the Census Bureau.

Table 10A-3 provides recent Census estimates of households by size and tenure (owner vs. renter) for the City and Santa Barbara County as a whole. The owner-occupancy rate is approximately 52 percent in both Goleta and the county as a whole.

Single persons represented about 21 percent of owner households in both the City and the County while a higher proportion of renter households were persons living alone. Large households with 5 or more persons represented only about 12 to 13 percent of Goleta households.

Table 10A-3
Household Size by Tenure

Household Size	Goleta		Santa Barbara County	
	Households	%	Households	%
Owner households	5,676	-	75,945	-
Householder living alone	1,218	21.5%	16,079	21.2%
Households 2-4 persons	3,774	66.5%	49,767	65.5%
Large households 5+ persons	684	12.1%	10,099	13.3%
Renter households	5,343	-	69,911	-
Householder living alone	1,560	29.2%	18,513	26.5%
Households 2-4 persons	3,083	57.7%	38,812	55.5%
Large households 5+ persons	700	13.1%	12,586	18.0%

Source: 2015-2019 ACS, Table B25009

I.B.2 Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table 10A-4 summarizes recent overcrowding estimates for the City of Goleta compared to the county as a whole as reported by the Census Bureau.

Table 10A-4
Overcrowding by Tenure

Occupants per Room	Goleta		Santa Barbara County	
	Units	%	Units	%
Owner-occupied units	5,676	-	75,945	-
1.01 to 1.50	125	2.2%	2,871	3.8%
1.51 to 2.00	86	1.5%	740	1.0%
2.01 or more	23	0.4%	264	0.3%
Renter-occupied units	5,343	-	69,911	-
1.01 to 1.50	275	5.1%	7,257	10.4%
1.51 to 2.00	210	3.9%	3,464	5.0%
2.01 or more	133	2.5%	1,061	1.5%

Source: 2015-2019 ACS, Table B25014

Based on U.S. Census standards, Goleta residents live in relatively less crowded housing conditions than Santa Barbara County as a whole. Recent U.S. Census data indicate that about 4 percent of owner-occupied units and 12 percent of renter-occupied units were overcrowded in Goleta. In the County, however, about 5 percent of owner-occupied units and about 17 percent of renter-occupied units are considered overcrowded.

I.B.3 Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community—the ability of residents to afford housing is directly related to household income. According to state housing policy, overpaying (or cost burden) occurs when housing costs exceed 30 percent of gross household income, while severe overpayment is defined as housing costs exceeding 50 percent of gross income. Table 10A-5 displays recent U.S. Census estimates for overpayment by tenure. According to recent U.S. Census data, approximately 75 percent of lower-income renter

households and 64 percent of lower-income owner households in Goleta were overpaying for housing.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

**Table 10A-5
Overpayment by Tenure**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership households	350	355	495	430	4190	5,820	1,200
Paying over 30%	255	205	310	195	825	1790	770
Percentage	72.9%	57.7%	62.6%	45.3%	19.7%	30.8%	64.2%
Paying over 50%	165	80	155	85	90	575	400
Percentage	47.1%	22.5%	31.3%	19.8%	2.1%	9.9%	33.3%
Renter households	640	440	1065	440	2555	5,140	2,145
Paying over 30%	490	320	795	335	495	2435	1,605
Percentage	76.6%	72.7%	74.6%	76.1%	19.4%	47.4%	74.8%
Paying over 50%	470	240	345	70	50	1175	1,055
Percentage	73.4%	54.5%	32.4%	15.9%	2.0%	22.9%	49.2%
Source: SBCAG, 2022							

Extremely Low-Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. ELI is defined as households with income less than 30% of area median income. Households with extremely low incomes have a variety of housing problems and needs.

Existing Needs - According to recent ACS estimates (Table 10A-5), approximately 990 ELI households resided in the City, representing 4.5% of all households. Overpayment is most common among ELI households, with 73 percent of ELI owners and 77 percent of ELI renters paying more than 30 percent of gross income for housing.

Projected Needs - The projected housing need for ELI households is assumed to be 50% of the City's very low-income regional housing need of 682 units. As a result, the City has a projected need for 341 ELI units. The resources and programs to address this need are the same as for lower-income housing in general and are discussed throughout the Housing Element, including the Housing Plan. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for ELI households can be found below in Section I.E, Special Needs and Section III.A.1.b, Zoning Regulations.

I.C Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent U.S. Census estimates, the most prevalent occupational industry in both Goleta and the county as a whole was educational services, health care and social assistance (Table 10A-6). Other industries with relatively high employment in Goleta included professional, scientific, management, administrative, and waste management (14 percent), retail trade (9 percent), and manufacturing (9 percent).

**Table 10A-6
Employment by Industry**

Industry	Goleta		Santa Barbara County	
	Persons	Percent	Persons	Percent
Civilian employed population 16 years and over	16,676	100%	213,438	100%
Agriculture, forestry, fishing and hunting, and mining	107	1%	19,435	9%
Construction	781	5%	12302	6%
Manufacturing	1574	9%	14552	7%
Wholesale trade	331	2%	3889	2%
Retail trade	1,428	9%	20,456	10%
Transportation, warehousing, and utilities	497	3%	6484	3%
Information	466	3%	3942	2%
Finance, insurance, and real estate rental and leasing	807	5%	9911	5%
Prof, scientific, mgmt, admin and waste mgmt services	2285	14%	25849	12%
Educational services, health care, and social assistance	5,418	33%	49,462	23%
Arts, entertainment, recreation, accommodation, and food services	1,384	8%	26,591	12%
Other services, except public administration	1041	6%	11823	6%
Public administration	557	3%	8742	4%

Source: ACS DP-03 2015-2019

I.D Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at risk of loss due to expiration of affordability covenants. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, or group of rooms occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.

I.D.1 Housing Type

As of 2021, approximately 43 percent of the City's housing stock consisted of single-family detached units, while multi-family units in buildings with five or more units comprised 30 percent of the total. By comparison, the countywide housing stock had a higher percentage of single-family detached homes, with over 57 percent. Table 10A-7 provides a breakdown of the housing stock by type for the City compared to the County as a whole.

**Table 10A-7
Housing by Type**

Housing Type	Goleta		Santa Barbara County	
	Units	%	Units	%
Single detached	5,497	43.1%	93,319	57.4%
Single attached	1,628	12.8%	11,496	7.1%
2 to 4 units	1,078	8.5%	15,903	9.8%
5+ units	3,922	30.8%	33,660	20.7%
Mobile homes	621	4.9%	8,169	5.0%
Total units	12,746	100%	162,547	100%

Source: Department of Finance, 2021

I.D.2 Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 10A-8 shows the age distribution of the housing stock in Goleta compared to Santa Barbara County as a whole as reported in recent U.S. Census data. More than three-quarters of the City's housing stock was built prior to 1990 and therefore is over 30 years old and likely to be in need of ongoing maintenance and repair.

**Table 10A-8
Age of Housing Stock**

Year Built	Goleta		Santa Barbara County	
	Units	%	Units	%
2014 or later	466	4.0%	2,406	1.5%
2010 to 2013	301	2.6%	3,078	2.0%
2000 to 2009	1,172	10.0%	12,308	7.8%
1990 to 1999	823	7.0%	15,497	9.9%
1980 to 1989	952	8.1%	23,414	14.9%
1970 to 1979	2,788	23.7%	29,155	18.6%
1960 to 1969	3,889	33.1%	31,650	20.1%
1950 to 1959	1,075	9.1%	20,148	12.8%
1940 to 1949	147	1.2%	6,058	3.9%
1939 or earlier	153	1.3%	13,447	8.6%
Total units	11,766	100%	157,161	100%

Source: Census 2015-2019 ACS, Table B25034

Due to the City's relatively high housing values, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

A 2003 citywide survey of housing conditions found that units needing repair were spread throughout the City, although particularly in the Old Town area, which was the focus of a Housing Rehabilitation Grant Program. Eighty-five percent of units surveyed were rated as

being in very good condition, requiring no repair. Very few units were found to be in need of substantial repair. About 7 percent (598 units) of all units were reported as needing only minor repair. Very little variation was noted in the quality of housing by type.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain, and rehabilitate existing housing, although the loss of redevelopment funding in 2012 has resulted in reduced capacity to carry out these efforts.

I.D.3 Vacancy

Housing vacancy rates as reported in recent Census estimates are shown in Table 10A-9. The table shows that vacancy rates in the City are slightly lower than the county as a whole, with an overall vacancy rate of 6.3 percent compared to 7.2 percent for Santa Barbara County. A rental vacancy rate in the 5 percent range is considered a healthy market condition that allows for tenant mobility.

**Table 10A-9
Housing by Type of Vacancy**

Housing Type	Goleta		SB County	
	Units	% of Units Vacant	Units	% of Units Vacant
Vacant housing units	747	-	11,305	-
For rent	105	14.1%	1,872	16.6%
Rented, not occupied	109	14.6%	797	7.0%
For sale only	38	5.1%	613	5.4%
Sold, not occupied	76	10.2%	488	4.3%
For seasonal, recreational, or occasional use	129	17.3%	4,088	36.2%
For migrant workers	0	0.0%	208	1.8%
All other vacants	290	38.8%	3,239	28.7%
Total vacancy rate		6.3%		7.2%
Source: 2015-2019 ACS Table B25004				

I.D.4 Housing Cost

I.D.4.a Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI):

- Extremely Low (30 percent or less of AMI)
- Very Low (30–50 percent of AMI)
- Low (50–80 percent of AMI)
- Moderate (80–120 percent of AMI)
- Above Moderate (over 120 percent of AMI)

In addition to these categories, the City has identified a “workforce” income category of 120 to 200 percent AMI in recognition of the high housing costs in the south coast area of Santa Barbara County.

Housing affordability is based on the relationship between household income and housing expenses. According to U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), housing is considered “affordable” if the monthly payment is no more than 30 percent of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table 10A-10 shows 2022 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on State-adopted standards and a

family of four, the maximum affordable monthly rent for extremely-low-income households is \$936, while the maximum affordable rent for very-low-income households is \$1,561. The maximum affordable rent for low-income households is \$2,501, while the maximum for moderate-income households is \$2,703.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 10A-10 have been estimated based on typical conditions.

Table 10A-10
Income Categories and Affordable Housing Costs –
Santa Barbara County

2022 County Median Income = \$90,100	Income Limits	Maximum Affordable Rent	Maximum Affordable Price (estimated)
Extremely Low (<30%)	\$37,450	\$936	\$130,000
Very Low (30–50%)	\$62,450	\$1,561	\$230,000
Low (50–80%)	\$100,050	\$2,501	\$370,000
Moderate (80–120%)	\$108,100	\$2,703	\$400,000
Above moderate (>120%)	>\$108,100	>\$2,703	>\$400,000
Workforce (120–200%)*	\$180,200	\$4,505	\$660,000
Assumptions: -Based on a family of 4 -30% of gross income for rent or principal, interest, taxed & insurance (PITI) plus utilities -10% down payment, 5.5% interest, 1.25% taxes & insurance, \$300 HOA dues *Workforce is a local income designation established by the City of Goleta Source: Cal. HCD; City of Goleta			

I.D.4.b For-Sale Housing

A March 2022 internet search of homes for sale in Goleta found a listing price range from \$599,000 for a 1-bedroom condo to \$2.7 million for a single-family view home on a large lot. The average home sales price in March 2022 was \$1.5 million.¹ Based on the estimated affordable purchase prices shown in Table 10A-10, it is unlikely that many market rate homes or condos would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers.

I.D.4.c Rental Housing

According to recent Census estimates² the median rent in Goleta was approximately \$1,999 per month. The median apartment rent of the south coast of Santa Barbara County for March 2022 was \$2,278.³ However, given the current strong housing market it is likely that this estimate understates current rents. As would be expected in a desirable beach community in southern California, when market rents are compared to the amounts households can afford to pay (Table 10A-10), it is clear that lower-income renters have a very difficult time finding housing without overpaying.

¹ South Coast Data Dashboard, Santa Barbara South Coast Chamber of Commerce

² ACS 2015-2019

³ South Coast Data Dashboard, Santa Barbara South Coast Chamber of Commerce

I.E Special Needs

State Housing Element law defines *special needs* groups to include persons with disabilities, the elderly, large households with five or more persons, female-headed households with children, homeless people, and farmworkers. This section contains a discussion of the housing needs facing each of these groups.

I.E.1 Persons with Disabilities

Recent Census estimates reported that approximately 2,635 people in Goleta, or 9 percent of the population, reported some type of disability (Table 10A-11). For those age 65 and over, reported disabilities are much more prevalent. Approximately 22 percent of seniors reported an ambulatory difficulty while 14 percent reported a hearing difficulty and 12 percent reported a difficulty with living independently.

Housing opportunities for persons with disabilities can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units. The City also encourages development of assisted living and supportive housing facilities through its zoning regulations (see further discussion in Section III, “Constraints”).

**Table 10A-11
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	30,781	100%
With any disability	2,635	9%
Age 5 to 64	24,218	-
With a hearing difficulty	126	1%
With a vision difficulty	213	1%
With a cognitive difficulty	401	2%
With an ambulatory difficulty	357	1%
With a self-care difficulty	122	1%
With an independent living difficulty	411	2%
Age 65 and over	4,903	-
With a hearing difficulty	685	14%
With a vision difficulty	209	4%
With a cognitive difficulty	250	5%
With an ambulatory difficulty	1,061	22%
With a self-care difficulty	295	6%
With an independent living difficulty	567	12%
Source: U.S. Census, 2015-2019 ACS Table S1810		
Note: Totals may exceed 100% due to multiple disabilities per person		

I.E.1.a Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d)

- mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The U.S. Census does not record data on developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population with a developmental disability is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 329,000 persons⁴ with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Goleta is served by the Tri-Counties Regional Center⁵ (TCRC), which is based in Santa Barbara. As of 2020, TCRC served approximately 14,000 clients and had 340 staff persons. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: adult day programs; advocacy; assessment/ consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family, and vendor training; and vocational training. TCRC also coordinates the State-mandated Early Start program, which provides services for children under age 3 who have or are at substantial risk of having a developmental disability.

According to DDS, as of 2019 there were approximately 441 persons in Goleta⁶ receiving services from TCRC. Approximately 71 percent of those were living in the home of a family member or guardian while 19 percent were independent or in supported living and 8 percent resided in a community care facility.

I.E.2 Elderly

According to recent U.S. Census estimates, about 41 percent of owner households and 15 percent of renter households in Goleta were headed by someone age 65 or older (Table 10A-12). Many elderly persons are dependent on fixed incomes and/or have a disability, and may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs.

⁴ <https://www.dds.ca.gov/rc/dashboard/overview/>

⁵ www.tri-counties.org

⁶ ZIP Code 93117

Table 10A-12
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65	3,338	58.8%	4,564	85.4%
Age 65+	2,338	41.2%	779	14.6%
65 to 74	1,220	21.5%	315	5.9%
75 to 84	781	13.8%	268	5.0%
85+	337	5.9%	196	3.7%
Total Households	5,676	100%	5,343	100%
Source: U.S. Census 2015-2019 ACS, Table B25007				

I.E.3 Large Households

Household size is an indicator of need for larger units with three or more bedrooms. Large households are defined as those with five or more members. As shown previously in Table 10A-3, about 22 percent of owner households and 29 percent of renter households in Goleta are people living alone while about 12 percent of owner households and 13 percent of renter households have five or more members. This distribution suggests that the need for large units in Goleta with three or more bedrooms is expected to be much less than the need for smaller units.

I.E.4 Female-Headed Households

Recent U.S. Census estimates reported that approximately 8 percent of owner households and 14 percent of renter households in Goleta were headed by a female (Table 10A-13). Among renters, the majority of female-headed households had children under 18. While female-headed households represent a relatively small portion of households, they may have significant difficulties finding affordable housing in expensive coastal areas such as the south coast of Santa Barbara County. Approximately 11 percent of all female-headed households reported incomes below the poverty level.

Table 10A-13
Female Headed Households by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Female-headed households	453	8.0%	727	13.6%
With own children under 18	68	1.2%	452	8.5%
Without children	385	6.8%	275	5.1%
Total households	5,676	100%	5,343	100%
Source: 2015-2019 ACS Table B25115				

I.E.5 Farmworkers

According to the Santa Barbara County Agricultural Commissioner 2020 Agricultural Production Report, the total gross production value of agriculture was more than \$1.8 billion. Farmworker households are considered a special needs group due to the lower incomes typically earned by these households. Migrant workers and their places of residence are generally located close to agricultural areas providing employment.

As shown previously in the discussion of employment (Table 10A-6), is the Census Bureau estimated that there are approximately 107 Goleta residents employed in agriculture, forestry, fishing and hunting, and mining jobs. The U.S. Department of Agriculture 2017 Agricultural Census

reported that there were approximately 22,985 farm workers in Santa Barbara County, of which 13,090 (57 percent) worked at least 150 days per year.

The housing needs of farmworkers are met through a variety of housing types that are not limited to farmworkers, such as single-family homes, apartments, or mobile homes. City regulations for these housing types are discussed in the Constraints section of this Technical Appendix. In addition, housing targeted specifically for farmworkers is regulated by *Health and Safety Code* Sections 17021.5 and 17021.6. These statutes require that cities treat groups of up to six farmworkers as a single household for zoning purposes, and treat farmworker housing developments with up to 12 units or 36 beds in group quarters as an agricultural use in any zone where agriculture is a permitted use.

I.E.6 Homeless Persons

HUD defines homeless as (1) an individual who lacks a fixed, regular and adequate nighttime residence; and (2) an individual who 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, a regular sleeping accommodation for human beings.

In 2021 the City of Goleta adopted the Homelessness Strategic Plan.⁷ Within Goleta, more than 43% of individuals experiencing homelessness stated that emotional, physical or sexual trauma caused their current episode of homelessness. In addition to trauma, many of Goleta's homeless individuals suffer from some type of disabling condition. As of 2019, of the Goleta population experiencing homelessness, 37% reported suffering from a chronic health condition, 34% reported a brain injury or mental health problem; 31% reported having a physical disability, and 26% reported having a substance abuse problem. Some of these issues are co-occurring.

All homelessness service providers who receive federal funding from HUD must count the number of people they serve who are homeless according to the narrower HUD definition. The HUD definition also applies to the annual Point-in-Time (PIT) Count, a mandatory census that helps local communities estimate how many people are experiencing homelessness on any given night within their geographic borders. These federally sponsored activities yield one of the most complete and reliable sources of statistical data on homelessness.

The overall number of people experiencing homelessness (sheltered and unsheltered) in Santa Barbara County has remained relatively consistent since the 2013 PIT Count (1,882 in 2013 vs. 1,897 in 2020). Unfortunately, long-term data is not available for the City of Goleta because prior to the 2017 PIT Count, data for the City was aggregated with the unincorporated community of Isla Vista (93117 zip code). Finalized PIT Count reports are available for 2017, 2019 and 2020 (there were no PIT Counts done in 2018 or 2021).

The total PIT count for Goleta rose from 99 in 2017, to 119 in 2019, to 166 in 2020, and the number of people living in vehicles has more than doubled during this time. From 2019 to 2020 alone, the overall number of people experiencing homelessness jumped 39%. Furthermore, while the Countywide percentage of people living in their vehicles was 51%, in Goleta the number was

⁷ <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

much higher – 68%. The 2020 PIT also revealed that of the 113 vehicle dwellers, 102 reside in cars and only 11 are in self-contained RVs.

The following facilities and programs address homelessness on a regional basis in the southern Santa Barbara County area. Most of these are based in the City of Santa Barbara, but many provide services to homeless people from Goleta.

1. **Santa Barbara Rescue Mission:** The Santa Barbara Rescue Mission provides hot meals and overnight accommodations seven days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
2. **People Assisting the Homeless (PATH):** This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31. For the past few years, the City of Goleta has had a contract with PATH to reserve two beds for people from Goleta who are experiencing homelessness.
3. **Transition House:** Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
4. **Health Care for the Homeless (HCH):** The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
5. **New Beginnings Counseling Center:** New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. A few of these safe parking sites are located in Goleta, including one at the Goleta Valley Community Center. Included in this program are social services and case management provided by New Beginnings case workers. The Supportive Services for Veteran Families Program is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
6. **Unitarian Society of Santa Barbara Warming Center Program:** Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when there is rain with temperatures under 40 degrees. The facilities provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.
7. **Showers of Blessing:** The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals in the Goleta/Isla Vista area at two locations weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items, toiletries and limited emergency clothing. A free, often

hot meal is provided before or after the showering times. While there is no site currently within the Goleta City limits, it has at times operated at the Goleta Valley Community Center. Currently, the Showers of Blessing has a site in the unincorporated area of Goleta, located on property that is adjacent to the City limits.

8. **Salvation Army Hospitality House:** Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.
9. **County of Santa Barbara Behavioral Wellness Department (BeWell):** BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.
10. **Hedges House of Hope:** Hedges House of Hope is a 50-bed shelter in Isla Vista that serves homeless single adults from the Isla Vista and Goleta areas. The program is named in honor of the late Father Jon Hedges, who was a homeless advocate with a passion for serving the homeless. This new emergency residential shelter for homeless people is at the site of a former UCSB sorority on El Colegio Road in Isla Vista, now owned by the County of Santa Barbara. Good Samaritan, which operates shelters in Lompoc and Santa Maria, is managing the shelter which includes case management to connect residents with services.

Additional information regarding Goleta homelessness issues and plans to address homelessness issues can be found in the City's 2021 Homelessness Strategic Plan. The goal of the Homelessness Strategic Plan is to provide important direction and clarity around needs, service gaps, and priorities in order to make effective and strategic funding decisions that serve both the existing homeless population, as well as those at risk of becoming homeless. The Homelessness Strategic Plan will help guide and coordinate efforts to prevent and address homelessness within the City of Goleta, and particularly, funding decisions related to homelessness initiatives and grants for non-profit service providers that focus on the homeless.

Please refer to Section III.A.1.b for a discussion of the City's zoning districts and regulations regarding emergency shelters and other facilities that address the needs of homeless persons.

I.F Assisted Housing at Risk of Conversion

As part of each housing element update, state law requires jurisdictions to identify low-income assisted rental housing units that are at risk of conversion to market rate housing during the next 10-year period. For the purpose of this section, assisted housing means multifamily rental housing that receives governmental assistance under federal programs listed in California Government Code §65863.10(a), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, and local in-lieu fees, and multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to California Government Code §65916. Table 10A-14 summarizes assisted low-income rental units in Goleta. As seen in this table, there are nine developments with 46 assisted housing units that are at risk of conversion to market rate status during the 2023-2033 period. In addition to the assisted housing units at risk of conversion, assisted housing units that are not at risk of conversion over the next 10 years are summarized in

Table 10A-15. In total, there are 13 projects with 337 assisted housing units that are not at risk of conversion over the next 10 years.

A 2014 report (“Affordable Housing Cost Study,” <https://www.hcd.ca.gov/policy-research/plans-reports/docs/finalaffordablehousingcoststudyreport-with-coverv2.pdf>) by the California Housing Finance Agency, HCD, the California Tax Credit Allocation Committee, and the California Debt Limit Allocation Committee, examined development costs of affordable-housing projects in California from 2001 to 2011. The study found that the average development cost per unit was \$336,000 (in real 2012 dollars, excluding land costs) in the Central Coast Region, which includes the County of Santa Barbara and the City of Goleta. A more recent study in 2020 by the Turner Center for Housing Innovation (“The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program,”⁸ revealed that total development costs have risen dramatically since 2008 and the average cost per affordable unit under California’s Low-Income Housing Tax Credit program reached \$480,000 in 2019. Using this information, the replacement cost is estimated at \$400,000 to \$500,000 per unit in Goleta. Therefore, if all 46 of the at-risk units were lost, the total replacement cost would be approximately \$18.4 million to \$23.0 million with an affordability period of 30 years or more, as the City has required in the past.

Another option is preserving the at-risk units through funding rehabilitation or outright purchase of affordability covenants. These costs vary greatly, depending on the age, condition, and finances of the properties. As an example, though, a \$500,000 grant or loan could be offered for needed rehabilitation on a 10-unit property in exchange for an extended affordability covenant, which would equal a cost of \$50,000 per unit. Alternatively, the preservation cost could be estimated as the difference between market rent and affordable rent. Per the 2021 City of Santa Barbara Annual Rental Housing Survey,⁹ the median advertised rent for a 2-bedroom apartment in Goleta was \$2,783, whereas the City of Goleta maximum rent amount for a 2-bedroom Low-Income unit is \$1,216. Assuming an average affordability gap of approximately \$1,500 per month per unit, the total cost of preserving 46 units would be \$69,000 per month or \$820,000 per year.

A third option for addressing the conversion of the units to market rate is to fund monthly tenant-based rental assistance (TBRA) payments. TBRA programs fund payments that are tied to the qualifying household and can move location but are paid directly to landlords. Payment amounts are set to cover the difference between the contracted rent and the tenant household’s ability to pay (usually 30% of the household’s income). If a typical household that requires assistance earns \$80,000 annually, then the household could afford approximately \$2,000 per month for shelter costs. The difference between the \$2,000 budget and the typical rent for a two-bedroom apartment of \$2,783 would result in necessary monthly assistance of \$783 a month per household. For 46 households, that would require \$432,216 per year.

Local entities with the capacity to acquire and manage affordable units and properties such as these include the Housing Authority of the County of Santa Barbara, People’s Self-Help Housing Corporation, Cabrillo Economic Development Corporation, Housing Authority of the City of Santa Barbara, and Habitat for Humanity. Funding for affordable housing is discussed below.

⁸ https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

⁹ <https://www.santabarbaraca.gov/civicax/filebank/blobdload.aspx?BlobID=229172>

Table 10A-14
Assisted Low-Income Rental Units at Risk of Conversion

Name of Development	Address	Assisted Units	Affordable Level	Date of Completion	Term of Restriction	Expiration Date	Funding Source
Storke Ranch	6806-6826 Phelps Rd	11 non-elderly	<=50% (Very Low)	1999	30 years	2029	County HOME; IV RDA Housing Set-Aside; County In-Lieu; Deferred Fees
59 and 65 Nectarine Ave	59 and 65 Nectarine Ave	18 non-elderly	<=80%	2000	30 years	2030	County Local, County Old Town Goleta RDA & other sources
Maravilla	5350/5358 Calle Real	4 (special needs)	<=50% (VL)	2002	30 years	2032	
United Cerebral Palsy	6069 Shirrell Way	13 non-elderly	<=50% (VL)	2003	30 years ("In perpetuity")	2033	County HOME, In-Lieu, County local, and other sources
Total		46					

Table 10A-15
Assisted Low-Income Rental Units Not at Risk of Conversion

Name of Development	Address	Assisted Units	Affordable Level	Date of Completion	Term of Restriction	Expiration Date	Funding Source
Ellwood Beach Dr. Apts	360 Ellwood Beach Dr	8	50-80% (Low)	2006	30 years	2036	HOME
Sandpiper Apartments	375 Ellwood Beach Dr and 370 Mathilda Dr	68	2 at <=50%, 6 at <=60%	2000	40 years	2040	County HOME; HACSB Loan; Deferred Development Fees
Hollister Village	100 Baldwin Dr	5	50-80% (Low)	2020	30 years	2050	
Sumida Gardens	122 Sumida Gardens Ln	34	14 at <=50%, 10 at 50-80%, 20 at 80-120%	2008	55 years	2063	
Villa La Esperanza	131 S Kellogg Ave	81	25 at <=50%, 56 at <=60%	2015	55 years	2070	TCAC
Casas de los Carneros	10 Longshore Pl, 6501 Cobble Ln, 11 Compass Ln, 6500 Sea Star Ct	69	13 at <=50%, 56 at <=60%	2019	55 years	2074	TCAC
Aparicio Apartments I	332 Ellwood Beach Dr	14	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments IV	127 Orange Ave	11	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments V	145 Orange Ave	10	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments V	301 Ellwood Beach Dr	7	<=50% (Very Low)	1982	Indefinite	N/A	HUD
Sideways House (Aparicio V)	120 Magnolia Ave	12	<=50% (VL)	1982	Indefinite	N/A	HUD
Grossman Homes	5575 Armitos Ave	14	<=50% (VL)	1985	Indefinite	N/A	HUD
Braddock House	5575 Armitos Ave	4	<=50% (VL) (special needs)	2007		N/A	
Total		337					

I.G Low- and Moderate-Income Housing in the Coastal Zone

A relatively small portion of Goleta is within the Coastal Zone, and much of this area is undeveloped environmentally sensitive habitat areas. California Government Code Section 65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families within the Coastal Zone unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low or moderate income (excludes structures with less than 3 units, or less than 10 units for projects with more than one structure, among other exclusions). Section 65590(d) further requires new housing development in the Coastal Zone to provide housing units for persons and families of low or moderate income or, if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within 3 miles thereof. As seen in Table 10A-16, 13 affordable units affordable to low- and moderate-income households have been constructed for projects in the Coastal Zone or within 3 miles since the City's incorporation in 2002. No units occupied by low- or moderate-income households have been demolished in the Coastal Zone.

**Table 10A-16
Coastal Zone Housing Units**

Category	Units
Number of new units approved for construction in the Coastal Zone 2002–2021	171
Number of new units for low- or moderate-income households required to be provided either within the Coastal Zone or within 3 miles of it for projects within the Coastal Zone	13
Number of units occupied by low- or moderate-income households in the Coastal Zone authorized to be demolished or converted	0
Number of units for low- or moderate-income households required either within the Coastal Zone or within 3 miles of it in order to replace those demolished or converted	n/a

I.H Future Housing Needs

The RHNA is a key tool local governments use to plan for anticipated growth. The RHNA for the 6th Housing Element planning cycle quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period¹⁰ June 30, 2022 to February 15, 2031. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

The RHNA Plan for the 6th housing element cycle was adopted by the SBCAG in July 2021. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Finally, in the 6th planning cycle the state added "existing need" to the RHNA to reflect households that are currently overcrowded or are overpaying for housing. The sum of these factors—household growth, vacancy need, replacement need and existing need—determines the new housing need for a community. Total housing need is then distributed among four income categories on the basis of the County's

¹⁰ Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the 8-year period between the due date for one housing element update and the due date for the next housing element update. The "6th cycle" housing element planning period for jurisdictions in Santa Barbara County runs from February 15, 2023 to February 15, 2031, while the "projection period" is June 30, 2022 to February 15, 2031.

income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The new housing need allocated to the City of Goleta for the 2023–2031 planning period is 1,837 units, distributed by income category as shown in Table 10A-17. Pursuant to California Government Code Section 65583(a)(1), it is assumed that the need for extremely low-income households is half of the very low-income need. A discussion of how the City will accommodate its housing need is provided in Section V, “Residential Land Inventory.”

Table 10A-17
2023-2031 Regional Housing Needs

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837
37.1%	17.6%	20.1%	25.1%	100%
Source: SBCAG 2021. Notes: 50% (341 units) of the Very Low-Income need is assigned to the Extremely-Low-Income category pursuant to California Government Code Section 65583(a)(1).				

II. Resources and Opportunities

II.A Land Resources

Section 65583(a)(3) of the California Government Code requires housing elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Section V, “Residential Land Inventory.” The results of this analysis are summarized in Table 10A-18 below. The table shows that the City’s land inventory exceeds the RHNA allocation for this planning period.

As discussed in Section V, with certain exceptions the requirement to demonstrate availability of lower-income sites is met through zoning that allows development at densities of 20 units/acre or more pursuant to California Government Code Section 65583.2(c)(3)(B). The sites inventory analysis in Section V contains an estimate of the realistic capacity of potential sites for residential development or redevelopment with zoning to accommodate the City’s assigned RHNA allocation for all income levels.

**Table 10A-18
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA Allocation	682	324	370	461	1,837
Units approved or completed after 6/30/2022	59	0	0	74	133
Vacant sites	189		33	357	576
Accessory Dwelling Units	80		11	27	118
Underutilized sites	783		479	35	1,297
Total capacity	1,111		523	493	2,124
Surplus (shortfall)	105		153	32	287
Source: City of Goleta 2022					

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, “Non-Governmental Constraints.”

II.B Financial and Administrative Resources

II.B.1 Community Development Block Grant Program (CDBG) and HOME Program

Federal funding for housing programs is provided by HUD. Goleta is an “entitlement city” and receives funding directly from HUD on a formula basis. The City’s Consolidated Plan¹¹ describes needs, resources, and planned expenditures of federal grant funds.

To meet the community’s needs, the Consolidated Plan is guided by three goals:

- Provide decent housing by preserving and increasing the affordable housing stock, and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homelessness prevention.
- Provide a suitable living environment: 1. By supporting increased affordable housing opportunities; and continued improvements for infrastructure reconstruction and public

¹¹ <https://www.cityofgoleta.org/i-want-to/apply-for/grants>

facilities rehabilitation; and 2. By increasing supportive services to people with special needs, homeless persons, and low-income persons and families.

- To expand economic opportunities through public infrastructure improvements in Goleta's Old Town District or other low-income Census Block Groups within the City of Goleta.

The CDBG program provides funds for a range of community development activities. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property; public facilities improvements; public services for low- to moderate-income people, the homeless, seniors, people with disabilities and other special-needs populations; economic development; fair housing services; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance, and clearance activities.

In recent years, and particularly during the COVID-19 global pandemic, the City has seen its CDBG allocation generally trend upward. Over the past few years, the City has received an average of approximately \$227,000 annually in federal CDBG funds. These funds are typically used for public services and infrastructure improvements, with 20% allocated to planning and administration of the CDBG program. Services to the homeless, youth, seniors, and low-income persons and public improvements are the focus for the current five-year period.

During program years 2019-2020 and 2020-2021, the City also received special allocations of CDBG funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act to prevent, prepare for, and respond to the Coronavirus. This funding was known as CDBG-CV funding. The City of Goleta received over \$400,000 in CDBG-CV funding over the two-year period. Much of this funding was used for services to the homeless, including outreach and housing navigation, safe parking and transitional housing. The remaining funding helped address food insecurity and basic needs to help prevent people from becoming homeless due to loss of income related to the pandemic.

The City's goals for the 5-year Consolidated Planning period (2020-2024) focus on expanding affordable housing, assisting the homeless and those at risk of homelessness with emergency and permanent housing services, assisting non-homeless special needs populations, building community infrastructure and service capacity, and promoting economic development. The Plan proposes supporting critical infrastructure to enhance the quality of life in low-income Census Block Groups and supportive services in the five-year period in order to address and achieve the community's needs and goals. The five-year goals and strategies to address priority needs include the following:

- **Goal No 1—Provide services to low- to moderate-income residents:** The purpose of this goal is to increase the quantity and variety of services to enhance the quality of life for low- to moderate-income residents.
- **Goal No 2—Assist non-homeless special needs populations:** This goal consists of activities to help non-homeless persons with special needs access needed supportive services and facilities, as well as to provide affordable and accessible housing.
- **Goal No 3—Assist low-income youth and seniors:** This goal strives to increase access to services for low-income youth and seniors providing for basic needs and enhanced quality of life.
- **Goal No 4—Assist homeless individuals/families and those at-risk of homelessness with emergency and permanent housing and services:** This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.

- **Goal No 5— Build community infrastructure and service capacity:** This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.

II.B.2 Section 8 and Other Rental Assistance

The federal Section 8 Housing Choice Voucher Program assists very-low-income senior citizens, families, and the disabled with the cost of rental housing. Generally, a tenant pays 30 percent of his or her adjusted income toward the rent and the Section 8 program pays the balance directly to the landlord. The Housing Authority of the County of Santa Barbara (HASBARCO) administers the Section 8 program within the City of Goleta. The Housing Authority was founded on the belief that decent, safe, and sanitary housing is central to the physical and emotional health, productivity, and self-esteem of the people it serves. The agency's mission is to provide affordable housing opportunities for low-income households in the County of Santa Barbara (including Goleta) in an environment that preserves personal dignity and in a manner that maintains the public trust. As of 2021, the Housing Authority provided approximately 4,050 Section 8 housing choice vouchers (HCV) in total, and 252 low-income households living in the Goleta area were provided rental assistance via HCV, project-based vouchers, and project-based rental assistance.

Demand for this program far exceeds supply. Approximately 2,300 households are on the HASBARCO's waiting list for housing assistance. To help fill the gap, the Santa Barbara County HOME Consortium (of which the City of Goleta is a part) has allocated HOME funds for a Tenant Based Rental Assistance program that is also managed by the Housing Authority. In 2021, \$152,622 was allocated to the program to assist low-income families in Goleta with emergency rental assistance payments related to the Coronavirus. The HUD-VASH (Veteran Affairs Supportive Housing) program provides housing choice vouchers, also authorized under the federal Section 8 program, along with supportive services and case management locally for qualified veterans. Federal funds for emergency rental assistance payments (ERAP) were also made available during the COVID-19 pandemic under the Consolidated Appropriations Act ERAP and the American Rescue Plan ERAP. The County of Santa Barbara handles distribution of the local ERAP funds to residents in the County, including the City of Goleta.

II.B.3 Public Housing

HASBARCO also owns and operates approximately 420 public housing units in Santa Barbara County. Within the City of Goleta, HASBARCO has 140 units, including 4 units for persons with special needs. These projects include Braddock House (4 units), Aparicio Community Apartments (54 units), L.C. Grossman Homes (14 units), and Sandpiper Apartments (68 units). In addition, there are over 100 rental housing units owned and/or managed by HASBARCO outside the City limits that have Goleta addresses.

II.B.4 Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Low-Income Housing Tax Credit Program include minimum requirements that a certain percentage of units remain rent-restricted for 55 years, based upon median income.

II.B.5 Mortgage Credit Certificates

The Mortgage Credit Certificates Program, which is administered by HASBARCO, is a means of providing financial assistance to first-time homebuyers by allowing those homebuyers to take a

specified percentage of annual mortgage interest payments as a tax credit against their federal personal income tax. The Mortgage Credit Certificates are used for the purchase of new or existing housing located within participating jurisdictions in Santa Barbara County. The certificates are available to eligible homebuyers on a first-come, first-served basis.

II.B.6 State Housing Funds

In recent years California voters have approved several bond measures to provide funding assistance for affordable and special needs housing. A variety of programs are funded by these bonds, including programs targeting both owner-occupied, rental, and supportive housing. As of March 2022, available State bond-funded programs include the Multifamily Housing Program, the Veterans Housing and Homelessness Prevention Program, the Infill Infrastructure Grant Program, the Joe Serna, Jr. Farmworker Housing Grant Program, the No Place Like Home Program, and the Affordable Housing and Sustainable Communities Program. These programs are administered by HCD.¹²

II.B.7 Housing Successor Agency

Prior to 2012, state law required that redevelopment agencies set aside no less than 20 percent of all tax increment revenue derived within designated project areas for activities that increase, improve, or preserve the supply of housing affordable to persons of low- and moderate-income. Statutes then in effect also required that 15 percent of all new privately developed housing and 30 percent of agency-assisted housing within the project area must be made affordable to persons and families of low and moderate income. However, as a consequence of the state legislature's approval of Assembly Bill (AB) 1X26 and subsequent rulings of the California Supreme Court, redevelopment agencies in California were dissolved in 2012 and this source of funding for affordable housing is no longer available.

On January 17, 2012 the City of Goleta took formal action to assume the role of Successor Agency both for housing and non-housing functions needed to wind down the affairs of the former Redevelopment Agency for the City of Goleta (Goleta RDA). The authority and obligations of the Goleta RDA, along with all of its assets, property, contracts, leases, books, and records are transferred to and thereafter vested in the "successor agency." The successor agency's activities are subject to review and approval by an oversight board.

The Goleta RDA Successor Agency has complied with the RDA dissolution legislation (Assembly Bill (AB) 26 and 1484). Successor Agency funds have been used to assist affordable housing units including Sumida Gardens and Braddock House.

II.B.8 Housing Trust Fund of Santa Barbara County

The Housing Trust Fund is a non-profit financing initiative with a mission to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. The Housing Trust Fund's primary program is a \$7.6 million Revolving Loan Fund that provides direct below market-rate interest financing to facilitate rental and home ownership housing production for low- to moderate-income households throughout the County. The Workforce Homebuyer Program, launched in May 2012, provides down payment assistance to help low- to middle-income households purchase a home in the community where they work, enabling a stable residence that strengthens the family and neighborhood.

¹² <https://www.hcd.ca.gov/programs-active>

II.B.9 City Affordable Housing Fund

The City maintains an Affordable Housing Fund that has accrued from developer payments in -lieu of providing affordable housing units pursuant to the inclusionary housing policy and to address affordable housing impacts from non-residential development. Approximately \$1.25 million is available in this fund as of 2022. Whenever possible, the City seeks to use these funds to leverage other sources of assistance.

II.C Energy Conservation and Sustainable Housing Development

AB 32, passed in 2006, codified the State's greenhouse gas (GHG) emissions target by requiring that the State's GHG emissions be reduced to 1990 levels by 2020. The Scoping Plan for AB 32, developed and implemented by the ARB, identifies specific measures to achieve these reductions and articulates a key role for local governments, recommending they establish GHG reduction targets for both their municipal operations and the community that are consistent with those of the State.

Senate Bill (SB) 375, passed in 2008, builds on the existing regional transportation planning process, which is overseen by local officials with land use responsibilities, to connect the reduction of GHG emissions from cars and light trucks to land use and transportation policy. SB 375 asserts that "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32."

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GHG emissions; and (3) to coordinate the RHNA process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan and the RHNA, which is accomplished through using a common growth forecast in both of these policy documents.

In 2021 the SBCAG adopted both an updated Regional Transportation Plan and Sustainable Communities Strategy ("Connected 2050") and the 2023-2031 RHNA Plan. Local governments cooperate in the implementation of SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and RHNA.

II.C.1 Energy Conservation Opportunities

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy-efficient appliances) have saved more than \$100 billion in electricity and natural gas costs since 1978.¹³

Title 24 sets forth mandatory energy standards and requires the adoption of an energy budget for all new residential buildings and additions to residential buildings. Separate requirements are adopted for low-rise residential construction (i.e., buildings no more than 3 stories) and non-residential buildings, which include hotels, motels, and multifamily residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices,

¹³ https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf

conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes. In 2007, California developed a Green Building Standard (CALGreen) to meet the emissions reduction goals set out in AB 32. HCD has primary responsibility for implementing CALGreen provisions (which are within Title 24) for residential structures. CALGreen applies to the planning, design, operation, construction, use, and occupancy of newly constructed buildings in California.

State policy requires all new residential buildings to be “net zero energy” by 2020. On August 11, 2021 the California Energy Commission adopted new energy efficiency standards for both residential and commercial buildings.

Some of the recent changes to residential standards include:

- Expanding solar photovoltaic systems and battery storage standards to reduce the grid’s reliance on fossil fuel power plants
- Encouraging electric heat pump technology and use, which uses less energy and produces fewer emissions
- Establishing electric-ready requirements when natural gas is installed
- Strengthening ventilation standards to improve indoor air quality and reduce disease transmission

Other recent legislation regarding energy efficiency and conservation includes SB 350 (2015). SB 350 includes an energy efficiency target of doubling energy efficiency in buildings by 2030. In addition, AB 2722 (2016) designates polluter fees to funding transportation, affordable housing, urban forestry, energy savings, and other sustainable projects to benefit disadvantaged communities.

The *Beacon Program*, sponsored by the Institute for Local Government, is a statewide program recognizing California cities and counties that are working to reduce GHG emissions, save energy, and adopt policies and programs that promote sustainability. Participating in the voluntary Beacon Program provides local agencies and their leaders with positive recognition for saving energy, conserving resources, promoting sustainability and reducing GHG emissions. The City received two Beacon Spotlight awards in 2016: a Platinum Level Award for 25% Energy Savings and a Gold Level Award in Sustainability Best Practices. In 2020, the City received a Platinum Level Beacon Spotlight Award in Sustainability Best Practices. (Institute for Local Government 2020.)

In July 2014, the City approved the Final Climate Action Plan (CAP). The 2014 CAP establishes a 2007 baseline inventory; a planning horizon of 2007 through 2030 and quantifies GHG emissions from the community-at-large and City operations; establishes reduction targets for 2020 and 2030; identifies measures to reduce GHG levels, focusing on those that the City has authority to implement; and provides guidance for monitoring progress on an annual basis. Consistent with the State of California’s objectives outlined in AB 32, the City added Conservation Element Implementation Action 5 (CE-IA-5) to its 2006 General Plan/Coastal Land Use Plan in 2009 to develop a Greenhouse Gas Reduction Plan supporting State implementation of AB 32. The CAP outlines a framework to reduce community GHG emissions by 2020 and 2030 in a manner that meets the intent of CE-1A-5 and is supportive of AB 32 and Executive Order S-3-05. The Housing Element will support the CAP (City of Goleta 2014b).

On September 1, 2015, City Council authorized City staff to participate with Santa Barbara County in a technical and financial feasibility study for Community Choice Energy (CCE). A CCE is identified in the City’s CAP as the largest local greenhouse gas emissions reduction strategy as

electricity would be available from expanded renewable sources. The CCE strategy in the City's CAP is identified as Measure No. CCA-1. After a multi-year effort to study and prepare for a CCE, the City Council voted to join Central Coast Community Energy, CCCE (formerly Monterey Bay Community Power), on August 20, 2019. On December 4, 2019, the CCCE Policy Board accepted the City of Goleta as a new member and seated its representative on the Policy Board. In 2020, CCCE revised its procurement strategy to further the goal of reducing GHG emissions and set a goal to provide clean and renewable resources for 100% of its retail sales by 2030, 15 years ahead of California's goal. Enrollment in CCCE service began in October 2021.

The City also offers expedited processing for solar energy systems through the adoption of Goleta Municipal Code Chapter 15.14 (Streamlined Permitting Process for Small Residential Rooftop Solar Energy Systems) in 2015. Chapter 15.14 provides a streamlined building permit process for small rooftop solar energy systems. Additionally, Goleta Municipal Code Section 17.24.180 (Solar Installations), which was adopted in 2020, makes clear that solar energy systems are exempt from zoning permits and that the City will not apply height or setback standards that would typically be applied to such development based on the City's zoning regulations.

The City also streamlines the review of electric vehicle (EV) charging stations. In 2020, the City adopted Goleta Municipal Code Chapter 15.20 (Electric Vehicle Charging Station Permitting) to provide clear, streamlined building permit processing for EV charging stations. In 2021, the City adopted Goleta Municipal Code Section 17.24.220 (Electric Vehicle Charging Stations) to make clear that no zoning permit is required for EV charging stations unless the Building Official finds the EV charging station could have a specific adverse impact upon the public health or safety.

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III. Constraints

III.A Governmental Constraints

While most governmental regulations were originally enacted to protect the public welfare, over time regulations can become obsolete, conflicting, or inappropriate for changing circumstances. As a new entity, the City has inherited numerous ordinances and regulations from the County that may not fit the City's needs.

Like all local jurisdictions, the City of Goleta charges fees and has a number of procedures and regulations it requires any developer to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in Goleta. These local requirements include zoning standards, development fees, parking requirements, subdivision design standards, and design review. Other building and design requirements imposed by Goleta follow state laws, the Uniform Building Code, Subdivision Map Act, energy conservation requirements, etc.

While local policies and regulations are developed to address public policy objectives in order to protect development from hazards or nuisances or to protect important environmental or community values, these regulations can also affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and required contributions to infrastructure, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing.

III.A.1 Land Use Plans and Regulations

III.A.1.a General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. As a relatively young city (incorporated in 2002) most of Goleta's existing land use patterns are the result of County land use plans and approvals that occurred prior to incorporation. In 2006 the City adopted its first general plan.

The Land Use Element of the General Plan establishes allowable land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the Land Use Plan is the guiding document for future development and provides suitable locations and densities to implement the policies of the Housing Element. Table 10A-19 shows the allowable uses and development standards for various residential land use designations as established in Table 2-1 of the Land Use Element of the General Plan.

Table 10A-19
Allowable Uses and Standards for Residential Land Use Categories

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
Recommended Standards for Permitted Density					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
Recommended Standards for Building Intensity					
Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Notes: 1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park. 2. X indicates use is allowed in the use category; - indicates use not allowed.					

The General Plan identifies five residential land use designations and four non-residential land use designations where residential development may occur, as summarized below. As discussed Section V – Residential Land Inventory, these land use designations provide sufficient opportunities for residential development to fully accommodate the City’s assigned housing needs during the planning period and therefore are not a constraint.

Single-Family Residential (R-SF)

The intent of this category is to identify and protect appropriately located land areas for families living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may provide a transition from the more intensely developed areas of the City to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging up to five units per acre.

Planned Residential (R-P)

The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached

and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the Land Use Map (Figure 2-1 of the Land Use Element).

Medium-Density Residential (R-MD)

This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre. In order to achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. During the 2007–2014 planning period, 24 parcels within the R-MD land use designation (Central Hollister Housing Opportunity Sites) were rezoned from non-residential to residential with allowable densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals.

High-Density Residential (R-HD)

This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. To achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted is 15 units per acre, except where site-specific constraints are determined to limit development to fewer units.

Mobile Home Park (R-MHP)

This category permits planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the City. The Mobile Home Park designation is intended to provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre.

Community Commercial (C-C)

The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit (CUP) in appropriate locations. The Fairview Shopping Center and Calle Real Center are included in this designation.

Old Town Commercial (C-OT)

This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing

businesses and uses of the Old Town commercial district, the historic center for the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217. Residential uses at densities up to 20 units/acre may be approved only in conjunction with a permitted principal nonresidential use on the same site.

General Commercial (C-G)

The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.

Office and Institutional (I-OI)

This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

III.A.1.b Zoning Regulations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

When the City incorporated in 2002, the County's zoning regulations were adopted. A comprehensive update to the Zoning Code concluded with the adoption of the City's new zoning regulations adopted as Title 17 of the Goleta Municipal Code (GMC) on March 3, 2020. The following information reflects current zoning regulations in Title 17 of the GMC. As discussed Section V – Residential Land Inventory, these zoning regulations provide sufficient opportunities for residential development to fully accommodate the City's assigned housing needs during the planning period and therefore are not a constraint.

Permitted Residential Uses and Development Standards

Title 17 includes five residential zone districts and five non-residential zone districts that allow residential uses. These include:

- Single-Family Residential (RS)
- Planned Residential (RP)
- Residential – Medium Density (RM)
- Residential – High Density (RH)
- Residential – Mobile Home Park (RHMP)
- Community Commercial (CC)
- Old Town Commercial (OT)
- General Commercial (CG)
- Office and Institutional (OI)

Agricultural (AG) The permitted residential uses and development standards for these zones are summarized in Table 10A-20 (with information taken from Tables 17.07.020, 17.08.020, 17.09.020, and 17.12.020 of the GMC) and Table 10A-21 (with information taken from Tables 17.07.030, 17.08.030, 17.09.030, and 17.12.030 of the GMC).

Table 10A-20
Permitted Residential Development by Zone District

Housing Type	RS	RP	RM	RH	RHMP	CC	OT	CG	OI	AG
Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	P
Single-Unit Dwelling, Attached	-	P	P	P	-	-	-	-	-	-
Multiple-Unit Development	P	P	P	P	P	CU ¹	CU ¹	-	CU ¹	-
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Farmworker Housing Complex	-	-	-	-	-	-	-	-	-	P
Group Residential	-	C	C	C	-	-	-	-	-	-
Mobile Home Parks	-	-	-	-	P	-	-	-	-	-
Residential Care Facilities (Small)	P	P	P	P	P	P	P	-	-	P
Residential Care Facilities (Large)	-	-	CU	CU	-	-	-	CU ¹	CU	-
Single-Room Occupancy (SRO) Housing	-	CU	CU	CU	-	-	-	-	-	-
Supportive Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone or as allowed pursuant to State law.									
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.									
P = Permitted (Land Use Permit or Exempt)										
CU = Major Conditional Use Permit										
Note 1: Only in mixed-use developments.										

**Table 10A-21
Development Standards for Residential Uses By Zone District**

Development Standard	RS	RP	RM	RH	RHMP	CC	OT	CG	OI	AG
Minimum Lot Area (square feet)	Varies	NA	NA	NA	4,000	NA	NA	NA	NA	Varies
Maximum Residential Density (dwelling units/acre)	5	13	20	30	15	12	20	20	20	NA
Maximum Structure Height (feet)	25	25-35	25-35	25-35	25	35	30	35	35	35

Zoning for Lower-Income Housing

State law requires that the densities of sites identified in the inventory be sufficient to encourage and facilitate the development of housing affordable to lower-income households. State law allows the use of default density standards deemed by the state legislature to be suitable for lower-income housing. The City's assigned default density under state law for lower-income households is 20 units or greater per acre. The RM, RH, OT, CG, and OI zone districts allow densities of 20 units/acre. These zoning regulations and land use designations help to facilitate the development of lower-income housing.

In addition, non-residential zones allow certain housing types as permitted uses, such as farmworker housing, large residential care facilities, farmworker housing complexes, and emergency shelters. Regulations for special needs housing are discussed in more detail below.

Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, farmworkers, persons needing emergency shelter, and transitional and supportive housing. The City's regulations regarding these housing types are discussed below.

Housing for Persons with Disabilities

- Residential Care Facilities. Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other single-unit dwellings.

The GMC (Sec. 17.72.010) defines *Residential Care Facilities* as "Facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes Group Residential, Supportive Housing, Transitional Housing, and Social Service Facilities."

"Large" residential care facilities are defined as those providing care for more than six persons while "small" facilities provide care for six or fewer persons.

The GMC allows small residential care facilities as a residential use in conformance with state law. Large residential care facilities are permitted subject to approval of a Major CUP in the RM, RH, and OI districts and also in the CG zone as part of a mixed-use development. A minimum separation of 300 feet between Large Residential Care Facilities is required and at least 50 square feet of common open space must be provided for each person who resides in the facility. (GMC Sec. 17.41.220)

These regulations are consistent with State law and do not pose an unreasonable constraint on persons with disabilities. However, because of the large percentage of ownership units in the City owned by persons over the age of 65 (as shown in Table 10A-12) and an expected need for care facilities in the City, subprogram HE 3.2 (e) includes consideration of amendments to Title 17 to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the CG zoning district.

- Reasonable Accommodation. *Reasonable accommodation* refers to a modification to the application of building or zoning regulations to reduce barriers for persons with disabilities. Chapter 17.63 of the GMC establishes procedures for the review and approval of requests for reasonable accommodation in conformance with state law.

Requests for reasonable accommodation are reviewed administratively by the Director of the Planning and Environmental Review Department. If the request is filed together with an application for an additional approval, permit or entitlement, it is acted upon at the same time and in the same manner as the additional application(s). If the application is filed along with more than one additional application, the Zoning Administrator will determine the appropriate procedure to evaluate the applications.

The following factors must be considered in making a determination regarding request for reasonable accommodation:

1. Need for the requested modification, including alternatives that may provide an equivalent level of benefit that satisfies the need;
2. Physical attributes of, and any proposed changes to, the subject property and structures;
3. Whether the requested modification would impose an undue financial or administrative burden on the City;
4. Whether the requested modification would constitute a fundamental alteration of the City's zoning or building laws, policies, procedures, or subdivision program;
5. Whether the requested accommodation would result in a concentration of uses otherwise not allowed in a residential neighborhood to the substantial detriment of the residential character of that neighborhood; and
6. Any other factor that may bear on the request.

Any decision on an application filed pursuant to this Chapter must be supported by making a finding that based upon these factors, the reasonable accommodation request is appropriate. These procedures ensure that reasonable accommodation is available to persons with disabilities in conformance with fair housing law and do not pose a constraint.

- Definition of "Family." Title 17 defines *family* as "One or more persons, related or unrelated, living together as a single housekeeping unit." This definition is consistent with State law and does not pose a constraint to persons with disabilities.
- Group residential facilities. The GMC (Sec. 17.72.010) defines *Group Residential* as "Shared living quarters without separate kitchen or bathroom facilities for each room or living space, offered for rent for residents on a 30-day or longer basis. This classification

includes halfway houses, rooming and boarding houses, dormitories and other types of organizational housing, and private residential clubs. Includes both licensed and unlicensed facilities. It does not include licensed Residential Care Facilities, Employee Housing as set forth in California Health and Safety Code §17021.5 and §17021.6, and Hotels and Motels.”

Group residential facilities are allowed subject to approval of a Major CUP in the RP, RM and RH districts. A minimum lot area of 12,000 square feet and a minimum separation of 300 feet between group residential facilities are required. These regulations are considered reasonable and necessary to ensure that group residential facilities are permitted in appropriate locations and do not pose a constraint.

Farmworker Housing

Under the state Employee Housing Act, farmworker housing for up to 6 employees must be treated as a single-family residential use and permitted subject to the same regulations and standards as apply to other residential uses in the same zone. Additionally, farmworker housing in an agricultural zone is considered an agricultural activity when consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by separate households and must be treated as other agricultural activities in the same zone consistent with the Employee Housing Act.

Under GMC Section 17.72.010, *Farmworker Housing* has the same meaning as “employee housing” as set forth in California Health and Safety Code Section 17008(a) for farmworkers, and *Farmworker Housing Complex* is defined as “Farmworker housing that: (1) contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of 12 residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.”

Farmworker housing complex is a permitted use in the Agricultural (AG) zone district. GMC Section 17.41.150 further provides that Farmworker Housing must comply with the following standards:

- A. Location. In Residential Districts, farmworker housing providing accommodations for six or fewer employees is a single-unit use subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zoning district.
- B. Operation Permit. Before commencement of the use, the applicant must have a valid permit to operate from HCD.
- C. Deed Restriction. Farmworker housing must be deed restricted or otherwise restricted for occupancy to qualifying farmworker households.

These regulations are consistent with State law and do not pose a constraint to farmworker housing.

Emergency Shelters

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility or through the use of motel vouchers. Emergency shelter residency is short-term, usually for 30 days or less. State law (SB 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction’s needs, emergency shelters must be allowed by right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district but may include specific development standards.

The GMC allows *Emergency Shelters* by-right in the CG, General Industrial (IG), and Business Park (BP) zone districts as well as in the Retail Commercial (CR) district with a Major Conditional Use Permit in conformance with SB 2.

These areas encompass over 640 acres and have vacant sites or buildings that could accommodate year-round emergency shelters sufficient to meet the City's estimated homeless population of approximately 166 persons based on the latest PIT survey (see also Section I.E.6). The CG zone district provides the most appropriate sites for an emergency shelter because it is predominantly found in Old Town, south of Hollister Avenue, and is close to transit and other services.

Standards for Emergency Shelters are as follows:

Proximity. No emergency shelter is permitted within 300 feet of a site with an operating emergency shelter.

Facilities. The emergency shelter facility must provide sleeping and bathing facilities and one or more of the following specific facilities and services including, without limitation:

1. Child care facilities
2. Commercial kitchen facilities designed and operated in compliance with California Health and Safety Code §113700 et seq.
3. Dining area
4. Laundry
5. Recreation room
6. Support services (e.g., training, counseling).

Number of Residents. Not more than 25 persons may be served on a nightly basis. A shelter operator may request a higher capacity with Discretionary Approval of a Minor Conditional Use Permit by demonstrating that the combined shelter capacities in the City is less than the most recent homeless census.

Length of Stay. Maximum length of stay of a person in an emergency shelter is limited to 180 days in any 12-month period.

Hours of Operation. Emergency shelters may operate 24 hours a day to provide sleeping facilities and other facilities and services.

Management. Each emergency shelter must have an on-site management office, with at least one staff member present at all times the emergency shelter is in operation. A minimum of two staff members must be on duty when more than 10 beds are occupied.

Security. If required by law enforcement, an emergency shelter must have on-site security staff, with at least one security staff present at all times the emergency shelter is in operation.

Site Design. Client waiting, intake, and pick-up areas must be located inside a building or interior courtyard, or at a rear or side entrance physically and visually separated from public view of adjacent right-of-way with a minimum six-foot tall decorative masonry wall or hedge or similar mature landscaping.

Required parking for emergency shelters is governed by GMC Table 17.38.040(A). In this table, the required parking for emergency shelters is "1 space per 4 beds at maximum capacity, plus 2

spaces for facility staff.” AB 139 (2019) modified state emergency shelter regulations. Therefore, Program HE 3.2 includes a commitment to review the City’s emergency shelters standards and make any amendments, if needed, to be consistent with State law. With this program, City regulations will not pose a constraint to the establishment of emergency shelters.

Low Barrier Navigation Centers

In 2019 the State adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses. Program HE 3.2 in the Housing Plan includes an amendment to Title 17 of the GMC consistent with this requirement to eliminate any potential constraints to the establishment of low barrier navigation centers.

Transitional and Supportive Housing

Transitional and supportive housing are defined in Government Code Section 65582 as follows:

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Under State law, transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

In addition, pursuant to Government Code Section 65651 supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers’ units, within the development are restricted to lower-income households and are or will be receiving public funding to ensure affordability of the housing to lower-income Californians. For purposes of

this paragraph, “lower-income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development.

- (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.
- (4) The developer provides the planning agency with the information required by Section 65652.
- (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- (7) Units within the development, excluding managers’ units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

City regulations for transitional and supportive housing are consistent with the provisions of State law. However, Program HE 3.2 includes a review of Title 17 related to supportive housing changes enacted by AB 2162 of 2018. With this program, City regulations will not pose a constraint to the establishment of supportive housing.

Single Room Occupancy (SRO) Housing

SRO facilities are small, studio-type units that typically rent in the very-low- or extremely-low income category. California Health and Safety Code Section 17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom facilities for occupancy by no more than two persons.

The Zoning Ordinance (Sec. 17.72.010) defines *SRO Housing* as “A residential hotel, as defined in California Health and Safety Code §50519(b)(1), provides six or more guestrooms or efficiency units that are intended or designed to be used, or which are used or rented to the public as sleeping rooms for occupancy for a period of more than 30 days as the primary residence of those occupants. Rooms may have partial kitchen or bathroom facilities. This classification does not include Hotels and Motels and other transient accommodations that are occupied primarily by guests who maintain a primary residence elsewhere and does not include Residential Care Facilities licensed by the State of California.”

SRO housing is allowed in the RP, RM and RH zones subject to approval of a major conditional use permit. Standards for SRO facilities are as follows:

- A. Residential Density. If SRO housing contains a common kitchen that serves all residents, the Review Authority may increase the maximum allowable number of individual units available for rent by 20 percent above the number otherwise allowed by the base density applicable to residential development in the zoning district where the project is located.
- B. Design.
 - 1. Maximum Occupancy. Each living unit must be designed to accommodate a maximum of two persons.
 - 2. Minimum Width. A unit comprised of one room, not including a bathroom, must not be less than 12 feet in width, and must comply with applicable State Health and Safety Code minimum size requirements.
 - 3. Entrances. All units must be independently accessible from a single main entry, excluding emergency and other service support exits.
 - 4. Cooking Facilities. Cooking facilities must be provided either in individual units or in a community kitchen. Where cooking is in individual units, each unit must have a sink with hot and cold water; a counter with dedicated electrical outlets and a microwave oven or a properly engineered cook top unit pursuant to Building Code requirements; at minimum a small refrigerator; and cabinets for storage.
 - 5. Bathroom. A unit is not required to, but may contain partial or full bathroom facilities. A partial bathroom facility must have at least a toilet and sink. If a full bathroom facility is not provided, common bathroom facilities must be provided that meet the standards of the California Building Code for congregate residences with at least one full bathroom per floor.
 - 6. Closet. Each unit must have a separate closet.
 - 7. Common Area. At least 200 square feet in area of interior common space must be on the ground floor near the entry to serve as a central focus for tenant social interaction and meetings.
- C. Tenancy. Tenancy of SRO Housing is limited to 30 or more days.
- D. Management Plan. A management plan must be submitted with the permit application for an SRO Housing for review and approval by the Review Authority. At minimum, the management plan must include the following:
 - 1. Security/Safety. Proposed security and safety features such as lighting, security cameras, access, and natural surveillance through design that maximizes visibility of spaces;
 - 2. Management Policies. Management policies, including desk service, visitation rights, occupancy restrictions, and use of cooking appliances;
 - 3. Rental Procedures. All rental procedures, including the monthly tenancy requirement;
 - 4. Staffing and Services. Information regarding all support services, such as job referral and social programs; and

5. Maintenance. Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

These regulations encourage the provision of SRO facilities and do not pose an unreasonable constraint to housing.

III.A.1.c Off-Street Parking Requirements

Excessive parking standards can be a constraint to housing development, particularly affordable units. The City's residential off-street parking requirements are summarized below (as detailed in GMC Table 17.38.040(A)).

For multi-unit development, additional spaces are required for guest parking (1 space for every 3 dwelling units) and reductions are available for senior housing and income restricted units.

Existing parking requirements for smaller residential units (studio and one-bedroom units) may provide a constraint on housing development. Program HE 2.3(d) is included in the Housing Plan to consider revisions to these parking standards to address this potential constraint to the cost and supply of housing.

Housing Type	Required Parking Spaces Per Dwelling Unit
Single-Unit Dwelling	2 garage spaces, or 3 spaces for units with 3,000 square feet or more of gross floor area, excluding the area within a garage. All required spaces shall be provided within a garage.
Multi-Unit Development	
Studio and one-bedroom units	2 spaces (one covered)
Two or more bedrooms	2 spaces (one covered)
Guest parking	1 space per 3 units
Group Residential	1 space per 4 beds, plus 1 for every 10 units
Mobile Home Parks	2 spaces per site which may be in tandem, 1 space for every 5 sites for guest parking
Residential Care (Small)	None in addition to what is required for the residential use
Residential Care (Large)	1 space for every 4 beds
Single-Room Occupancy (SRO) Housing	1 space per 2 units

III.A.1.d Accessory Dwelling Units

Accessory dwelling units (ADUs) provide opportunities for affordable housing for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods. In recent years the California Legislature has adopted many changes to State law (Government Code Sections 65852.2 and 65852.22) to encourage production of ADUs and "junior" ADUs.

City ADU regulations are established in Section 17.41.030 of the GMC. The most recent amendments to City ADU regulations were adopted in 2021 (Ordinance 21-07). Program HE 2.7 includes the ongoing review of future State legislation and Title 17 amendments if necessary to ensure conformance with State ADU law and ensure that City regulations do not pose a constraint to the construction of ADUs.

III.A.1.e Density Bonus

Under State law, cities and counties must provide a density increase over the otherwise maximum allowable residential density and other incentives when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 17.27, Density Bonus and Other Incentives, of the GMC to ensure City consistency with State Density Bonus law and outline procedures for processing Density Bonus requests. State density bonus law

has been amended in recent years; therefore, Program HE 2.4 includes a review and update of the City's density bonus regulations if necessary to ensure conformance with State density bonus law. With this program, City regulations will not pose a constraint to the use of density bonus.

III.A.1.f Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

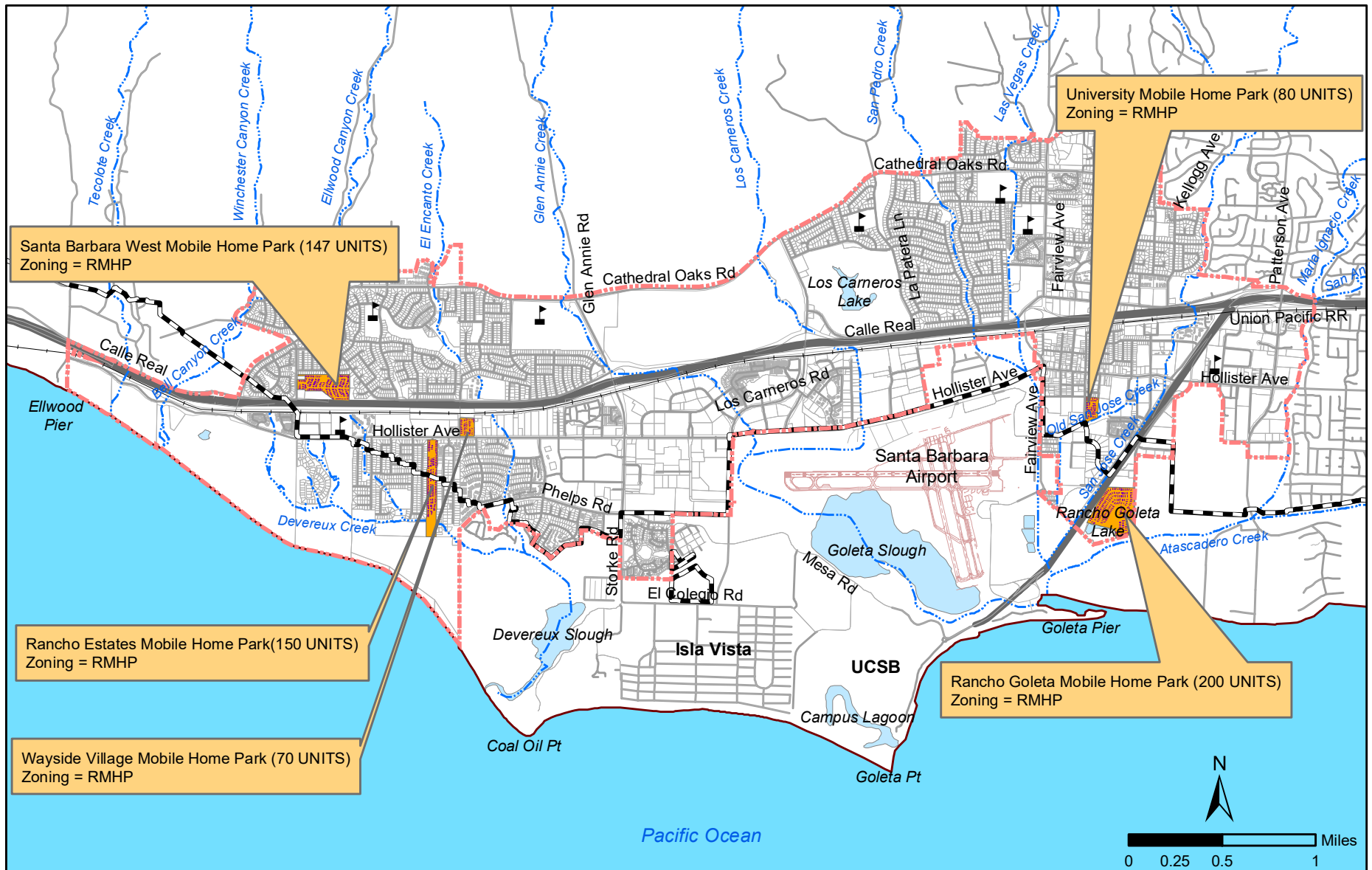
Mobile homes on a permanent foundation are permitted in any zones that allows single-family homes, as well as in the Mobile Home Park zone. There are five mobile home parks in the City, with a total of approximately 650 units (Figure 10A-1). Housing Element Program HE 1.4 is intended to support the preservation of existing mobile home parks by requiring relocation assistance for any mobile home park residents displaced as a result of conversion of the park to another use and requiring that existing resident be offered first right of refusal in purchasing lots in mobile home parks that are converted to ownership parks through subdivision. To the extent allowed by law, any subdivision of an existing mobile home park shall be subject to the requirement to provide a number of sites at prices affordable to low- and moderate-income households in accordance with the City's Inclusionary Housing Policy. These City regulations do not pose a constraint to production or installation of mobile homes and manufactured housing.

III.A.1.g Building Codes

The City's building regulations (Title 15 of the GMC) incorporate the 2019 versions of the California Building Codes. The City's building regulations detail the revisions and amendments to the Title 15 that differ from State standards. These include specific requirements of State law including the permitting of small rooftop solar energy systems (Chapter 15.14), electric vehicle charging stations (Chapter 15.20), and water efficient landscaping (Chapter 15.21). City building codes do not pose a constraint to the cost and supply of housing in Goleta.

III.A.1.h Coastal Zone

One and a half square miles (964-acres) of the City is located within the Coastal Zone. The City does not currently have a certified Local Coastal Program. As a result, final Coastal Development Permit authority within the Coastal Zone rests with the California Coastal Commission. The necessity for projects in the Coastal Zone to obtain permits (in concept) from the City and Coastal Development Permits from the California Coastal Commission represents an additional step in the development review process, resulting in additional processing time and cost for applicants. The City is addressing this potential constraint to development by preparing a Local Coastal Program for certification consideration by the California Coastal Commission. The estimated time frame for certification is April 2025.



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III.A.1.i Inclusionary Housing

The City's zoning regulations require new residential developments with two or more units to include affordable units, or pay in lieu payments are detailed in GMC Chapter 17.28. Inclusionary requirements are as follows:

- Projects with two to four units are required to pay an in-lieu fee.
- Projects providing community services that exceed the normal level are required to provide 15 percent affordable units, as follows:
 - 1 percent for extremely low-income households
 - 1 percent for very low-income households
 - 5 percent for low-income households
 - 4 percent for moderate-income households
 - 4 percent workforce households (120-200 percent AMI)
- Projects that do not provide community services that exceed the normal level and projects within the Affordable Housing Overlay District (see Chapter 17.17 of the GMC) are required to provide 20 percent affordable units, as follows:
 - 2.5 percent for extremely low-income households
 - 2.5 percent for very low-income households
 - 5 percent for low-income households
 - 5 percent for moderate-income households
 - 5 percent workforce households (120-200 percent AMI)

These requirements help to address the need for affordable workforce housing in the community and do not pose an unreasonable constraint on the cost and supply of housing.

III.A.2 Development Processing Procedures

III.A.2.a Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. While the permit review process adds time to the overall development process, these procedures protect the public health and safety and do not pose an unreasonable constraint to the cost and supply of housing.

Single-Unit Detached Dwellings in residential zones (except RHMP) are permitted through the issuance of a ministerial Land Use Permit. Design Review is required to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. Single-Unit Dwelling subdivisions require approval of a subdivision map by the City Council, pursuant to state law. Multiple-Unit apartments are permitted in the RP, RM, and RH zone districts subject to either a Land Use Permit or Development Plan, with Design Review. Mixed-Use development is allowed in the CC, OT, and OI zone districts with the issuance of a Development Plan (typically, based on expected total square footage of development), a Major Conditional Use Permit, and Design Review.

**Table 10A-22
Land Use Decision Authority**

Approval Type	Review Authority			
	Director	Design Review Board	Planning Commission	City Council
Single-Unit Detached	D	AR	A	A
Multiple-Unit Dwelling and Single-Unit Attached (Up to 4 Units)	D	AR	A	A
Multiple-Unit Dwelling and Single-Unit Attached (5 or More Units)	-	R	D	A
Mixed-Use (in most cases)	-	R	D	A
AR – Approval Required R – Recommendation D – Decision A – Appeal				

Design Review Process

The City requires design review of projects to ensure their fit with the community. While Design Review may require processing time and often alterations to meet the intended goals of Design Review, it is not considered a significant time constraint because of the importance that new projects blend in with the community. Projects that integrate into the existing neighborhood fabric, both visually and structurally are goals of Design Review. Design Review provides an opportunity for design issues to be raised early on in the review process, thus helping to ensure community acceptance of a proposed project and thereby reducing potential delays due to community objections and appeals.

The Design Review process is conducted by the Design Review Board (DRB), with assistance from City staff. All design guidelines, architectural guidelines, and development standards may be obtained from the City's Planning and Environmental Review Department from the City's website. Additionally, the Planning and Environmental Review Department has counter hours (either in person or virtual) 5 days a week, Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 12:00 p.m., at which time City staff is available for questions applicants or members of the public may have regarding the Design Review process and/or a project that is going through the process. Agendas, staff reports and project plans are available to the public online 72 hours before a project is heard at a DRB meeting as well.

The Design Review process includes three levels of review. The first step is Conceptual Review of the project, which is an initial presentation and discussion of the proposed project before the DRB. The applicant provides photographs, a site plan, statistics, and schematics for this presentation. The purpose of this first step is to provide the applicant with direction early in the process so that additional time and money is not expended on a project that is not consistent with site planning, architectural style, and relationship to the site and surrounding neighborhood. The second step is Preliminary Review, which is the substantive analysis of the project's design by both the DRB and staff. The applicant provides a complete site plan, floor plans and roof plans, elevations, and a preliminary landscape plan. The purpose of this second step is to ensure that the project's design is consistent with applicable City architectural guidelines and development standards and resolution of fundamental design issues. Preliminary Review is the formal decision point, at which an appeal can be lodged, for the project design. The third step is Final Review, which is a consultation/presentation to show compliance with standards and prior approval(s) and presentation of completed working drawings and all final project details.

Processing Timelines

Summarized below are the estimated typical timeframes for the review of various types of projects. The length of time between receiving approval for a housing development and submittal of an

application for building permits for that housing development is dependent on the complexity of the project and factors that the City has no control over, such as the developer's financing arrangements and market conditions.

- Ministerial Project with DRB:
 - Application filed 1 day
 - Submittal review 15-30 days Letter sent day after review completed
..... but no later than day 30
 - Resubmittal..... varies
 - First Noticed DRB meeting 4- 6 weeks from completeness determination
 - DRB subsequent meetings 2- 4 months depending on complexity of application
 - Land Use Permit approved approximately 4- 5 months from the application
..... submittal
- Discretionary Project; Design Review; CEQA Exempt:
 - Application filed 1 day
 - Submittal review 29 days
 - Letter sent on day 30
 - Resubmittal..... varies
 - DRB meetings 1-4 months
 - Staff report..... 5-7 days prior to each DRB meeting
 - Public hearing 10-day noticing period prior to DRB hearing
..... (15-day on-site noticing)
 - Appeal period 10 days after decision
- Discretionary Project; Design Review; Mitigated Negative Declaration (MND):
 - Application filed 1 day
 - Submittal review 29 days
 - Letter sent on day 30
 - Resubmittal..... varies
 - DRB meeting 4 months
 - Draft MND up to 6 months to prepare
..... Notice of Availability published at time of MND release
..... Public Review Period 20-30 days
..... Preparation of Final MND – varies based on comments
 - Hearing on Final MND within 10 days of release of final MND
..... Staff report 5-7 days prior to the project hearing
 - Public hearing 10-day noticing period for environmental determination
..... and project action (15-day on-site noticing).
 - Appeal period 10 days after decision
- Discretionary Project; Design Review; Environmental Impact Report (EIR):
 - Application filed 1 day
 - Submittal review 29 days
 - Letter sent on day 30
 - Resubmittal..... varies
 - DRB meetings 3- 6 months
 - Draft EIR..... 6-12 months to prepare
 - Environmental Hearing Officer
Hearing on EIR within 45 days of release of draft EIR
 - Final EIR..... varies based on comments

- Staff report..... 5-7 days prior to hearing on environmental determination and project action.
- Public hearing..... 10-day noticing period (project may require 2 to 3
..... separate decision-maker hearings)
..... (15-day on-site noticing)
- Appeal Period..... 10 days after decision

Streamlined Procedures

The City's zoning regulations (GMC Section 17.71.010) include limitations on public hearings for projects qualifying under California Government Code Section 65589.5(h)(2) (limiting qualifying projects to five hearings). The City is also in the process of developing objective design standards consistent with SB 35 (2017) requirements for streamlined, objective review of certain residential and mixed-use developments. As part of that project, the City will adopt procedures in Title 17 for processing applications that qualify for SB 35 streamlined review.

Requests for Lower Density

Housing development applications typically propose densities near the maximum allowable. This is attributed to high land cost and housing demand in the south coast areas of Santa Barbara County.

III.A.2.b Environmental Review

Environmental review is required for all discretionary development projects under CEQA. Processing time for residential projects depends on whether an EIR is required. Goleta follows the procedures set forth in CEQA and its guidelines. Environmental protection requirements, including protection of endangered species, may add time to the development process and additional cost where it is necessary to evaluate the effects of the project and mitigate adverse impacts. While CEQA often acts as a constraint to the cost and supply of housing and creates uncertainty in the development process, it is a State mandate that the City has no ability to change.

III.A.3 Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Almost all of these fees are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table 10A-23 shows fees associated with new development in Goleta. The City adjusts fees based on inflation annually. The last comprehensive revision to development impact the fee schedule occurred in 2019. The last comprehensive revision to the City's user fees occurred in 2021.

The City requires developers to provide onsite and offsite improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction, and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program contains a schedule of public improvements—including street improvements and other public works projects—to facilitate the City's continued development according to the City's General Plan. The program helps ensure that construction of public improvements is coordinated with private development.

**Table 10A-23
Planning and Development Fees**

Fee Category	Fee (per unit)	
	Single-Unit Dwelling ¹	Multiple-Unit Dwelling ²
City Review Fees		
Land Use Entitlement(s)	\$1,536	\$1,604
Design Review	\$ 1,504	\$ 1,504
Estimated building permit fees	\$10,782.46	\$1,421
City Development Impact Fees		
Public Administration	\$ 3,369	\$2,444
Library	\$ 1,048	\$ 761
Park (non-subdivision)	\$12,987	\$ 8,673
Storm Drain	\$ 3,926	\$2,848
Transportation ³	\$ 13,588	\$ 7,066
Bicycle and Pedestrian	\$ 3,376	\$ 2,449
Other Agency Fees		
Santa Barbara County Fire Department		
Fire Protection Certificate	\$536	\$27
Development Review	\$0	\$1,247
Residential Fire Mitigation fee	\$1,180	\$658
Sprinklers Plan Check fee	\$232	\$12
Goleta Water District		
Connection Fee ⁴	\$12,247	\$6,804
Goleta Sanitary District		
Connection	\$2,295	\$1,608
Permit	\$189	\$9
Inspection	\$189	\$9
School fees ⁵	\$7,500	\$4,181
Estimated total development fees	\$76,484	\$43,325
Fees as percent of total development cost⁶	9.6%	9.7%
Notes:		
¹ Assumes a 2,000-square foot house on a legal lot.		
² Assumes a 20-unit apartment building with 22,300 square feet.		
³ Based on fee of \$13,588 per PM Peak Hour Trip. Includes 1 Peak Hour Trip per Single-Unit Dwelling and 0.52 Peak Hour Trips per Multiple-Unit Dwelling.		
⁴ Based on City of Santa Barbara water demand factors from 2018-2019 and Goleta Water District cost per acre-foot from July 1, 2013.		
⁵ Rate based on charge of \$3.75 per square foot (as of May 2019).		
⁶ Based on total development cost of \$800,000 for single-family unit and \$446,000 for multiple-unit dwelling.		

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

However, the City does identify specific project types to receive fee waivers and reductions. Currently, these waivers and reductions are included in City Council Resolution No. 19-43. Resolution No. 19-43 includes three categories for DIF waivers and reductions. First, ADUs under 500 square feet receive a 100% DIF waiver (this waiver is no longer relevant based on changes in State ADU law). DIFs for ADUs over 500 square feet are capped at \$5,000 (where the City is allowed to collect DIFs under State ADU law). Second, all DIFs are waived for the first 15,000 square feet of development for projects by qualifying non-profit organizations. Third, special care

homes, residential care facilities, assisted living centers, supportive housing, transitional housing, special needs housing, child care facilities, family day cares, and day cares receive an 85-100% DIF waiver, depending on whether the use is run by a qualifying non-profit.

III.A.4 Short-Term Vacation Rentals

A short-term vacation rental is considered a tenancy of less than 30 days. The City currently does not regulate short-term vacation rentals as a land use within Title 17 of the GMC as long as long as a Short-Term Vacation Rental Permit is attained from the City (see Section 17.41.240). The requirements for these permits are detailed in Chapter 5.08 of the GMC. These regulations do not act as a constraint on the cost and supply of housing. However, Program HE 1.7 includes monitoring of short-term vacation rentals to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals.

III.B Non-Governmental Constraints

III.B.1 Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency (FEMA) flood hazard regulations, the Clean Water Act, Endangered Species Act, Coastal Act, California Fish and Game Code and Alquist-Priolo Act). The City's General Plan/Coastal Land Use Plan has been designed to protect sensitive areas from development and to protect public safety. As discussed in Section V, Residential Land Inventory, the analysis of potential sites to accommodate the City's RHNA allocation has taken into account any environmental constraints that affect development.

III.B.1.a Seismic and Geological Hazards

Seismic hazards include ground rupture, ground acceleration, liquefaction, and tsunamis. Goleta lies within 5 miles of at least two major faults and fault systems, placing the community in an area of high seismic risk. Nearby faults include the Glen Annie fault as well as the Carneros and More Mesa faults. Several of these local faults are considered to be possibly or probably active.

Goleta may also be subject to earthquakes occurring along unknown faults. Major potential hazards occurring in the project area from seismic activity involve ground shaking and related effects from earthquakes on local and major regional faults. Earthquakes cause a significant amount of damage, particularly as a result of the impacts of ground shaking. Ground shaking can result in surface rupture, liquefaction, and landslides, ultimately causing the failure of buildings and city infrastructure.

Some areas of the City are also at risk from non-seismic geologic hazards, including soil erosion and landslides, because of the many unstable geologic features in Goleta. Soils, slopes, and cliffs are subject to erosion, weathering, groundwater withdrawal, and seismic processes that could damage buildings, threaten public safety, and degrade environmental quality. The General Plan Safety Element contains recommended actions and regulations to minimize risks associated with development in areas with steep and/or unstable slopes, including requiring erosion control measures and minimizing grading activities in sensitive areas.

To prevent or minimize damage associated with earthquakes, the Safety Element provides for various land use policies, zoning and construction code requirements, and other programs that require: (1) site-specific geologic investigations for residential development of four or more units and that require incorporation of recommended mitigations, (2) all new construction to conform with structural and safety standards in the latest edition of the state building codes, and (3) complete seismic retrofit of unreinforced masonry buildings in accordance with code requirements.

These policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Section 17.32.050, Geologic Hazards.

Seismic and geological issues are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.b Flood Areas and Hazards

There are approximately 640 acres (about 1 square mile) within the FEMA-designated 100-year floodplain within Goleta. This is approximately 12 percent of the entire area of the City. About 168 acres (about one-quarter of the entire amount) is in the Old Town area east of Fairview. About 2.9 million square feet of building space (as measured by building footprints) is located in these designated areas. Approximately 800 housing units (about 7 percent of the total housing stock) are located in flood hazard areas.

Most of the developed area subject to flooding is along creeks flowing into Goleta Slough. The natural and engineered drainage systems cannot fully contain periods of high runoff through the five major creeks in this area. In addition, there may be localized flooding due primarily to undersized storm drains. Therefore, in some cases, developers of new residential projects may be required to upgrade storm drainage systems to mitigate flood hazards.

To prevent or minimize damage associated with flooding, the Safety Element provides for various land use policies, zoning and construction code requirements, and other programs that generally enforce the flood control measures required by FEMA. In addition, the General Plan supports a capital project that will remove this hazard from much of the area designated in Old Town where mixed-use activities may occur.

Relevant Safety Element policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Chapter 17.31, Floodplain Management.

Flood hazards are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.c Noise

The Noise Element describes noise constraints on new residential development. The policies of the Noise Element are intended to protect public welfare. While they may increase the cost of new development and could require some design mitigation to address potential impacts, they are considered essential to the health and safety of future residents.

Relevant Noise Element policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Section 17.39.070, Noise.

Noise impacts are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.d Hazardous Materials/Crude Oil and Petroleum Products

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. Goleta has a history of urban uses, including extensive and diverse industrial, commercial, agricultural, and residential uses. These activities have resulted in known contaminant releases occurring at active remediation sites, some closed sites, and a number of properties that can be considered high risk for contamination based on historic or current land uses.

Historically, extensive areas of the City were used for oil and gas production, notably in the western coastal portions of the City. Remnants of this activity may have left behind toxic wastes and wellheads that could pose significant hazards for new residential and recreational activities. Development proposals in these areas must be closely examined to ensure that these potential hazards are not present or have been fully mitigated.

Although there is no oil and gas processing currently occurring within the City, two projects to fully decommission, plug and abandon, and remove remnant oil and gas facilities are underway. These activities are being supported by the Ellwood Onshore Oil and Gas Processing Facility (EOF), which is located on 4.46 acres in the City. The facility was previously used to treat crude oil and gas produced from Platform Holly, located approximately 2.5 miles offshore and the PRC 421 wells, located on State lands at Haskell's Beach. The PRC 421 piers have been fully plugged and abandoned, and are currently in CEQA review for removal of the supporting infrastructure and final site restoration. The 30 underwater wells associated Platform Holly are currently being plugged and abandoned and the final disposition of the Platform and supporting infrastructure will begin CEQA review shortly thereafter. Subsequent to completing the full decommissioning of the PRC 421 and Platform Holly facilities, the EOF will no longer be needed to provide decommissioning support and the State and City can begin analyzing the final disposition of that final remaining, remnant oil and gas facility.

Hazardous materials and petroleum production are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.e Biological Resources

In Goleta and surrounding areas, nineteen habitat types support a variety of plant communities and wildlife. Most of the land within the City is developed with a variety of agricultural, residential, commercial, recreational, and industrial land uses. Undisturbed native habitat is present in the mountain region where the national forest provides protection from development. Elsewhere, undisturbed native habitat is present either along narrow riparian corridors or in scattered undeveloped lands of varying sizes and under different management authorities. The most extensive undeveloped land with important habitats in Goleta and its immediate vicinity include the City-owned Ellwood Mesa Park, Santa Barbara Shores Park, Lake Los Carneros Natural and Historic Preserve, extensions of Goleta Slough, and major stream corridors within the City.

The City's General Plan Conservation Element includes extensive protections for environmentally sensitive habitat areas (ESHA). These policies were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Chapter 17.30, Environmentally Sensitive Habitat Areas.

The presence of these biological resources and laws designed to protect them can act as a constraint on residential development. Biological resources are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period. However, allowed density on residential sites is limited to the net area of the site once constraints, including ESHA and ESHA buffers, are removed (See Land Use Element subpolicy LU 2.2 and GMC subsection 17.03.060). As part of the sites inventory, portions of sites in ESHA or an ESHA buffer are excluded from the dwelling unit density estimates for those sites. Therefore, biological resources do not preclude the City's ability achieve the RHNA allocation. Program HE 2.1(e) is included in the Housing Plan to consider revisions to these density standards.

III.B.1.f Agricultural Resources

Consistent with California Government Code Section 65589.5(c) of Housing Element law:

The Legislature also recognizes that the premature and unnecessary development of agricultural lands for urban uses to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands...

The General Plan places a priority on retaining zoned farmland for agricultural uses through the inclusion of Land Use Element subpolicy LU 7.5 (City of Goleta Heritage Farmlands), which was approved through a voter initiative in 2012. This subpolicy requires, with some exceptions, a vote of the citizens of Goleta to convert any land designated as Agriculture, which is ten acres or more in area, to any other land use designation. Since agricultural land is a potentially suitable site for housing, this state policy reflected in the General Plan constrains the potential supply of land for housing. However, this policy does not preclude the City's ability to achieve the RHNA allocation because adequate sites have been identified without requiring the consideration of converting agriculturally zoned lands.

III.B.1.g Historic and Archeological Resources

The General Plan establishes policies to protect important historical and archeological resources in the community. Where these resources are found, constraints may be imposed on the location or intensity of new housing. Historical and archaeological resources are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

On April 19, 2022, the City adopted new historic and archaeological resource protections in Title 17 of the Goleta Municipal Code (Chapter 17.33, Historic Resource Preservation and Chapter 17.43, Archaeological and Tribal Cultural Resources). The new regulations create historic designation categories and establish a process to designate properties as a historic resource based on eligibility criteria; establish regulations and processes regarding alterations to designated properties; establish processes and criteria when any earth-disturbing activities in native soils are proposed; and establish development standards that would apply to earth-disturbing activities in case subsurface archaeological or tribal cultural resources are found during construction. The regulations may affect some property owners, especially property owners of designated historic resources. The regulations regarding archaeological and/or tribal cultural resources could potentially affect any property owners who are contemplating work involving earth-disturbing activities; however, they are necessary in order to comply with existing State policies and regulations regarding cultural resources and do not pose an unreasonable constraint on the cost and supply of housing.

III.B.2 Infrastructure

Site improvements include water, sewer, circulation, and other services and infrastructure needed to serve residential developments. Although most of the community is well served by infrastructure for existing needs, several areas still face various infrastructure constraints. Moreover, the availability of water for all of the communities in Santa Barbara County remains a potentially significant long-term constraint on the total amount of development that can be supported in the Goleta Valley.

Water supply. Water is supplied to new development within the City by the Goleta Water District (GWD). GWD is a special district that is independent of the City of Goleta or other municipal government. The SAFE Ordinance, approved by GWD voters in 1991 and amended in 1994,

allows GWD to provide new service connections at a rate not to exceed one percent of total potable water supply when certain conditions are met. The SAFE Ordinance prohibits the District from allocating water to new or additional potable water service connections to properties not previously served by the GWD, unless: (1) GWD receives 100 percent of its annual Cachuma Project allocation; (2) GWD has met all of its Wright Judgment obligations; (3) there is no water rationing; and, (3) GWD has met its obligation to make its annual storage contribution to the drought buffer (related to groundwater basin levels).¹⁴ As of 2022, the four conditions have not been met so no new services connections are being provided by GWD within the City.

At this time it is unclear how water supply will affect development over the 8-year Housing Element planning period. During the preparation of the 6th cycle RHNA Plan, the City raised this issue as a significant “RHNA Planning Factor” with SBCAG but the City’s RHNA allocation was not reduced to reflect the water moratorium. Therefore, the sites inventory assumes that sufficient water supplies will be made available to serve residential development during the 2023-2031 planning period commensurate with the RHNA allocation. Program HE 4.5 is included in the Housing Plan describing actions the City will take to work cooperatively with GWD to obtain water supplies to serve new residential development.

Wastewater treatment. A recent assessment of wastewater treatment capacity prepared in conjunction with the Local Coastal Program concluded that facilities are adequate to serve a population of 53,000 residents, which exceeds the level of development needed to serve projected housing growth needs during the planning period. Therefore, wastewater treatment capacity is not expected to preclude housing development commensurate with the RHNA allocation for the planning period.

Dry utilities. “Dry utilities” such as electricity, internet, cable, and telephone service are provided by private companies and are expanded to serve new development as it occurs. There are no known constraints related to dry utilities that would preclude development as anticipated during the planning period.

III.B.3 Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the economic downturn following the 2008 mortgage crisis had a negative effect on property values. However, during the past year (2021/2022) the real estate market has seen strong appreciation. Because of the very small number of land sales, it is not possible to generalize about land cost in Goleta. Per-unit land cost is generally affected by density—higher density allows the cost to be spread across more units, reducing the total price. The City’s land use plan and zoning regulations identify appropriate areas for higher-density housing in order to help mitigate the constraint of high land cost in coastal areas.

III.B.4 Construction Costs

Residential construction costs vary depending on the type of construction and amenities. Construction cost is affected by the price of materials, labor, development standards, and general market conditions. During the past two years, the cost of labor and construction materials have increased significantly. While construction costs act as a significant constraint on the cost and supply of housing, the City has no influence over materials and labor costs, and the building codes and development standards in Goleta are not substantially different from standards of other cities in the area.

¹⁴ <http://www.goletawater.com/assets/uploads/Final%202020%20Urban%20Water%20Management%20Plan.pdf>

III.B.5 Cost and Availability of Financing

Goleta is similar to other communities in California with regard to private sector home financing programs. In the past few years, mortgage interest rates have been at historic low levels, although as of early 2022 interest rates have risen significantly due to inflationary pressures. For buyers with good credit histories, mortgages are widely available although rising interest rates have adversely affected affordability.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (redlining). In monitoring new construction sales, resales of existing homes, and permits for remodeling, the City has not seen any indications that redlining is practiced in any area of the City. In addition, the Housing Plan includes Program HE 3.1 – Affirmatively Furthering Fair Housing Opportunities to support fair housing organizations in making information widely available regarding fair lending laws.

III.B.6 Santa Barbara Airport

The City of Goleta surrounds the Santa Barbara Airport on three sides, including both ends of the larger commercial runway at the Airport. Almost the entire city of Goleta is located within the Airport Influence Area (AIA). The Airport Land Use Commission (ALUC), a body within the Santa Barbara County Association of Governments, participates in the regulation of land use within the Airport's AIA. The ALUC's policies and standards for development are contained in the Airport Land Use Plan (1993). Based on the ALUC and associated City policies, residential development is limited close to the Airport. In particular, Safety Element subpolicy SE 9.6 prohibits residential development within the clear zones associated with the Airport runways, limits residential development beyond the clear zone but within the 1-mile zone of the runway ends to new single-family construction on existing recorded lots, and only allows rebuilding and alteration projects that do not increase onsite residential density within the 1-mile zone. See also Chapter 17.16, Airport Environs Overlay District, of the GMC. While the Airport acts as a constraint on housing development in some locations, it does not preclude the City from accommodating its assigned share of regional housing needs during the planning period.

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IV. Evaluation of the 2015–2023 Housing Element

Section 65588(a) of the California Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. This section contains a review of the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2023-2031 Housing Action Plan.

- Table 10A-24 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, and accomplishments.
- Table 10A-25 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Effectiveness in meeting the housing needs of special needs populations

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households and persons with disabilities or other special needs. Recent accomplishments include the following:

- Approval of housing projects with affordable housing components. Projects included the Village at Los Carneros, which included 69 income-restricted units. This project represented largest addition of affordable housing within a single project since City incorporation.
- Creation of a new Affordable Housing Implementation Division within the Planning and Environmental Review Department and the hiring of the City's first ever Senior Housing Analyst. This new Division's duties include (1) managing and monitoring the inventory of existing affordable housing units, including rental housing units, (2) overseeing the creation and sale or rental of new affordable units to assure fair and consistent application of City rules, (3) managing in-lieu housing funds, determining an in-lieu housing fee based on an in-lieu fee study, and preparing a Housing Trust Fund and Comprehensive Affordable Housing Finance Plan addressing how funds will be applied toward the development, preservation, and rehabilitation of affordable units, and (4) enforcing Fair Housing Act and tenant protections, including through rental housing mediation.
- Adoption of new regulations to support the development of ADUs.

Adoption of fees for non-residential development and in-lieu fees for inclusionary housing to address affordable housing within the City.

**Table 10A-24
2015-2023 Program Evaluation**

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
HE 1.1 Code Compliance. The City will continue its proactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and building standards. When code violations or deferred maintenance exist, property owners will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs.	PER NS&PS	2015-2022	Initiate investigation into housing-related code deficiencies generally within seven days of receiving a complaint	The Planning and Environmental Review Department, Sheriff's Department, and the City's Code Compliance Division respond to complaints and continue to work with homeowners to maintain compliance with all applicable zoning requirements and building standards. The City's full-time Code Compliance Division expanded to two full-time Code Compliance Officers and one Office Specialist in 2021 and focused on responding to complaints that are either zoning or Building Code-related, as well as pursuing enforcement action when necessary.
HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.	NS&PS	2015-2022	Preserve 82 housing units	In the past, the City supported volunteer efforts using Redevelopment Agency Housing Rehabilitation Grants that paid homeowners to get their homes repaired and maintained at no cost to them. Due to the 2012 dissolution of Redevelopment Agencies (RDA) by the State, the City was no longer able to offer those housing rehabilitation grants. Further, as an additional result of State legislative actions, the City was unable to retain any of the "Low- to Moderate-Income RDA Set-aside Funds" for future housing programs. The City continued to explore other funding sources and opportunities to formally organize volunteer programs and has informed non-profits specializing in this area of rehabilitation that the City will help to promote any programs that will assist its residents through the City's website or by allowing dissemination of brochures and flyers at City Hall and the City Library. Due to the COVID-19 pandemic, most in-person volunteer efforts in 2020 and 2021 were discouraged. The City has no record of preservation of any units during the planning period.
HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all affordable housing — whether provided through government subsidy programs or incentives granted by the City or County in approving projects, through deed restrictions, or through City or County inclusionary requirements — will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where the County's affordability covenants or other regulatory agreements	NS&PS PER	Annual	Preserve 33 affordable units	Many affordable housing units located within Goleta were established prior to the City's incorporation in 2002. For those units, documents establishing long-term covenants between the County of Santa Barbara and the leaseholder/property owner were recorded. Previously, where RDA-funded projects produced affordable housing after incorporation, the City assumed responsibility for recording affordability covenants and ensuring long-term compliance. After the State's dissolution of RDAs, the City began contracting with the Housing Authority of the County of Santa Barbara for compliance monitoring of its affordability covenants. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>will be reaching the end of the term specified in those documents. Specific actions include:</p> <p>a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and potential expiration of affordability covenants. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible.</p> <p>b. Preservation Efforts for Units at Risk of Conversion. Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact nonprofits, (2) identify support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assist with expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide local affordable housing funds when available.</p>				<p>follows up on any potential violations.</p> <p>City staff maintains an inventory of the City's affordable housing stock. As of 2021, there were 27 affordable housing projects in the City of Goleta, which make up a total 558 affordable units available for very low- to above moderate-income households. Of the available affordable units, 150 units are part of 10 homeownership projects, and 408 units are part of 17 multifamily rental projects.</p> <p>Housing Element policies and the current City Council place an emphasis on the need to preserve affordable housing units at risk of conversion. However, without significant new funding, the City does not have a realistic way at the present time to extend the terms of existing affordable housing covenants, either for ownership or rental units. Most potential strategies (e.g., provide grants, subsidized loans or mortgage payment offsets to homeowners and/or fund rehabilitation; purchase extended covenants; or provide financing to owners of rental projects) presuppose the availability of substantial funding, which unfortunately does not presently exist. In October 2021, the Planning and Environmental Review Department filled the newly created position of Senior Housing Analyst that will oversee development of a Comprehensive Affordable Housing Finance Plan (CAHFP) that will address all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.</p>
<p>c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.</p>				<p>No new housing developments requiring affordable housing were approved within the Coastal Zone during the planning period, nor were any low- or moderate-income housing units demolished or converted.</p>
<p>HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important source of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to</p>	NS&PS PER	2015-2022	Preserve approx. 650 mobile homes	<p>There were no Mobile Home Park closures during the planning period, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Plan Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single parcel mobile home park (Rancho Mobile Home Park) to be converted to multi-parcel condominium mobile</p>

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<p>seek ways to assist in the long-term protection and affordability of this unique source of housing through the following actions:</p> <p>a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.</p>				home park.
<p>b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile homeowners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a first right of refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.</p> <p>c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.</p>				<p>As codified in Chapter 8.17 of the City's Municipal Code, which was adopted by the City Council as part of Ordinance No. 16-03 in 2016, the City is able to regulate mobile home park closures and changes of use. The Ordinance provides a procedure and standards for assessing the adverse impacts of a mobile home park closure or change of use on the displaced mobile home owners residing in the park that is being closed and to determine appropriate relocation assistance for those residents. No consideration of assessment districts or other financial assistance to support mobile home ownership were considered in 2021.</p> <p>On April 21, 2020, City Council authorized, via Resolution No. 20-22, the execution and recordation of a Final Map for the site generally known as the Rancho Estates Mobile Home Park at 7465 Hollister Avenue for the purposes of converting the existing 17.84-acre rental mobile home park to a resident-owned mobile home park.</p> <p>Following the recordation of the Final Map, the City began implementing the Development Agreement between the Ranch Estates Mobile Home Park owner and the City. Executed on March 3, 2009, the Development Agreement ensures the opportunity for tenants of the Park to purchase their lots and obtain the benefits and assurances of land ownership; requires limited rental rate increases below that which is prescribed by state law for tenants who do not choose to purchase their lots; and assist tenants of the park in the acquisition of grants to aid in the purchase of a lot.</p>
<p>d. Reduced Impact Fees. The City Council will consider providing a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this</p>				<p>As of 2021, the City has a total of five mobile home parks; Rancho Estates, Santa Barbara West, Wayside Village, University, and Rancho Goleta. Each of these mobile home parks has been built-out since before the City's incorporation in 2002.</p>

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type of development as compared to conventional development.				As such, unless expanded in size and units, the existing homes were considered as part of the baseline for the City and any redevelopment or replacement of an existing home would not trigger the assessment of new impact fees. There has not been a need for a specially tiered mobile home unit impact fee structure to-date. Although the City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019, the City did not establish such a tiered fee structure for mobile home parks as a part of that action.
<p>HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) required percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.</p> <p>The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.</p>	PER	2015-2022 Zoning Ordinance amendment in 2015	Preserve rental housing Zoning Ordinance amendment	<p>No applications for the conversion of conforming residential units to nonresidential uses were submitted during the planning period.</p> <p>A condominium conversion ordinance was not prepared during the planning period.</p>
<p>HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs. The City will make full use of available rental assistance programs through encouraging owners of apartment units to accept Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority on rental housing assistance programs. The City will work cooperatively with other entities to assist 75 very</p>	NS&PS	2015-2022	75 very-low-income units	HASBARCO, acting on Goleta's behalf and with approval from the HUD, continues to assist the City of Goleta with its affordable housing rental stock. As of 2021, HASBARCO owned and/or managed 148 units within the City limits and owned and/or managed over 100 additional rental housing units outside the City limits that have Goleta addresses. As of 2021, HASBARCO provided rental assistance to 252 low-income families within the City as follows: 117 through Section 8 Housing Choice Vouchers; 121 through Section 8 Project-Based Vouchers; 14

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low-income households with the Section 8 vouchers program.				through Section 8 Project-Based Rental Assistance. In addition to assistance by the HASBARCO, the City supported an emergency rental assistance program through \$132,000 in HOME funding (half contributed by the County of Santa Barbara), with \$50,000 in City General Fund money. This funding supported grants of up to \$5,000 or three-months' rent, whichever is less, to low-income residents who had lost their job or had their income reduced as a result of the COVID-19 pandemic. The HOME funding supported very low-income households making up to 60% AMI, while the \$50,000 in City funding supported low-income households making up to 80% AMI. This program assisted approximately 35 households with grants issued in 2020 and 2021.
<p>HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:</p> <p>a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.</p> <p>b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.</p>	PER	2015-2022	<p>118 Ex Low 117 Very Low 157 Low 174 Moderate 413 Above Mod</p>	<p>Excluding road rights-of-way, Goleta currently has approximately 1,787 acres of the city zoned for residential development, which is over 35 percent of the total developable area. This area, along with the existing development standards allowing new housing to be constructed at all income levels, is adequate to accommodate the City's RHNA allocations during the current 8-year cycle ending in 2022.</p> <p>With the adoption of the new Accessory Dwelling Unit (ADU) ordinance on February 4, 2020, via Ordinance No. 20-02, the City now allows for more ADUs and Junior ADUs within it than was previously allowed.</p> <p>During the planning period, the City approved one project to change a parcel's land use designation from a residential designation to a non-residential designation. This was done in 2017 to facilitate the development of Jonny D. Wallis Neighborhood Park. However, this site was not listed as a site in the City's inventory to accommodate RHNA during the planning period.</p> <p>As of 2021, the City facilitated the development of 1 extremely low income unit, 7 very low income units, 107 low income units, 16 moderate income units, and 1,196 above moderate income units during the planning period.</p> <p>City staff also continued to track California's new housing legislation and changes to existing housing legislation as it develops.</p>
c. Facilitate a Wide Variety of Housing Types. The City will adopt and implement regulations and standards				The City's new zoning ordinance, Title 17 of the GMC, was adopted on March 3, 2020 via Ordinance No. 20-03. Title 17

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<p>for multifamily housing, mixed use, live/work developments, single-room occupancy (SRO) housing, co-op housing, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.</p> <p>d. Mixed-Use Housing. Well-designed mixed-use residential / nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in appropriate locations.</p>				<p>now, includes regulations for a variety of housing types, including mixed-use housing and inclusionary housing units. Title 17 also includes density bonus incentives that would be available for developers who include affordable, income-restricted, and/or small units in their overall project design.</p>
<p>HE 2.2 Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:</p> <p>a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions.</p>	NS&PS PER	2015 ZO 2018 AEHP		<p>The City continued to work with project applicants to encourage them to notify City residents and employees when affordable units are available for rent or ownership.</p> <p>An Affordable Employee Housing Plan was not prepared during the planning period.</p>
<p>b. Mitigation of Employee Housing Impacts. The City will require new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to providing affordable employee housing. The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of a development impact fee, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. The City will prepare an Affordable Employee Housing</p>				<p>In October 2020, the City Council approved a contract with Keyser Marston Associates, Inc. to conduct a Commercial / Housing Nexus Study. The draft study was completed in July 2021 and presented to the public at a virtual workshop on August 24, 2021, for initial feedback for potential revisions or edits. The study was subsequently presented to the Planning Commission on September 13, 2021, where the public was able to offer additional comments and Commissioners were able to give feedback and a recommendation vote. The Planning Commission voted to recommend the City Council adopt the new impact fees, based on the Study but with one minor revision relating to how the fees were calculated for hotels (see Resolution No. 21-08) and to adopt the associated updates to</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.				Title 17 to reflect the new fees. On October 5, 2021, the City Council adopted the new non-residential development affordable housing impact fees, via Resolution No. 21-46, and also adopted the associated amendments to Title 17 on October 19, 2021, via Ordinance No. 21-10. The impact fees become fully effective on January 3, 2022 and apply to all new development and all expansion or intensification of existing development throughout the City. The monies collected from these impact fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.
c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing.				Included in Part II of the NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, are allowances for Live/Work units and Caretaker units, as well as Accessory Dwelling Units. Each of these types of units helps to provide more choice for affordable employee housing, generate additional economic activity in the community, and assist with the City's efforts to maintain an appropriate jobs/housing balance in Goleta.
d. Housing Opportunities for Existing and New Employees. The City will cooperate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. Moreover, the City will seek the commitment of other organizations, such as the Chamber of Commerce or Board of Realtors, to have their members, particularly larger employers, address employee housing needs.				The City participated as an employer member of the Coastal Housing Partnership, which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. The City funded the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120-200% of AMI by providing down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater South Coast region of Santa Barbara County. The program creates a Workforce Housing Fund that will offer low-cost down payment loans up to \$100,000 to help local employees purchase an entry-level home in the community. In mid-2017, the Housing Trust Fund and the City of Goleta were able to expand the SCWHP to the City of Goleta. Coastal Housing Partnership, in most years, offered at least two in-person, free seminars annually in Goleta for employees of member employers seeking to learn more about the Program and the benefits it offers.
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing. The design of new multifamily and affordable housing must provide	PER	2015 ZO 2018 Design Guidelines		The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes general design and parking standards for residential

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<p>stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:</p> <p>a. Reduce the Appearance of Building Bulk. Require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.</p> <p>b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.</p> <p>c. Enhance the "Sense of Place" by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.</p> <p>d. Parking Standards. Review parking standards to ensure that they facilitate affordable housing development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Multifamily parking requirements. 2. Opportunities for shared parking for mixed-use developments. 3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor. 4. Parking requirements for small-sized units, including SRO and accessory dwelling units. 5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if 				<p>developments and also includes additional specific development standards for mixed-use housing. As part of the standard zoning and design review process for new development, City staff and Design Review Board members ensured project compliance with all applicable standards for good design and neighborhood compatibility.</p> <p>In 2021, the City began a project to develop objective design standards for multi-unit and mixed-use housing developments. These standards are expected to be adopted in 2022 and will consider the design elements identified in this policy.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>needed in the future.</p> <p>6. Evaluation of opportunities for underground parking and auto sharing.</p> <p>7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.</p> <p>e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.</p> <p>f. Provide Buffers between Housing and Nonresidential Uses. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.</p> <p>g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.</p> <p>h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.</p>				
<p>HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable housing units. Specific actions to be taken include the following:</p> <p>a. Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta’s</p>	NS&PS PER	2015-2022	<p>118 Ex Low</p> <p>117 Very Low</p> <p>157 Low</p> <p>174 Moderate</p>	<p>The City worked with developers and housing advocates to ensure that the maximum number of affordable units is generated at each project site. The City also continued to work with non-profit housing providers/financers, such as People's Self-Help Housing, to facilitate the development of more affordable housing. Since the dissolution of RDAs throughout the State, the City has been using other financial sources and mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
extremely low, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible.				<p>other supporting entities.</p> <p>With the adoption of the new ADU ordinance, on February 4, 2020 via Ordinance No. 20-02, the City now allows for more ADUs within than was previously allowed, including a significant allowance for ADUs within multiple-dwelling developments. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the allowances and requirements for density bonuses.</p> <p>As of 2021, the City facilitated the development of 1 extremely low income unit, 7very low income units, 107 low income units, and 16 moderate income units during the planning period.</p>
b. Long-Term Affordability Covenants. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable to the income group for which it is intended.				The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the requirement of a Density Bonus Agreement for any development utilizing a density bonus pursuant to Chapter 17.17. This agreement must include a required term of affordability consistent with state law that covers rental or resale of any income-restricted units. In addition, Chapter 17.28 (Inclusionary Housing) includes information on transfers and conveyances that serve to protect affordability covenants.
c. Land Banking. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.				No programs for land acquisition or land banking were implemented during the planning period as consideration for financial equivalent options for affordable or special needs housing.
d. Lot Consolidation. The City will facilitate affordable multi-family housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable units.				During the planning period, no requests for the development of affordable housing were received by the City on small parcels that could benefit from a Map or Lot Line Adjustment to facilitate the project, but such a project would also be processed by the City without additional costs.
<p>HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments — including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses, stock cooperatives, and land subdivisions — to provide affordable housing as follows:</p> <p>a. Projects consisting of one single-family unit will be exempt from the inclusionary requirement.</p> <p>b. Projects consisting of two to four units shall be</p>	PER	2015 ZO	<p>18 Ex Low</p> <p>17 Very Low</p> <p>35 Low</p> <p>5 Moderate</p> <p>5 Above Mod</p>	In December 2019, the City Council approved a General Plan Amendment that extended the City's Inclusionary Housing requirements from just applying to "for-sale" units to also apply to new rental units. As such, any request for review and approval of development that includes a component of any new residential dwellings is subject to the inclusionary requirements as detailed in this policy of the Housing Element. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, also includes an entire Chapter dedicated to providing clear and complete standards, requirements, and procedures for inclusionary housing.

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<p>required to pay an inclusionary housing in-lieu payment.</p> <p>c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.</p> <p>d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.</p> <p>Proposed projects including units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.</p> <p>Proposed projects including units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.</p> <p>e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent</p>				<p>In October 2020, the City Council approved a contract with Keyser Marston Associates, Inc. to conduct an Affordable Housing In-Lieu Fee Study. The draft study was completed in July 2021 and presented to the public at a virtual workshop on August 24, 2021, for initial feedback for potential revisions or edits. The study was subsequently presented to the Planning Commission on September 13, 2021, where the public was able to offer additional comments and Commissioners were able to give feedback and a recommendation vote. The Planning Commission voted to recommend that the City Council adopt the new in-lieu fees, based on the Study but with minor revisions on how the fees were calculated across income categories and to adopt the associated updates to Title 17 to reflect the adopted fees.</p> <p>On October 5, 2021, the City Council adopted the in-lieu housing fees, via Resolution No. 21-45, and adopted associated amendments to Title 17 on October 19, 2021, via Ordinance No. 21-10. The monies collected from the in-lieu fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.</p> <p>During the planning period, the City approved 69 low income units, 12 moderate income units, and 12 above-moderate (income restricted) units through implementation of the City's inclusionary housing policy.</p>

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<p>affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:</p> <ol style="list-style-type: none"> 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households. 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households. 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households. 4. 5 percent of the total number of units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income. <p>f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.</p> <p>g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's</p>				

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant. h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.				
HE 2.6 Transfer of Development Rights. Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.	PER	2018 ZO		The City did not identify criteria or enact procedures that would allow the Transfer of Development Rights for special needs and/or affordable housing projects during the planning period.
HE 2.7 Encourage Accessory (Second) Residential Units. The City will encourage construction of well-designed accessory dwelling units on existing single-family lots and in new single-family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower-income persons. The City's objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate-income) during the planning period through the following actions. a. Continue to allow accessory dwelling units as a permitted "use by-right" when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable "by-right" may be limited in size to a maximum of 650 square feet.	PER	2015 ZO; 2018 Design Guidelines	20 ADUs	The City Council updated Accessory Dwelling Units (ADU) regulations on February 4, 2020 via Ordinance No. 20-02. The updated ADU regulations comply with recent changes in state ADU law. The ordinance provides streamlined procedures, including the waiver of a zoning permit for many ADUs, and expanded allowances for ADUs and Junior ADUs in terms of size, number, and locations. The updated ADU regulations were then incorporated in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03 and the ADU regulations are now included in Title 17 of the Goleta Municipal Code. Slight changes to the ADUs regulations in Title 17 were made as part of Ordinance No. 21-07, adopted on September 21, 2021. The changes related to the design of manufactured or modular (HUD-certified) homes when proposed to be used as a detached ADU where there is a City-designated historic resource on the subject site and to correct a minor inconsistency with State ADU law related to standards applicable to proposed detached ADUs on multi-family dwelling lots. During the planning period, as of 2021, the City approved (building permit issuance) 44 ADUs.
b. Ensure ministerial approval of second units by developing standard design guidelines for second				The City Council approved a new tiered development impact fee structure as part of Ordinance No. 19-04 and Resolution No. 19-04. On July 16, 2019, City Council adopted Resolution No.

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
units. c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.				19-43 that established reduced Development Impact Fees for certain beneficial projects. ADUs are identified as beneficial projects under this Resolution. Pursuant to the Resolution, ADUs with a floor area of less than 500 square feet receive a Development Impact Fee waiver. ADUs of 500 square feet or greater have Development Impact Fees capped at \$5,000.
HE 2.8 Funding for Affordable Housing. The City will develop ongoing City and external sources of funding to support affordable housing as follows: a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.	NS&PS PER Finance	Annually; 2015 ZO; 2018 ConPlan		As of December 14, 2021, the existing available balance in the Housing In-Lieu fund was \$1,282,468, including earned interest. Collection of payments occurred throughout the planning period. The City continued to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through sources, such as development agreements.
b. Participate in external housing programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and other programs when appropriate to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.).				The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding during the planning period. The City did, however, receive a request for HOME American Rescue Plan Act (ARPA) fund from the HOME Consortium in the amount of \$1,000,000 for permanent supportive housing project in the City of Goleta at the end of December 2021. However, the City used HOME funds and City General Fund funding to support an emergency rental assistance program. In May 2020, the City Council adopted an update to the CDBG 5-Year Consolidated Plan in coordination with the Santa Barbara County HOME Consortium, which included community input meetings and surveys to assess affordable housing challenges and opportunities in the region.
c. Prepare a Comprehensive Affordable Housing Finance Plan (CAHFP) that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.				The City did not prepare a CAHFP during the planning period. However, in October 2021, the Planning and Environmental Review Department filled its newly created position of Senior Housing Analyst that will oversee the CAFHP process.
HE 3.1 Support Fair Housing Opportunities. The City will support efforts to eliminate discrimination on the basis of race, color, religion, marital status,	NS&PS City Attorney	2015 ZO; ongoing		Fair housing services and complaint responses were provided to City residents under a contract with the City of Santa Barbara for its Rental Housing Mediation Program (RHMP), throughout the

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements. The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.</p> <p>The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person's income or the use of housing subsidies, including Section 8 and other rental assistance programs.</p>				<p>planning period, which provides information on fair housing laws and tenant-landlord mediation services. A total of 115 individuals were assisted in FY 2020-2021.</p> <p>The Neighborhood Services webpage on the City's website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower income residents, particularly agricultural workers, to California Rural Legal Assistance. In addition, the City addresses fair housing issues via CDBG funds as required by U.S. Department of Housing and Urban Development.</p> <p>An antidiscrimination provision was not adopted during the planning period.</p>
<p>HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:</p> <p>a. Single Room Occupancy (SRO) Housing. Promulgate regulations to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower facilities with other SRO units.</p> <p>b. Emergency Shelters. Continue to facilitate the provision of emergency shelters for the homeless consistent with state law.</p> <p>c. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with state law.</p> <p>d. Residential Care Facilities. The City will facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and establish standards for larger care facilities in</p>	PER	2015 ZO; ongoing	Ensure conformance with state housing law	<p>On March 3, 2015, City Council adopted Ordinance No. 15-03 Housing Element-Related Zoning Regulations and Definitions. Included in this Ordinance are provisions and definitions for emergency shelters, transitional and supportive housing, residential care facilities, and farmworker housing. Procedures for requests for reasonable accommodations were also included. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, incorporates the provisions of Ordinance No. 15-03 along with additional provisions and development standards for SRO housing, small and large family daycare facilities, supportive and transitional housing, farmworker housing, and emergency shelters and a separate Chapter for Reasonable Accommodation for Persons with Disabilities.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>appropriate locations.</p> <p>e. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code §17021.5 and 17021.6.</p> <p>f. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, fast-track processing, and financial assistance when feasible.</p> <p>g. Family Housing Amenities. The City will ensure that adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities.</p> <p>h. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations.</p>				
<p>HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development. Work with commercial and nonprofit developers to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.</p>	<p>PER; NS&PS Nonprofit developers</p>	Ongoing		<p>The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, contains provisions for the "Group Residential" and "Single Room Occupancy" housing types, which could include clustered dwelling units around a common area and shared kitchen, dining, laundry, daycare, and other facilities. Incentives for on-site day care facilities are also included in Title 17. Further, the City continued to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible.</p>
<p>HE 4.1 Rehabilitation and Energy Loan Programs. Coordinate with energy providers to make information available on loan programs to eligible households. Flyers will be posted on the City website, at City Hall, and at other locations around the community.</p>	<p>NS&PS</p>	Ongoing	<p>Encourage residential energy conservation retrofits</p>	<p>In addition to flyers and informational material provided at City Hall, the City continued to use its website, the Monarch Press, and other social media to communicate energy efficiency projects and resources to the public. Additionally, the City's "Go Green Goleta" initiative was used to brainstorm creative initiatives and cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also included useful links to Tri-County Regional Energy Network (3C-REN), SCE, Southern California Gas</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
				Company, and many other sites to help direct the public to additional programs and opportunities.
<p>HE 4.2 Resource Conservation in Existing and New Residential Development. The City will promote the following practices in existing and new residential construction:</p> <p>a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered for all utilities.</p>	PER	Ongoing	Encourage residential energy conservation retrofits	The City used its website and community newsletter, the Monarch Press, to communicate announcements about available programs to enhance residential energy efficiency through retrofitting and upgrading existing structures. Lastly, as part of the City's Building Code, all individual multifamily projects were required to have separately metered utilities for each individual housing unit.
<p>b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.</p>				California's Building Codes are published in their entirety every 3 years. Most recently, the City adopted the updates for the 2019 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 19-15 on November 5, 2019. Adoption of the State codes ensured that the City's Municipal Code was consistent with the current State building regulations, including those for energy conservation. Projects within the City that received zoning approval were also processed through subsequent plan check and building permit issuance processes prior to initiating any onsite construction activity to ensure full compliance with all applicable building standards.
<p>c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate, and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.</p>				New development and improvements to existing residential development within the City were reviewed by Planning staff, and in many instances required additional design review by the Design Review Board during the planning period. Throughout these reviews, design elements such as solar orientation, heating and heat recovery systems, as well as skylights were evaluated for appropriateness for integration into the overall project design.
<p>HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. Solar access must be protected in accordance with the State of California</p>	PER	2015 ZO; ongoing	Encourage renewable energy sources	Within Title 15 [Buildings and Construction] of the City's Municipal Code, construction standards and regulations are codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporated renewable energy sources were reviewed to ensure continued protection of solar access and neighboring solar energy systems, or to determine suitable

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.				<p>alternatives or measures necessary to mitigate unavoidable impacts during the planning period.</p> <p>In December 2020, the City Council authorized a letter of intent to proceed with agreement for a solar photovoltaic project on its recently acquired City Hall building, consistent with the adopted Strategic Energy Plan and 100% Renewable Energy Goal. On October 19, 2021, the City Council approved the agreements to proceed with the solar photovoltaic project.</p>
HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible.	PER NS&PS PW	Ongoing	Encourage efficient transportation patterns	<p>The New Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes requirements to support a multi-modal transportation system in the City. These requirements include required long- and short-term bicycle parking for some developments, options for parking reductions where a Transportation Demand Management Program is established, and requirements for separate vehicular and pedestrian systems where possible (in multiple-unit residential developments, pedestrian access must be separate and distinct from driveways).</p> <p>In addition, on July 7, 2020, the City adopted, via Resolution No. 20-44, new transportation thresholds that identify vehicle miles traveled as the metric to evaluate a land use project's transportation impacts. These thresholds are now incorporated into the City's CEQA Thresholds Manual. Under the new analysis, potential transportation impact mitigation measures include physical changes to the project description, such as introducing mixed uses that increase internal capture trips, incorporating multimodal facilities, such as bike parking and showers, and incorporating multimodal infrastructure accessing the project (e.g., transit uses, sidewalks and bicycle paths, etc.).</p>
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals. The City will continue to monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report. As part of the annual review, the Planning Commission and City Council conduct public meetings with opportunities for public input and discussion regarding Housing Element implementation. The City will continue to refine its monitoring system to track residential development, assess housing needs and	PER	Ongoing	Annual progress reports	On December 14, 2014, City Council adopted a new Housing Element for the 2015-2023 planning period via Resolution No. 14-65. This Housing Element was certified by the California Department of Housing and Community Development on March 2, 2015. The City continued to monitor changes in State housing law, residential housing supply, and changes in housing stock demand in order to appropriately allocate City resources and efforts during the planning period.

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions. The City will prepare major updates to the Housing Element every 8 years pursuant to state law.				
<p>HE 5.2 Community and Regional Collaboration. Since its incorporation in 2002, civic engagement has been a high priority for the City and its residents. The City will continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner. Specific actions the City will take to facilitate collaboration on housing issues include the following:</p> <p>a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, and organizations in the south coast area to address housing needs on a regional basis.</p>	City Manager; PER NS&PS	Ongoing		<p>Historically, the City participated in the South Coast Affordable Housing Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in 2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness, which is a new countywide initiative dedicated to the efficient and effective delivery of homeless-related services throughout our region. The City continues to participate with this advisory group.</p> <p>The City also continued to participate in the quarterly meetings of the Joint Cities-County Affordable Housing Task Group, which is comprised of the Cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The Task Group seeks to increase coordination and cooperation in the use of resources to help create additional affordable housing throughout the South Coast of Santa Barbara County. Developers and housing advocates are also invited to participate and share issues and concerns in order to generate dialogue and identify solutions.</p> <p>The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee, which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior to the commitment of HOME funding. The HOME Consortium funded several affordable housing projects and programs over the past several years in the County and approximately \$132,000 in City and County HOME funds were allocated to an emergency rental assistance program for renters affected by the COVID-19 pandemic.</p> <p>Finally, in 2021, the City began to participate in a region-wide Broadband Strategic Plan. This effort will seek to expedite broadband infrastructure deployment and provide connectivity at an affordable rate to unserved and underserved communities.</p>
b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land				The City coordinated with SBCAG, the County of Santa Barbara, and the City of Santa Barbara in order to educate the public and disseminate information about affordable housing opportunities and other fair housing issues. The City continued to use its

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>use programs and actions. Specific strategies include:</p> <ol style="list-style-type: none"> 1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website. 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues. 3. Work with local nonprofit and service organizations to distribute information to the public. 4. Provide public information through articles in the local newspaper and cable TV public service announcements. 5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities. 6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers. 				<p>website as a valuable tool to provide informative content, useful links to other housing agency websites, and to connect the public with literature, tools, and contact information for housing advocacy groups.</p>
<p>c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:</p> <ol style="list-style-type: none"> 1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs. 2. Identifying information resources. 3. Enhancing relationships and partnerships with nonprofit providers of housing services. 4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data. 				<p>The City's Planning staff and the staff of the Department of Neighborhood Services and Public Safety worked together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity). Additionally, City staff coordinated interdepartmentally on a regular basis to ensure that new residential projects are designed to better support the goals and objectives of the Housing Element and fully comply with all applicable policies.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem-solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.				The City routinely discussed the option and benefits of early neighborhood meetings with the applicant for all major residential projects. Most times these discussions occur during an informal counter review or a formal Planner Consultation phase of the application process, but also occur later in the process if/when appropriate or necessary.
e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in state law or regional policies to implement local housing solutions and achieve housing goals.				The City of Goleta was an active participant in the development and passing of state housing laws. Working with the City's Legislative Lobbyist and the League of California Cities, the City issued several letters of support or opposition pertaining to housing bills that either benefit or inhibit the City's housing goals.
¹ CM: City Manager's Office PER: Planning and Environmental Review Department NS&PS: Neighborhood Services and Public Safety Department				

Table 10A-25
Progress in Achieving Quantified Objectives 2015–2022

Income Category	New Construction		Rehabilitation		Conservation	
	Objective	Actual	Objective	Actual	Objective	Actual
Extremely Low	118	1	21	-	-	-
Very Low	117	7	20	41	77	-
Low	157	107	41	117	-	-
Moderate	174	16	-	-	2	-
Above Moderate	413	1,196	-	-	29	-
Total	979	1,327	82	158	108	0
Source: City of Goleta 2022.						

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V. Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below.

V.A Density, Capacity, and Affordability Assumptions

The land inventory analysis is based on realistic development capacity based on known constraints such as easements or environmental conditions to the extent information is available to the City. Approved units are assigned to affordability categories based on the actual or estimated price or rent (see Table 10A-10 in Section I), while sites designated for residential development are assigned to income categories based on allowable density. Under state law (California Government Code Section 65583.2(c)(3)(B)), the lower-income “default density” for Goleta is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be suitable for lower-income housing. Sites allowing a multi-family residential development at a density of at least 10 units/acre are considered suitable for moderate-income units, and sites with densities below 10 units/acre are assigned to the above-moderate category.

V.B Residential Sites Inventory

The City’s inventory of residential sites is summarized in Table 10A-26. This table demonstrates that the City’s sites inventory can accommodate the RHNA allocation for the 2023–2031 planning period in all income categories.

Table 10A-26
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA Allocation	682	324	370	461	1,837
Units approved or completed after 6/30/2022	59	0	0	74	133
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Potential ADUs	80		11	27	118
Total capacity	1,111		523	493	2,124
Surplus (shortfall)	105		153	32	287
Source: City of Goleta 2022					

Approved Projects

Table 10A-27 and Table 10A-28 show residential units in approved projects and projects that do not need planning approvals. These units are assigned to income categories based on anticipated sales price or rent.

Table 10A-27
Approved Projects

Map #	Project	APN	GP/Zoning	Income Category ¹				
				VL	Low	Mod	Above	Total
A1	Citrus Village	077-490-043	RP	0	0	0	10	10
A2	Cortona Apartments	073-140-016	RM	0	0	0	58	59
A3	Super 8 Project Homekey	073-080-028	CC	59	0	0	1	60
A4	Winslowe	071-130-071	C-OT	0	0	0	3	3
A5	5836 Hollister Ave.	071-053-013	C-OT	0	0	0	1	1
A6	Hanson	069-070-036, -037, -038	RS	0	0	0	1	0
	Totals			59	0	0	74	133

Source: City of Goleta, 2022
Map # refers to numbered sites in Figure 10-A2

Vacant Sites

Table 10A-28 and Figure 10A-2 show vacant sites in the City suitable for residential development. These units are assigned to income categories based on default densities of the underlying base zoning districts. Site constraints, such as ESHA and ESHA buffers, were considered in estimating the realistic capacity of these sites. The City also assumed realistic development potential of these vacant sites based on the percentages of maximum density approved for previous residential developments on vacant sites. Table 10A-29 shows a summary of recent multiple-dwelling developments approved in the City. As shown in this table, the range of density of approved projects compared to the maximum density allowed under the City's land use regulations varied from 78% to 105%.

Underutilized Sites

Table 10A-30 and Figure 10A-2 show underutilized sites in the City suitable for residential development. In preparing this list, the City analyzed all developed sites in the City for potential addition of residential units. Table 10A-30 represents the results of this analysis after deleting sites considered unlikely to be developed with additional housing units in the planning period. The City includes 10,146 parcels, including vacant parcels (as of January 12, 2022).

The first step in the process of analyzing these 10,146 parcels was to remove residentially designated land with existing development, unless the parcel was clearly well short of the maximum allowed density on the site. In total, 11 residentially zoned parcels (two of which are split zoned with commercial) are included in the underutilized sites inventory.

The second step in the underutilized sites analysis was to remove all parcels that do not allow residential development (i.e., parcels zoned CI, VS, I-BP, IG, IS, OS-AR, OS-PR, or P-QP). Sites zoned CG were also removed because of the limited housing potential on those sites. The only residential uses currently allowed in the CG zone are large residential care facilities as part of a mixed-use development.

The third step was to remove sites where constraints would significantly limit the potential for residential development, and in particular multiple-dwelling developments. Sites removed in this step included those that allow mixed-use development, but that were precluded from such development due to noise or safety restrictions related to their proximity to the Santa Barbara Airport.

Table 10A-28
Housing Element Vacant Sites

Map #	Site Name	APN	Site Size (ac)	GP/Zoning	Max. Density (DU/acre)	Max. Units	Type of Constraint	Net Site Area (ac)	Adjusted # of Units	VL	Low	Mod	Above	Notes
V1	Ellwood Beach Drive	079-551-024	0.25	RH	30	7	ESHA	0.2	6	0	0	6	0	Used in 1 HE Cycle. Moderate per Government Code Section 65583.2(c)(2)(A).
V2	Ellwood Beach Drive	079-551-014	0.27	RH	30	8		0.27	8	0	0	8	0	Used in 2 HE Cycles. Moderate per Government Code Section 65583.2(c)(2)(A).
V3	Orange Avenue	071-021-034	0.13	RH	30	3		0.13	3	0	0	0	3	Used in 2 HE Cycles. Above-moderate because 2-4 units projects can pay in-lieu.
V4	Heritage Ridge	073-060-031 to 073-060-043	17.36	RM	20	347	ESHA, Park, Easement	14.2	332	52	52	0	228	Used in 2 HE Cycles. Adjusted per pending project.
V5	Westen	073-030-009	1.83	RM	20	37	ESHA	1.46	29	14	15	0	0	Updated to split out land uses.
V6	Westen	073-030-006	2.23	RM	20	45	ESHA	1.18	24	12	12	0	0	Updated to split out land uses.
V7	Hospital	065-090-028	1.99	RM	20	39	ESHA	1.07	21	10	11	0	0	Used in 2 HE Cycles.
V8	Mathilda Drive	079-554-022	0.23	RP	10	2	ESHA	0.12	1	0	0	2	0	
V9	Mathilda Drive	079-554-021	0.24	RP	10	2		0.24	2	0	0	3	0	
V10	Mathilda Drive	079-553-025	0.25	RP	10	3		0.25	3	0	0	3	0	
V11	Mathilda Drive	079-553-024	0.25	RP	10	3		0.25	3	0	0	3	0	
V12	Mathilda Drive	079-553-023	0.25	RP	10	3		0.25	3	0	0	3	0	
V13	Mathilda Drive	079-553-022	0.23	RP	10	2		0.23	2	0	0	3	0	
V14	U. Village	073-182-009	0.16	RP	10	2		0.16	2	0	0	2	0	Used in 2 HE Cycles.
V15	School District Site	073-090-026	9.28	RP	8	74	ESHA, School-Owned	8.36	67	0	0	0	67	Used in 2 HE Cycles. Goleta Comstock/Ellwood EIR for ESHA assumption. Housing numbers from EIR
V16	Ellwood Small Lot	079-421-018	0.04	RS	5	1		0.04	1	0	0	0	1	
V17	Cathedral	079-110-040	1.33	RS	5	7		1.33	7	0	0	0	7	
V18	Off Cat Oaks	079-110-040	1.17	RS	5	6		1.17	6	0	0	0	6	
V19	Cathedral	079-110-026	0.38	RS	5	2		0.38	2	0	0	0	2	

Map #	Site Name	APN	Site Size (ac)	GP/Zoning	Max. Density (DU/acre)	Max. Units	Type of Constraint	Net Site Area (ac)	Adjusted # of Units	VL	Low	Mod	Above	Notes
V20	Ravenscroft Subdivision	077-183-014	0.26	RS	5	1		0.26	1	0	0	0	1	
V21	Ravenscroft Subdivision	077-183-012	0.18	RS	5	1		0.18	1	0	0	0	1	
V22	Ravenscroft Subdivision	077-183-010	0.17	RS	5	1		0.17	1	0	0	0	1	
V23	Robinson Subdivision	077-141-069	0.24	RS	5	1		0.24	1	0	0	0	1	
V24	Robinson Subdivision	077-141-053	0.23	RS	5	1		0.23	1	0	0	0	1	
V25	Kenwood Village	077-130-006	5.63	RS	5	28	ESHA	5.21	26	0	0	0	26	
V26	625 Dara Road	12 Parcels	4.23	RS	5	12		4.23	12	0	0	0	12	Pending GPA.
V27	Los Carneros Roundabout	077-160-040	0.53	OI	20	11		0.53	11	6	5	0	0	Planner Consultation recently.
	Totals								576	94	95	33	357	

Table 10A-29 Density of Recent Housing Projects

Project Name	Year of Approval	Land Use Designation	Developable Site Area (acres)	Dwelling Units Approved	Max Density Allowed (du/acre)	Approved Density (du/acre)	Percent of Max Density
Heritage Ridge	Pending	Medium Density Residential	14.05	332 (pending)	25 (affordable housing overlay)	23.6 (pending)	94.4
Hollister Village Triangle	2019	Medium Density Residential	1.84 (part of Hollister Village)	27 (net of 22)	20	19.0	95.1 (as part of revised Hollister Village project)
Cortona Apartments	2015	Medium Density Residential	8.3	176	25 (affordable housing overlay)	21.2	84.8
Old Town Village (Winslowe)	2015	Old Town Commercial	9.84	175	20	17.8	88.9
Village at Los Carneros	2014	Medium Density Residential	30.0	465	20	15.5	77.5
Villa La Esperanza	2014	Medium Density Residential	4.96	83 (net of 8)	16 (based on previous inland zoning)	16.7	104.6 (density bonus)
Hollister Village	2012	Medium Density Residential	15.41	279	20	18.1	90.5
Haskell's Landing	2009	Planned Residential	14.46	101	8	7.0	87.3
Citrus Village	2009	Planned Residential	0.94	12	12.3	12.8	104.1 (density bonus)

After these three steps were completed, a qualitative and quantitative analysis was conducted of the remaining sites in the CC, C-OT, and OI zone districts in step four. Assuming maximum residential build-out of these three zone districts, the City has capacity for approximately 7,400 additional dwelling units. The analysis in this step was intended to present a more realistic scenario for the planning period. The qualitative analysis included local staff knowledge of site-specific information, such as long-term vacancies, expressed interest by the property owner(s) in residential development, and the status of development on the site (e.g., federally or State owned, existing residential or assisted-living uses, recently approved development). The quantitative analysis included the presence of environmentally sensitive habitat areas (ESHAs) on the sites.

During this fourth step of the analysis, sites smaller than 0.5 acres and greater than 10 acres were also removed from consideration unless site-specific reasons justified inclusion (for example, common ownership with an adjacent property and large shopping centers). This factor is consistent with State guidance to focus on sites between 0.5 and 10 acres pursuant to California Government Code Section 65583.2(c)(2)(A). A grand total of 90 underutilized parcels (0.89% of all parcels in the City) are identified in Table 10A-30 as having realistic potential for additional residential development in the planning period.

Finally, to estimate the potential number of additional housing units for each site, the maximum number of units for each parcel based on development standards for the zone district was conservatively reduced by a factor of 50% from the allowable number of residential units.

Accessory Dwelling Units

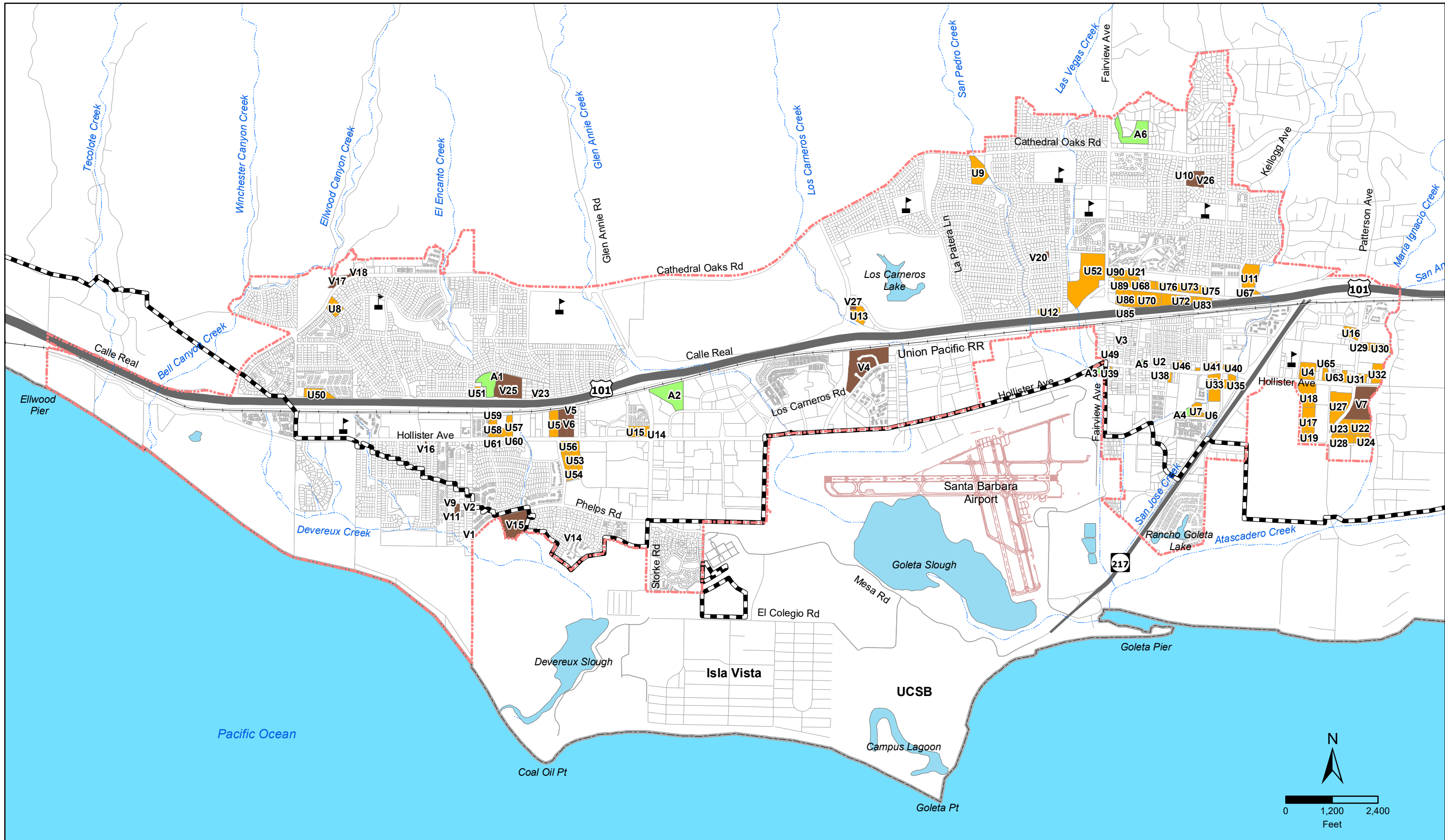
ADUs are included in the sites inventory, without specific parcels identified for future ADU development. Rather, a citywide estimate was used based on building permits issued for ADUs for calendar years 2019-2021, as reported in the City's General Plan/Coastal Land Use Plan Annual Progress Report for those years. The three-year total for ADUs was 44. An annual estimate was then created of 14.67 ADUs per year and multiplied out over the 8-year housing cycle. Estimates for the affordability of ADUs was also based on the reported ADUs from years 2019-2021 and estimated rents provided at the time of building permit applications.

Table 10A-30 Underutilized Sites

Map #	Site Name	APN	Site Size (ac)	GP/ Zone	Max. Density (du/ac)	Max. Units	Realistic Density	Type of Constraint	Net Site Area (ac)	Adjusted # of Units	Above Mod	Mod	Lower	Very Low	Current Use
U1	Behind Domingo's	071-061-010	0.13	RH	30	4	24		0.13	3	0	3	0	0	Domingo's parking (same owner)
U2	Behind Domingo's	071-061-009	0.14	RH	30	4	24		0.14	3	0	3	0	0	Domingo's parking (same owner)
U3	146 S. Fairview	071-051-016	0.38	RH	30	11	24	Access	0.38	9	0	9	0	0	McDonald's Excess parking
U4	5410 Hollister - Sumida Nursery	071-330-011	4.2	RM	20	84	16		4.2	67	0	0	34	33	Nursery
U5	7190 Hollister - Church on Frontage	073-030-005	3.52	RM/CG	20	70	16		3.52	56	0	0	28	28	Church
U6	Lopez Trust (485 Kellogg Way)	071-130-016	0.17	RP	12.3	2	6.15	Existing SFD	0.17	1	1	0	0	0	SFD (maybe 2)/Salon
U7	Winn (469 Kellogg Way)	071-130-010	2.49	RP	12.3	32	6.15	ESHA	2.49	15	0	15	0	0	RV/Boat Storage
U8	7730 Evergreen	079-121-015	3.09	RS	5	15	2.5	Existing SFD	3.09	8	8	0	0	0	SFD/Horse Grounds
U9	6230 Stow Canyon	077-060-045	5.7	RS	5	29	4	ESHA	3.6	14	14	0	0	0	Ag (orchard)
U10	RS Lot with Garage	069-463-017	0.34	RS	5	2	2.5		0.34	1	1	0	0	0	Garage for SFD
U11	150 N Kellogg Ave	069-160-013	4.9	RS/CC	5 and 12	49	2.5 and 6	ESHA	3.69	13	7	6	0	0	Elks Lodge
U12	6144 Calle Real Unit 100	077-244-021	1.84	OI	20	37	10		1.84	18	0	0	9	9	Gym/Offices
U13	6489 Calle Real Unit A	077-160-055	3.56	OI	20	71	10		3.56	36	0	0	18	18	Manu (Captain Fatty's)
U14	6900 Hollister Ave # 101	073-140-030	0.81	OI	20	16	10		0.81	8	0	0	4	4	Retail
U15	6950 Hollister Ave # 100	073-140-029	2.75	OI	20	55	10		2.75	28	0	0	14	14	Offices
U16	89 S Patterson Ave	071-220-026	2.58	OI	20	52	10		2.58	26	0	0	13	13	Medical Office
U17	301 Mentor Dr	071-140-079	5.3	OI	20	106	10		5.3	53	0	0	26	27	Offices/Manu
U18	5425 Hollister Ave	071-140-078	5.45	OI	20	109	10		5.45	55	0	0	27	28	Offices
U19	5427 Hollister Ave	071-140-077	1.48	OI	20	30	10		1.48	15	0	0	7	8	Manu
U20	5951 Encina Rd	069-110-080	1.14	OI	20	23	10		1.14	11	0	0	5	6	Offices
U21	5901 Encina Rd	069-110-079	1.19	OI	20	24	10		1.19	12	0	0	6	6	Offices
U22	424 S Patterson Ave	065-090-042	4.53	OI	20	91	10	ESHA	3.69	37	0	0	18	19	Storage/Truck Yard
U23	454 S Patterson Ave	065-090-041	3.42	OI	20	68	10		3.42	34	0	0	17	17	Offices
U24	No Address - Jordano's	065-090-039	1.19	OI	20	24	10	ESHA	0.66	7	0	0	3	4	Storage/Truck Yard
U25	No Address - Jordano's	065-090-038	1.01	OI	20	20	10		1.01	10	0	0	5	5	Storage/Truck Yard
U26	5324 Ekwill St	065-090-037	1.01	OI	20	20	10		1.01	10	0	0	5	5	Offices (Jordano's)
U27	351 S Patterson Ave	065-090-022	9.35	OI	20	187	10		9.35	94	0	0	47	47	Hospital
U28	470 S Patterson Ave	065-090-017	2	OI	20	40	10		2	20	0	0	10	10	Medical Office (Sansum)
U29	122 S Patterson Ave	065-050-034	1.06	OI	20	21	10		1.06	11	0	0	5	6	Offices
U30	122 S Patterson Ave	065-050-033	2.27	OI	20	45	10	ESHA	2.05	21	0	0	10	11	Offices

Map #	Site Name	APN	Site Size (ac)	GP/ Zone	Max. Density (du/ac)	Max. Units	Realistic Density	Type of Constraint	Net Site Area (ac)	Adjusted # of Units	Above Mod	Mod	Lower	Very Low	Current Use
U31	5276 Hollister Ave Bldg C 453	065-050-032	1.58	OI	20	32	10		1.58	16	0	0	8	8	Offices
U32	5266 Hollister Ave Bldg A	065-050-022	2.31	OI	20	46	10	ESHA	1.92	19	0	0	9	10	Offices
U33	425 Kellogg Ave	071-140-084	2.31	OT	20	46	10	ESHA	1.51	15	0	0	7	8	Car Dealership
U34	5611 Hollister Ave	071-140-083	2.78	OT	20	56	10	ESHA	1.76	18	0	0	9	9	Car Dealership
U35	5575 Hollister Ave	071-140-058	1.56	OT	20	31	10	ESHA	1.07	11	0	0	5	6	Various Commercial (Bicycle Bob's)
U36	5555 Hollister Ave	071-140-056	0.76	OT	20	15	10	ESHA, Historic	0.49	5	0	0	2	3	Commercial (Sizzler)
U37	5755 Hollister	071-122-001	0.6	OT, CG	20	1	10	Gas Station on Hollister	0.22	2	0	0	1	1	Vehicle Storage
U38	5777 Hollister Ave	071-121-002	0.74	OT	20	15	10		0.74	7	0	0	3	4	Various Commercial (Santa Cruz Market)
U39	5959 Hollister Ave	071-111-040	0.58	OT	20	12	10		0.58	6	0	0	3	3	Various Commercial
U40	5580 Hollister	071-090-089	0.96	OT	20	19	10		0.96	10	0	0	5	5	Used Cars
U41	5610 Hollister Ave	071-090-067	0.66	OT	20	13	10		0.66	7	0	0	3	4	Retail
U42	5624 Hollister Ave	071-090-066	0.61	OT	20	12	10		0.61	6	0	0	3	3	Retail (Hutton)
U43	5638 Hollister Ave Unit 100	071-090-065	0.56	OT	20	11	10		0.56	6	0	0	3	3	Offices (Hutton)
U44	5590 Hollister	071-090-063	0.49	OT	20	10	10		0.49	5	0	5	0	0	Used Car Sales
U45	5718 Hollister Ave Unit 101	071-081-035	0.51	OT	20	10	10		0.51	5	0	0	2	3	Various Commercial
U46	5724 Hollister	071-081-014	0.68	OT	20	14	10		0.68	7	0	0	3	4	Fast food
U47	5720 Hollister	071-081-013	0.25	OT	20	5	10		0.25	3	0	0	2	1	Car rental/storage
U48	5680 Hollister	071-081-009	0.23	OT	20	5	10		0.23	2	0	2	0	0	Used Car Sales
U49	146 S Fairview Ave	071-051-025	0.72	OT	20	14	10		0.72	7	0	0	3	4	McDonald's
U50	10 Winchester Canyon Rd	079-121-007	3.53	CC	12	42	6	Historic	3.53	21	0	21	0	0	Timbers Restaurant
U51	7390 Calle Real	077-490-041	1.05	CC	12	13	12		1.05	13	0	13	0	0	Various Commercial (gas station)
U52	Fairview Plaza	077-170-042	18.94	CC	12	227	6		18.94	114	0	114	0	0	Shopping Plaza
U53	University Plaza	073-440-012	9.13	CC	12	110	6		9.13	55	0	55	0	0	Shopping Center
U54	University Plaza	073-440-003	0.85	CC	12	12	6		0.85	5	0	5	0	0	Shopping Center
U55	University Plaza	073-440-002	0.09	CC	12	1	6		0.09	1	0	1	0	0	Shopping Center
U56	University Plaza	073-440-001	0.49	CC	12	6	6		0.49	3	0	3	0	0	Shopping Center
U57	7300 Hollister Ave	073-020-036	2.06	CC	12	25	6	ESHA	1.08	6	0	6	0	0	Various Commercial
U58	Bragg (7360 Hollister) - Winn	073-020-035	2.29	CC	12	27	6	Existing SFD	2.29	14	0	14	0	0	SFD

Map #	Site Name	APN	Site Size (ac)	GP/ Zone	Max. Density (du/ac)	Max. Units	Realistic Density	Type of Constraint	Net Site Area (ac)	Adjusted # of Units	Above Mod	Mod	Lower	Very Low	Current Use
U59	Bragg (7360 Hollister) - Winn	073-020-034	0.48	CC	12	6	6		0.48	3	3	0	0	0	Accessory Structures/Garden
U60	7320 Hollister Ave	073-020-028	0.83	CC	12	10	6		0.83	5	0	5	0	0	Various Commercial
U61	7340 Hollister Ave	073-020-025	0.55	CC	12	7	6		0.55	3	0	3	0	0	Diogi Dog Care
U62	Bragg (7360 Hollister) - Winn	073-020-003	0.16	CC	12	2	6	Existing SFD	0.16	1	1	0	0	0	SFD
U63	5300 S Hollister Ave	071-102-022	1.27	CC	12	15	6		1.27	8	0	8	0	0	Various Commercial (Deli)
U64	5300 S Hollister Ave	071-102-021	0.54	CC	12	6	6		0.54	3	0	3	0	0	Medical Office
U65	5378 Hollister Ave	071-101-024	1.1	CC	12	13	6		1.1	7	0	7	0	0	Offices
U66	5669 Calle Real	069-160-055	0.46	CC	12	6	6		0.46	3	0	3	0	0	Gun Shop
U67	5582 Calle Real	069-160-050	0.65	CC	12	8	6		0.65	4	0	4	0	0	Offices
U68	5900 Calle Real	069-110-099	0.8	CC	12	10	6		0.8	5	0	5	0	0	Pharmacy Parking Lot
U69	5900 Calle Real	069-110-098	0.28	CC	12	3	6		0.28	2	0	2	0	0	Pharmacy
U70	5801 Calle Real	069-110-097	4.48	CC	12	54	6		4.48	27	0	27	0	0	Shopping Plaza
U71	5811 Calle Real)	069-110-096	0.47	CC	12	6	6		0.47	3	0	3	0	0	Supermarket
U72	5733 Calle Real	069-110-095	2.01	CC	12	24	6		2.01	12	0	12	0	0	Shopping Plaza
U73	5700 Calle Real	069-110-094	1.56	CC	12	19	6		1.56	9	0	9	0	0	Shopping Plaza
U74	5688 (5660) Calle Real	069-110-093	1.43	CC	12	17	6		1.43	9	0	9	0	0	Shopping Plaza
U75	5652 Calle Real	069-110-090	1.31	CC	12	16	6		1.31	8	0	8	0	0	Diagnostics Lab
U76	5748 Calle Real	069-110-085	1.71	CC	12	21	6		1.71	10	0	10	0	0	Shopping Plaza
U77	5820 Calle Real	069-110-084	0.67	CC	12	8	6		0.67	4	0	4	0	0	Fast Food
U78	5880 Calle Real	069-110-082	1	CC	12	12	6		1	6	0	6	0	0	Shopping Plaza
U79	5956 Calle Real	069-110-071	1.1	CC	12	13	6		1.1	7	0	7	0	0	Bank
U80	5697 Calle Real	069-110-070	0.35	CC	12	4	6		0.35	2	0	2	0	0	Fast Food
U81	5785 Calle Real	069-110-067	2.03	CC	12	24	6		2.03	12	0	12	0	0	Shopping Plaza
U82	5892 Calle Real	069-110-061	0.66	CC	12	8	6		0.66	4	0	4	0	0	Bank
U83	5677 Calle Real	069-110-059	0.69	CC	12	8	6		0.69	4	0	4	0	0	Homewares
U84	5687 Calle Real	069-110-058	0.31	CC	12	4	6		0.31	2	0	2	0	0	Restaurant
U85	5897 Calle Real	069-110-052	1.37	CC	12	16	6		1.37	8	0	8	0	0	Motel
U86	5925 Calle Real	069-110-051	2.69	CC	12	32	6		2.69	16	0	16	0	0	Bowling Alley/Shopping Plaza
U87	5934 Calle Real	069-110-046	0.57	CC	12	7	6		0.57	3	0	3	0	0	Pizza Parlor
U88	5940 Calle Real	069-110-045	0.46	CC	12	6	6		0.46	3	0	3	0	0	Gym
U89	5595 Calle Real	069-110-018	1.98	CC	12	24	6		1.98	12	0	12	0	0	Vacant Commercial
U90	160 N Fairview Ave	069-110-055	1.2	CC, OI	12/20	18	6 and 10		1.2	8	0	4	2	2	Retail/Offices
	Totals									1,297	35	479	384	399	



Legend

Approved Projects

Underutilized Sites

Vacant Sites

Other Features

City of Goleta

Coastal Zone

Creeks

Schools

Figure 10A-2
HOUSING ELEMENT SITES INVENTORY MAP

GENERAL PLAN/COASTAL LAND USE PLAN
May 2022

Back of Figure 10A-2

VI. Public Participation Summary

State law requires that local governments make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort (Cal. Government Code §65583(c)(8)). Beyond this legal requirement, public participation has always been a core component of the planning process in Goleta, and this update to the Housing Element has provided residents and other interested parties extensive opportunities for involvement. Efforts to reach non-English speakers included notifications in Spanish through the City's listserv, a housing survey made available in Spanish, and Spanish interpretation at public workshops and meetings.

The public outreach process was structured to ensure that the interests of all segments of the community – including low-income households, persons with disabilities or other special needs, housing developers, and fair housing advocates – were actively considered. The City's multi-faceted approach to outreach included the following components:

- Housing Element website. Early in the process the City created a dedicated Housing Element website (<https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>) where documents, meeting notices, and reference materials were posted.
- Email notification list. The City maintained an email list of interested parties for the Housing Element Update who were provided direct notice by email of all meetings, document availability, and other opportunities for active participation, including the availability of the online survey (see below). As of April 23, 2022, this notification list included 1,507 recipients. The City also utilized a Spanish interested parties email notification list to inform the public of Housing Element update information. As of April 23, 2022, this notification list included 966 recipients.
- Frequently Asked Questions. An FAQ providing basic information about Housing Element requirements and issues was posted on the Housing Element website in September 2021.
- Online housing survey. Prior to the preparation of the draft Housing Element an online survey of housing issues was conducted. The survey was prepared in English and Spanish and was available from February 4 to April 15, 2022. The surveys were posted on the project website. In addition, links to the survey were provided at stakeholder meetings and the March 14, 2022 public workshop (see below). Email notifications were sent out regarding the survey on February 15, 2022 (6,731 recipients across multiple English listservs and 991 recipients on the City's Spanish interested parties listserv) and March 30, 2022 (7,343 across multiple English listservs). The City also included information on the survey in the monthly Monarch Press newsletter in March and April 2022. A slide was also included on the City website homepage encouraging participation in the survey throughout the survey period. In total, the City received 609 responses (including 10 in Spanish). The survey responses are provided as Attachment 1.
- Focused stakeholder meetings. The City conducted a series of 5 focused meetings with stakeholders including representatives of lower-income households, persons with special needs, fair housing organizations, housing developers, property owners, community organizations, business interests. All meetings were held virtually. A summary of each meeting is provided below, and issues raised during these meetings are summarized in Table 10A-31.
 - South Coast Chamber of Commerce Public Policy Committee – February 23, 2022. City staff met with the Santa Barbara South Coast Chamber of Commerce Public

Policy Committee to inform the Committee members about the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City.

- Developers, Architects, and Property Managers – March 3, 2022. The City staff met with local architects, developers, and property managers to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Specific groups invited included: Towbes Group, Wynmark; Radius Group; Hayes Commercial Group, Pacifica Commercial Realty, Suzanne Elledge Planning & Permitting Services; TW Land Planning & Development; Stantec; Price Management Company; Cearnal Collective; Financial Management Group; Westerlay Real Estate Group; R.M.R. Properties; Westar Associates; SyWest Development; Daketta Pacific; and Majestic Asset Management.
- Goodland Coalition – March 3, 2022. City staff met with members of the Goodland Coalition to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Pursuant to its mission statement, the Goodland Coalition is dedicated to defending the quality of life in Goleta by advocating policies that protect, preserve, and improve Goleta's unique character—its diverse neighborhoods and architecture, open spaces and views, ease of circulation, valued environment, local agriculture and businesses, and by encouraging and facilitating participation of Goleta residents in community planning and decision-making.
- Housing and Special Needs Advocates – March 3, 2022. The City staff met with local housing and special needs advocates to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Specific groups invited included: HASBARCO; People's Self-Help Housing; Housing Trust Fund of Santa Barbara; Home for Good (Formerly C3H); League of Women Voters; SB ACT, City of Santa Barbara Community Development (Rental Housing Mediation); Independent Living Resource Center; CommUnify (formerly Community Action Commission); Catholic Charities Santa Barbara; Center for Successful Aging; Alpha Resource Center; and Tri-Counties Regional Center.
- Old Town Goleta Focused Workshop – March 8. City staff conducted this meeting as more akin to a workshop, with a focus on housing issues as they relate to Old Town Goleta. Interpretation services in Spanish were available during the workshop. This meeting was open to all members of the public. Email notices of the meeting were sent on March 2 to the Housing Element listserv as well as a separate Old Town Updates listserv, among others (6,930 total recipients of English email notice), and the City's Spanish language listserv (943 recipients). Targeted invitations were also sent to the following groups and business: Old Town Community Association; Community Environmental Council; Old Town Business Group and South Coast Chamber of Commerce; Brownstein Hyatt Farber Schreck; Westar Associates; and Old Town Coffee.
- Tribal Consultation. Consistent with Government Code Section 65352.3, the City provided opportunities for Tribal consultation with Tribal groups provided to the City by the Native American Heritage Commission. Letters to these groups offering consultation were sent on February 1, 2022. As of April 23, 2022, the City received no Tribal consultation requests.
- Public workshops. Two public workshops open to all interested persons were conducted during preparation of the Draft Housing Element.

- Workshop #1 – September 7, 2021. This City Council workshop included review of the RHNA process, Housing Element requirements, key issues to be addressed, and the overall schedule for the 6th cycle Housing Element update.
- Workshop #2 – March 14, 2022. At this public workshop, the City presented an overview of the Housing Element update process and requirements, a summary of housing accomplishments and challenges during the previous planning period, and the key housing issues expected for the 2023-2031 planning period. Participants were encouraged to identify specific issues, needs and potential strategies to address those needs and suggest appropriate locations where additional housing development should be encouraged. Notice of the workshop was posted on the Housing Element website and distributed to everyone on the email notification lists described above in English and Spanish 6 days prior to the workshop. Interpretation services in Spanish were available during the workshop.
- Public meetings – the Planning Commission and City Council conducted three public meetings to review the Draft Housing Element.
 - May 9, 2022. The purpose of this Planning Commission meeting was to review the Draft 2023-2031 Housing Element and receive public comments, and consider to recommend City Council authorize staff to submit the Draft Housing Element to HCD for review. The Draft Housing Element and notice of the meeting were posted on the Housing Element website and distributed to everyone on the stakeholder list in English and Spanish 10 days prior to the meeting. [Additional information to be added after the meeting]
 - May 23, 2022. Planning Commission. Summary TBD.
 - June 28, 2022. The purpose of this City Council meeting was to review the Draft 2023-2031 Housing Element and receive public comments and consider authorizing staff to submit the Draft Housing Element to HCD for review. The Draft Housing Element and notice of the meeting were posted on the Housing Element website and distributed to everyone on the stakeholder list in English and Spanish 10 days prior to the meeting. [Additional information to be added after the meeting]
- Public hearings – the Planning Commission and City Council conducted two public hearings to review HCD comments and proposed revisions and consider approval of the Housing Element. [Additional information to be added after the hearings]

To encourage community-wide involvement, public notices of all workshops and hearings were distributed in advance of each meeting and posted on the City's website. The Draft Housing Element was posted on the City website on (date TBD) and notice of availability was sent to everyone on the email notification lists described above.

On (date TBD) the draft Housing Element was submitted to HCD for formal review, and HCD comments were provided on (date TBD). After receiving comments on the Draft Housing Element from the HCD, a proposed Final Housing Element was prepared and made available for public review prior to adoption by the City Council.

Issues raised by stakeholders during the Housing Element update process along with a description of how these issues have been addressed are summarized in Table 10A-31.

Following its adoption by the City Council, the Housing Element was transmitted to HCD for review in compliance with State law.

**Table 10A-31
Housing Element Public Comment Summary**

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Non-Governmental Constraints		
Impacts of UCSB	UCSB growth putting strain on housing in Goleta.	While housing demand generated by UCSB affects the housing market in Goleta and the South Coast area generally, this issue is outside the scope of the City's Housing Element because UCSB is not within the City boundaries. Housing need related to UCSB was one of the planning factors considered by SBCAG in the RHNA allocation to the County. The City coordinates with UCSB on growth impacts as part of a separate process and via a UCSB Long Range Development Plan settlement agreement. The settlement agreement includes mechanisms to pace UCSB student/faculty growth with UCSB-provided housing.
Water	Lack of water for new development.	Program HE 5.2 in the Housing Plan includes a commitment to work cooperatively with Goleta Water District to seek a solution to the water supply issue. However, water will remain an issue under the SAFE Ordinance for the foreseeable future. The City only processes applications for development that have access to water.
Construction Costs	Increases in construction costs provide financial challenges to development.	The impact of construction cost on the cost of housing is noted in the constraints analysis but this issue is determined primarily by broader forces in the economy (such as the cost of materials and the availability of skilled construction labor) and therefore is beyond the City's control.
Airport	Limits on development adjacent to runway ends of the Santa Barbara Airport.	Discussion of the impact of the airport (such as hazard zones where residential uses are prohibited) is included in the constraints analysis. The inventory of sites to accommodate Goleta's share of regional housing needs does not rely upon potential housing development in such areas impacted by the Airport.
City Regulations		
Short-Term Vacation Rentals (STVRs)	STVRs can reduce available housing stock for permanent residential use.	A discussion of STVR is included in the Technical Appendix. Program HE 1.7 includes a commitment to monitor, report, and possibly revise STVR regulations, as needed.
Development Impact Fees	Amount of fees can inhibit development and/or create funding challenges.	Although impact fees add to the cost of housing, due to statewide limitations on local property tax revenues imposed by Proposition 13, cities must rely on impact fees or special taxes to fund the cost of infrastructure needed to serve new housing. Program 2.4 includes a commitment to revisit the Beneficial Projects resolution as it relates to affordable and special needs housing projects.
Environmental Regulations/Constraints	Environmentally Sensitive Habitat Area (ESHA) regulations can limit development or create uncertainty in the process.	The presence of ESHAs can limit housing development on affected properties. To address this issue, Program 2.1 includes a commitment to review the residential density standards methodology and consider using gross rather than net lot area in determining the allowable housing density while still applying ESHA and ESHA buffer protections.
Project Certainty	Discretionary processes required by the City can create uncertainty, adding cost and time to entitlement process.	The City is currently in the process of preparing Objective Design Standards that will facilitate streamlined project review. In addition, Program HE 3.2 includes a commitment to review the Major Use Permit requirement for large residential care facilities.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Allowances for Residential: <ul style="list-style-type: none"> Primary use in Commercial In Public and Quasi-Public (P-PQ) In Business Park (I-BP) Greater density in Community Commercial (C-C) 	Various comments related to allowing residential in additional zones, allowing residential as a stand-alone use where currently only allowed as part of mixed-use, and allowing greater density of residential in commercial zone(s) where currently allowed.	<p>Program HE 2.1(d) includes a commitment to review allowing different types of development on separate lots as part of a multiple lot mixed-use development.</p> <p>The Planning Commission and City Council could also consider the appropriateness of amending Title 17 to allow stand-alone residential development and/or higher density residential development in some non-residential zone districts to expand housing development opportunities. Amendments to the Land Use Element of the General Plan/Local Coastal Plan would also be needed.</p>
Local Preference	Desire to facilitate housing opportunities for local residents/employees.	The details of local preference, as allowed under applicable fair housing laws, will be presented in a new Affordable Housing Implementation Policy Resolution under preparation by the City's Senior Housing Analyst.
Parking	Lack of available parking, Old Town specifically mentioned.	<p>The adequacy of parking is a common concern in many neighborhoods. The required provision of off-street parking is one of the major factors affecting the cost of housing development, and the State adopted limitations on required parking as one strategy for reducing housing cost, such as for ADUs and projects that provide affordable housing. In its review of Housing Elements, HCD frequently notes that city parking standards for small apartments and condos (i.e., studio and 1-bedroom) can pose a constraint to the production of housing.</p> <p>Program 2.3(d) includes a commitment to consider reducing parking requirements for studio and 1-bedroom units and also clarify parking reductions for affordable and senior housing units</p>
Other Issues		
High Rents	Monthly rents and security deposits challenging for renters.	<p>High rents and housing prices, especially in coastal areas, are a major barrier to adequate housing for all residents. Unfortunately, this problem is widespread throughout many parts of the nation and is affected by many factors beyond the control of any city. Rents compared to the amount a household can afford to pay is documented based on American Community Survey (ACS) data in the Technical Appendix Table 10A-10 and demonstrates the challenges the City faces in the rental market. The Housing Element includes a variety of programs intended increase housing production and reduce housing cost, but given the broad scope of this problem, high housing cost is likely to remain a problem in the foreseeable future.</p>
Rent Control	Survey responded interest, and to a lesser extent aversion to, rent control as a way to address high rents in the City.	<p>Assembly Bill 1482 (California Civil Code § 1946.2, Tenant Protection Act of 2019) established a cap on annual rent increases of 5% plus the rise in CPI (capped at 10%). However, the City remains restricted by the Costa-Hawkins Rental Housing Act of 1995. Costa-Hawkins preserves the landlord's right to establish rental rates for dwellings built and certified for occupancy after February 1, 1995, among other rent control exemptions that restrict universal application of the Tenant Protection Act. The issue of rent control would, however, require a deeper analysis and broader discussion that goes beyond the scope of the Housing Element update. HE 3.1 is expanded to address affirmatively furthering fair housing, including informing tenants regarding their rights and responsibilities. Also included in HE 3.1 is a new requirement for the City to adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.</p>

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Revenue Neutrality	Lack of funding due to City's Revenue Neutrality Agreement with the County of Santa Barbara.	The Revenue Neutrality Agreement is outside the scope of the Housing Element.
Floodplains	Floodplains present a challenge to development, specifically for funding of affordable housing projects.	Analysis of flood hazards is included in the Housing Element constraints analysis. Remedies for floodplain designations are covered in the City's Capital Improvement Program.

VII. Affirmatively Furthering Fair Housing

AB 686 (2018) requires housing elements to contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City completed the following outreach and analysis. The Analysis of Impediments to Fair Housing¹⁵ prepared by the Santa Barbara County HOME Consortium in 2020 (the “County AI”) provides extensive data and policy recommendations that informed this AFFH analysis. The Consortium includes all of the jurisdictions in Santa Barbara County except for the cities of Santa Barbara and Guadalupe and represents approximately 78 percent of the total county population according to the California Department of Finance (2021).

1. Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community. In addition, the City maintained an opt-in listserv for the Housing Element Update that included 1, 506 email recipients as of April 18, 2022.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City’s dedicated Housing Element website¹⁶ and was also sent directly to persons and organizations on the Housing Element email list and to a Spanish language listserv the City maintains (with 960 recipients as of April 18, 2022).. Public outreach meetings were held both online to encourage those with mobility difficulties to participate. Presentations and other information for each meeting were posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via email. Please refer to **Section VI: Public Participation Summary** for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish and interpretation services were provided at multiple public workshops.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development.

In addition to the public outreach conducted by the City of Goleta for the Housing Element update, the Santa Barbara County HOME Consortium conducted extensive public participation as part of the 2020 Analysis of Impediments to Fair Housing. The County conducted online surveys that were available to residents and other community stakeholders in both English and in Spanish. In

¹⁵ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

¹⁶ <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

addition to the surveys being available online (using computers, smart phones, and other handheld devices), the surveys were also made available to residents in a paper-based version. Access to the survey was provided through the County of Santa Barbara website, through stakeholder email lists, posted in public convening locations, and published in print with QR Codes made available for residents to scan and link to the survey. Background on the Analysis of Impediments process and definitions of fair housing were provided in the survey introduction. The importance of community participation was also highlighted in the survey introduction.

The survey was meant to get a sense of community positions on fair housing and more general housing and economic development issues. The survey included 32 questions covering a range of data points including demographic information, residential information, knowledge of fair housing rights, experiences with fair housing discrimination, opinions on access to information on fair housing, and questions related to housing and community development more generally. There were 386 responses overall, with 379 responses in English and 7 in Spanish. The average response time was 15 minutes and the completion rate was 87%. The low Spanish participation rate points to an area of improvement in community engagement for future processes. The County provided all materials in multiple languages and connected to community organizations that cater to the Hispanic community for assistance with outreach, but the effort did not result in active participation. The survey was open for 3 months with multiple opportunities and reminders for stakeholders and residents to participate.

There were 12 questions in the survey that specifically focused on fair housing; beginning with whether or not respondents were familiar with fair housing or anti-discrimination laws. Twenty-three percent (23%) of those who answered were not familiar with the laws. Thirty-nine percent (39%) were somewhat familiar, and 36% were familiar or very familiar. Three percent (3%) were unsure. When asked about protected classes, most respondents knew about religion, race, familial status, and age, but were less sure about the other classes. When the questions delved deeper into whether people were aware of their rights, the responses were split between those that did know their rights (54%) and those that did not (45%). Twenty-one percent (21%) said that they were aware of incidents of housing discrimination, 60% said that they were not aware of any incidents, and 19% said they were unsure. Out of the 21% who said they were aware of an incident, when asked to choose all reasons for discrimination that applied, the top reasons were: income level (64%); source of income (35%); race/ethnicity (30%); age (23%); and criminal background (22%). The rest of the responses to this question were distributed among the 10 other possible choices. According to the survey, these incidents occurred in both single-family neighborhoods and in apartment complexes; however, the majority cited that it occurred in apartment complexes (60%). Over half of respondents did not report the incident (78%), and the most common reason given was that they did not think it would make a difference (32%).

In terms of education on fair housing issues, half of the respondents were not aware of any fair housing or anti-discrimination education opportunities in their community (50%), and the majority of them (85%), have never participated in any kind of educational opportunity.

While the survey was broader in scope than just fair housing issues, it touched on many elements that contribute to fair housing choice. The priority challenge for those responding to the survey was overwhelmingly the cost of housing at 84%. That said, there were other issues that contribute to fair housing choice that respondents called out as important. Those included workforce development, improved infrastructure like sidewalks, lighting, and crosswalks, and access to mental health and substance abuse services. While some of these issues seem far removed from fair housing choice, they contribute to a gainfully employed, healthy community, that can get to and from the places they work, live, and play safely.

In addition to the community surveys, four community and stakeholder focus groups were held in several areas of the County as part of the County AI process, including one in Goleta that was attended by 14 residents plus City and County staff, the largest turnout of all the focus group meetings.

Participants in the meetings included but were not limited to community residents as well as members of organizations covering a range of services including economic development and job training, social services, housing, those serving the elderly and vulnerable populations. The focus groups covered a broad range of issues including housing, community development, and fair housing.

The focus group discussions were guided and facilitated; however, it was made clear that participants should feel free to discuss the topics that were on top of their minds. Participation was encouraged, and it was pointed out that community input is a critical component of the AI process. To encourage thinking about suggestions for solutions, time was set aside at the end of the 90-minute sessions to talk about priorities and thoughts around action items. Participants were encouraged to think of these plans that can help guide solutions to barriers and priority issues identified.

Based on the focus groups and conversations, the following observations were raised as priorities worth further support and consideration. These issues were the top concerns across all focus groups with specific emphasis on subtopics in specific locations as noted below:

- Affordable housing that is decent and safe is a top priority for many of the participants across all of the focus groups.
- Growing number of homeless is an area of concern in terms of housing them and providing for their social service needs. Goleta's focus group, which consisted primarily of non-profit service providers, had a particular emphasis on the need to pair services with housing for these populations and the desire to improve interagency coordination.
- There are two key vulnerable populations that were highlighted at all of the focus group meetings – veterans and children. For veterans, it was reported that there is a housing and services need and, for children, there were concerns of the lack of affordable childcare and access to afterschool programs.
- Farmworkers were represented at the Santa Maria focus group, which gave an important voice to a vulnerable population.
- While housing affordability was a top priority for communities across the County, workforce training was brought up as an important issue for areas in the northern part of the County.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program HE 5.2(b) includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

VIII. Fair Housing Assessment

This section provides an assessment of fair housing issues in the City including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

A. Fair Housing Enforcement and Outreach Capacity

The County AI conducted an analysis of fair housing enforcement that evaluated private and public compliance with existing fair housing laws, regulations, and guidance, and provided an assessment of fair housing infrastructure in Santa Barbara County. The AI analysis examined fair housing complaints, data on mortgage lending practices, and a review of relevant public policies.

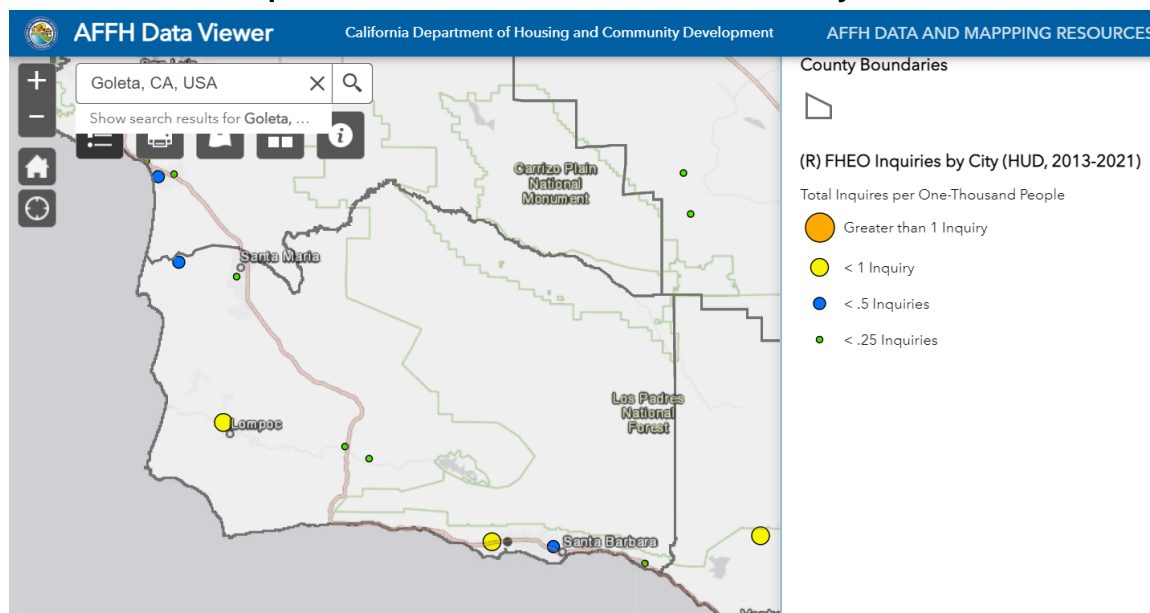
The AI reviewed housing discrimination as evidenced by complaint filings, investigations of violations, and residents' self-reported experience with discrimination. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status, and disability. The Fair Housing Act—Amended (FHAA) covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the FHAA are owner-occupied buildings with no more than four units, single-family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons. HUD has the primary authority for enforcing the FHAA. HUD investigates the complaints it receives and determines if there is a “reasonable cause” to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff).

The State of California has a substantially equivalent law prohibiting discrimination in housing. The Fair Employment & Housing Act (FEHA) is the primary state law prohibiting discrimination in the sale, rental, lease negotiation, or financing of housing based on a person's race, religion, national origin, color, sex, marital status, ancestry, family status, disability, sexual orientation, and source of income. The State's law exceeds the protections in the FHAA by including protected classes of marital status, sexual orientation, and source of income. In addition, the law defines physical and mental disability as a condition that limits a major life activity; this definition of disability is broader than the federal definition, which requires a “substantial limitation.” The FEHA also incorporates the protections of the Unruh Act which includes medical condition as a protected category.

The primary local fair housing organization serving Goleta is the City of Santa Barbara through its Rental Housing Mediation Program (RHMP), which provides information on fair housing laws and tenant-landlord mediation services. The Neighborhood Services webpage¹⁷ on the City of Goleta website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower-income residents, particularly agricultural workers, to California Rural Legal Assistance.

As seen in Figure 10A-3, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 1 per 1,000 persons for the 2013-2021 period in the City.

¹⁷ <https://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/neighborhood-services>

Figure 10A-3 FHEO Inquiries – Goleta and Santa Barbara County

Fair Housing Complaints

Analysis of fair housing complaints submitted to HUD between 2015 and 2019 from residents of Santa Barbara County, which includes the Consortium member cities as well as the City of Santa Barbara, Mission Canyon, and Summerland, reveals that 56 complaints were filed between 2015 and 2019 with some complaints citing multiple bases for their claims.

Disability was the most commonly cited basis for complaints, comprising about 46% of all complaints. Familial Status was the basis for about 26% of complaints. Other bases cited include Race (7%), Retaliation (7%), National Origin (6%), Sex (6%), and Religion (1%).

Among disability complaints, all but 2 of the complaints citing this basis included failure to make or allow reasonable accommodations as a basis for their complaint. Throughout focus groups and stakeholder interviews during the County AI process, participants noted a particular concern about failure to make reasonable accommodations as well.

Breakdowns of the bases cited in complaints filed in the member cities follows. As illustrated, Lompoc and Goleta had the highest number of complaints between 2015 and 2019. In Goleta the most frequently cited basis was familial status.

Table 10A-32 HUD Fair Housing Complaints By Consortium Member City, 2015-2019

	Total Cases Filed	Disability	Familial Status	National Origin	Race	Sex	Religion	Retaliation
Buellton	1	1	0	0	0	0	0	0
Carpinteria	1	0	1	0	0	0	0	0
Goleta	9	3	6	2	1	0	0	0
Lompoc	10	10	0	0	0	0	0	0
Santa Maria	5	2	1	1	0	1	0	1

Of the 56 complaints filed between 2015 and 2019, 13 (23.2%) were closed with conciliation or a successful settlement. Thirty-one complaints had a no-cause determination (55.3%). One case had

no determination at the time the AI was prepared, and the remainder were either withdrawn, had a non-responsive or uncooperative complainant, lacked jurisdiction, or had an untimely filing.

Section III: Constraints of this Housing Element describes ways the City of Goleta works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program HE 3.2(h)) and zoning regulations for special needs housing (Program HE 3.2 more generally). The City continues to contract with the City of Santa Barbara RHMP to offer fair housing services and tenant/landlord counseling to residents. Additional actions are discussed below in Section 55 – Goals, Policies and Actions.

B. Patterns of Integration and Segregation

1) Race and Ethnicity

In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding the cities of Santa Maria and Guadalupe. The Hispanic population in this general area was greater than 70%. A few tracts around Lompoc and cities along the Consortium's south coast (including Goleta) also showed concentrations of residents identifying themselves as Hispanic. This countywide distribution is illustrated in Figure 10A-4.

As seen in Figure 10A-5, the percentage of non-white population in Goleta is highest south of Highway 101 in the eastern portion of the City, while the northeastern area has the lowest non-white population.

Figure 10A-4 Racial Demographics – Santa Barbara County

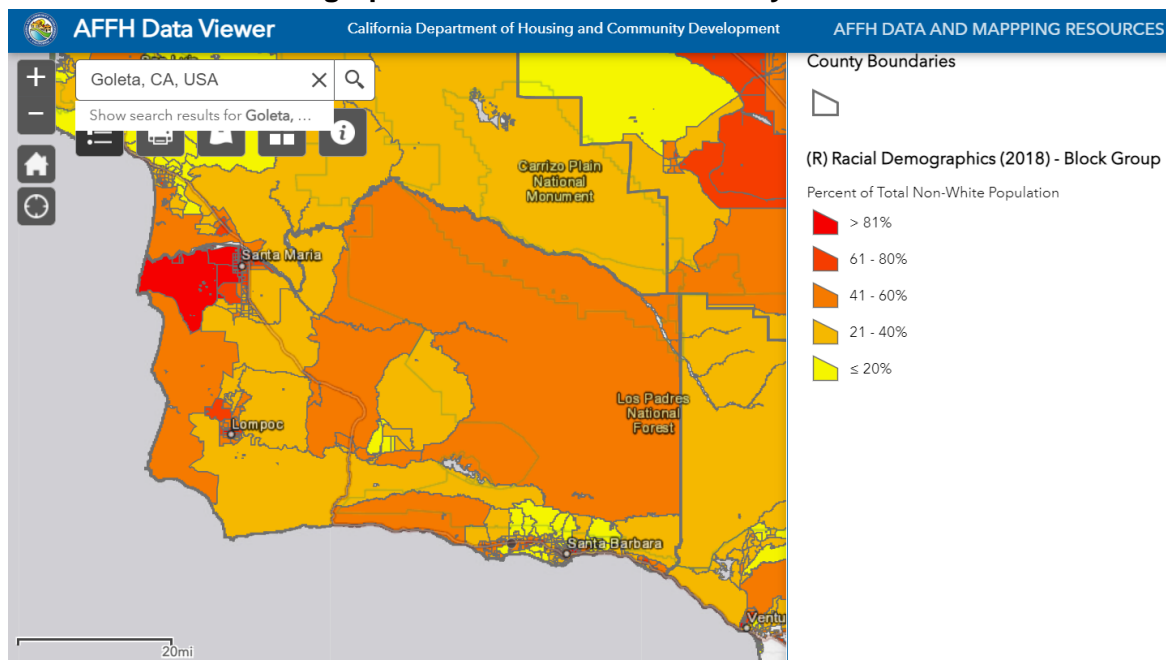
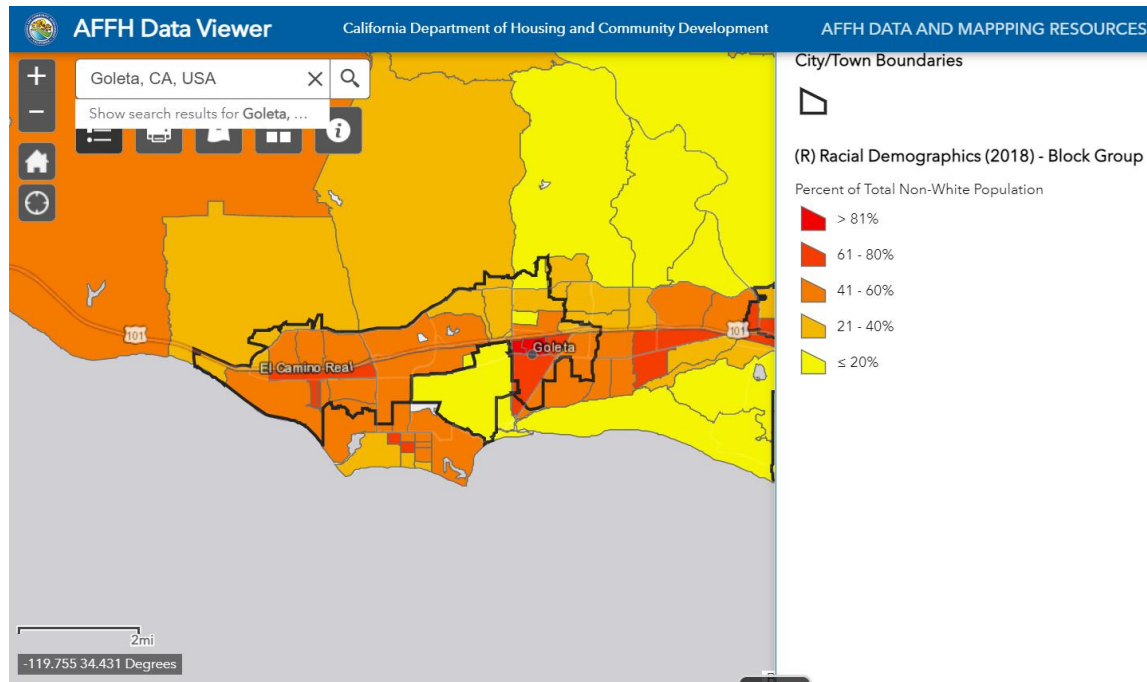
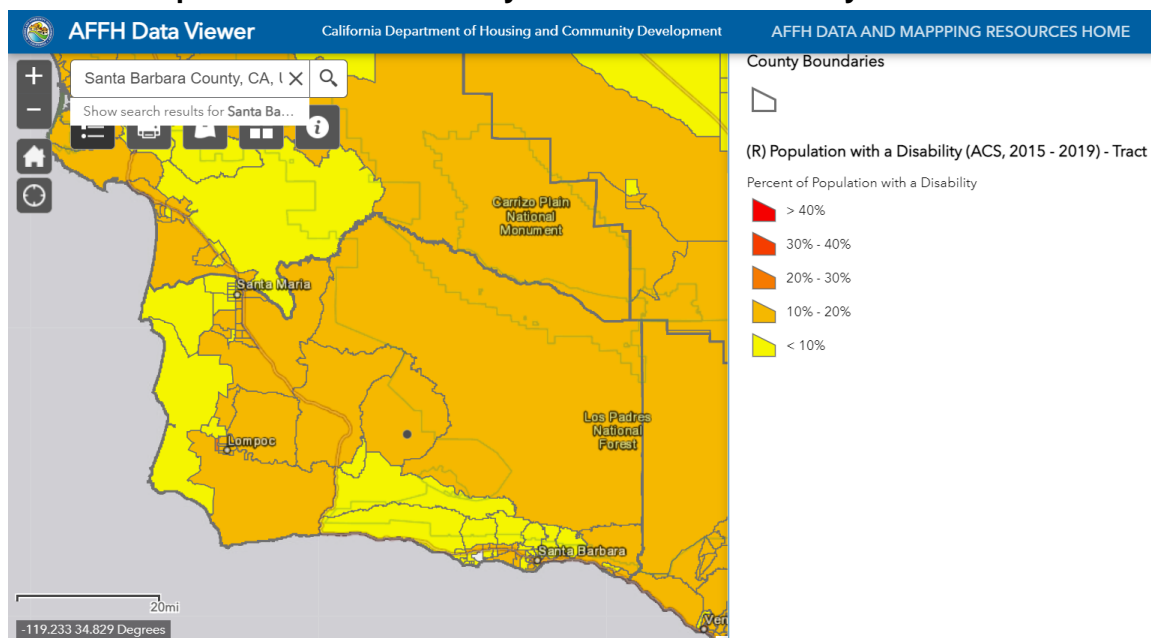


Figure 10A-5 Racial Demographics – Goleta

2) Persons with Disabilities

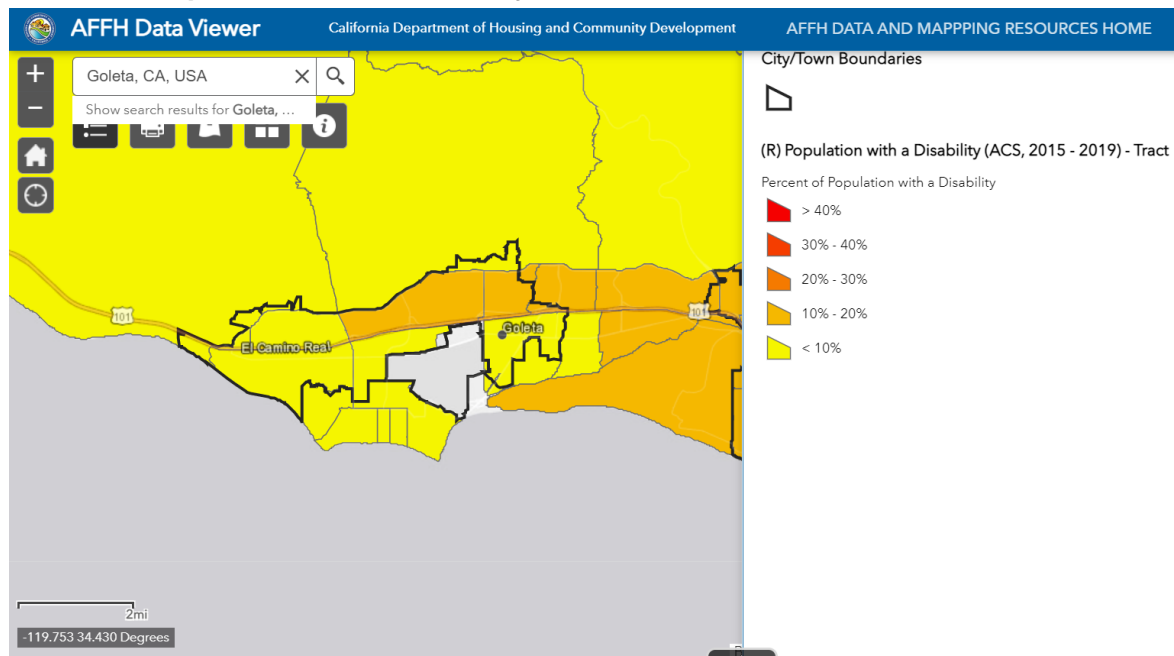
According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. As is typical across the State and the country, the elderly experienced a higher rate of disability in comparison to other age cohorts: nearly half of all residents 75 years and over have a disability while less than 10% of those aged 35 to 64 years old have a disability. The disability rates in the southwest and northeast tracts of the County were generally higher than the tracts nearby the cities. Carpinteria, Lompoc and Solvang had the highest percentage of disability rates in the Consortium (Figure 10A-6).

Figure 10A-6 Population with a Disability – Santa Barbara County

As shown on Figure 10A-7, higher percentages of disabled residents (10-20%) are located in the northeastern portion of the City while the disability rate in other areas of the City is under 10%.

Additional data regarding the number of people with disabilities by disability type in Goleta is provided in Table 10A-11 of Section I.E of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services estimates that there are 441 persons with developmental disabilities within the ZIP code areas that encompass the City.

Figure 10A-7 Population with a Disability – Goleta



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

3) Familial Status

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. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Figure 10A-8 shows the percentage of children living in married couple households for the County as a whole while Figure 10A-9 shows the distribution in Goleta.

Figure 10A-8 Percentage of Children in Married Couple Households – Santa Barbara County

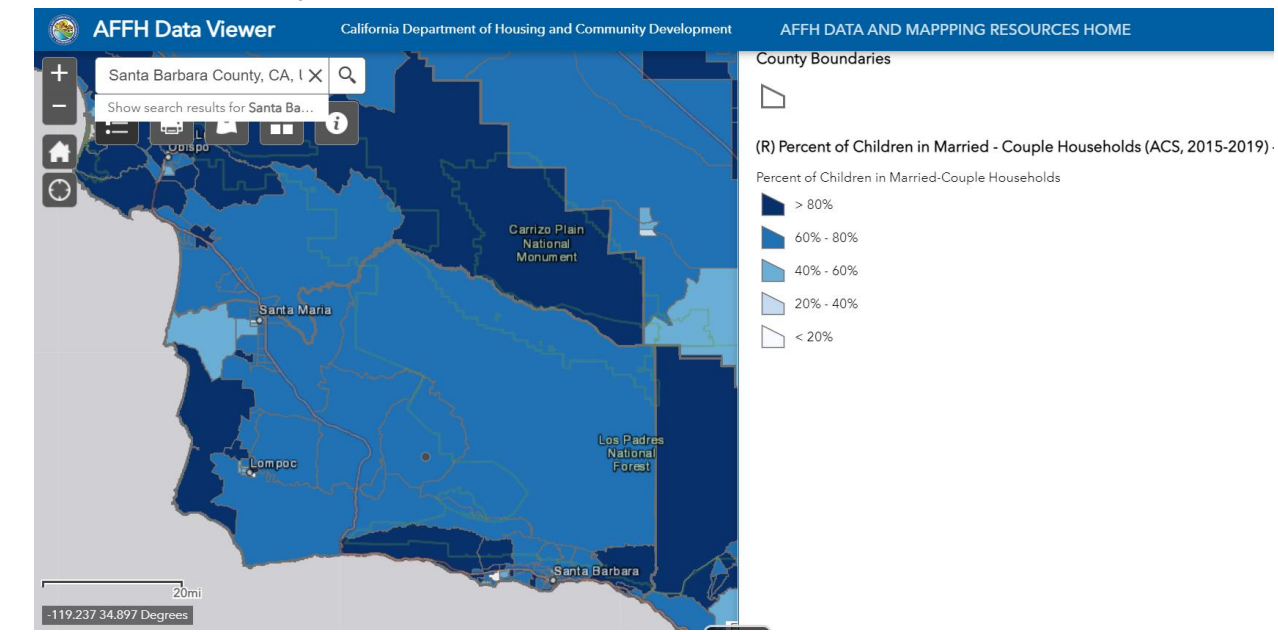
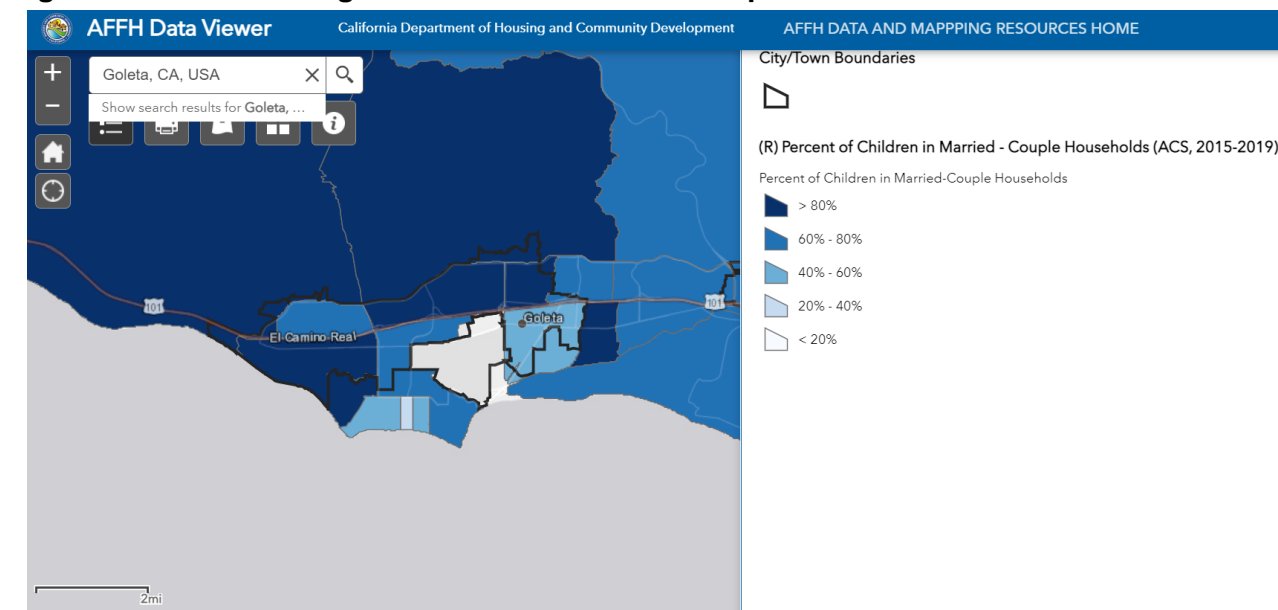


Figure 10A-9 Percentage of Children in Married Couple Households – Goleta



4) Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding 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 AMI).

As seen in Figure 10A-10, higher LMI concentrations are located in the western and northeastern portions of the County. In Goleta, the central and eastern portions of the City south of Highway 101

have the highest percentages of LMI households (Figure 10A-11). The unincorporated area of Isla Vista to the south of Goleta has higher rates of LMI households, which is related to the high population of students near the UC Santa Barbara campus.

Figure 10A-10 Low/Moderate Income Population – Santa Barbara County

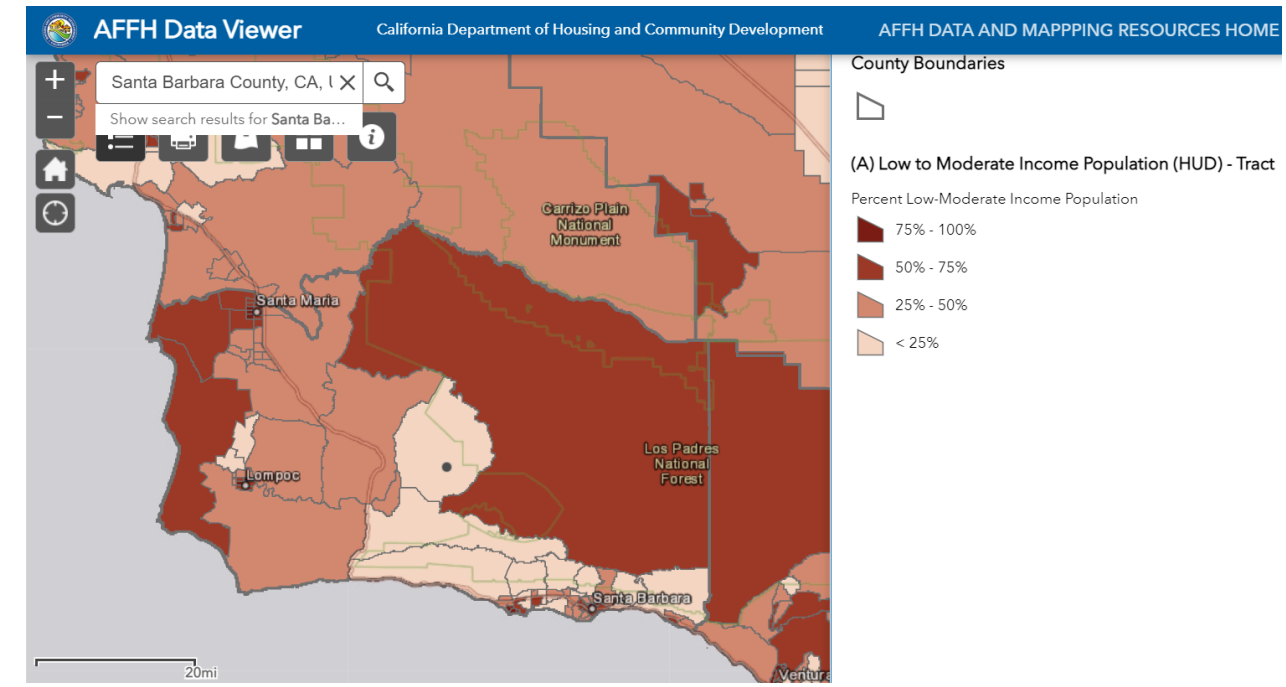
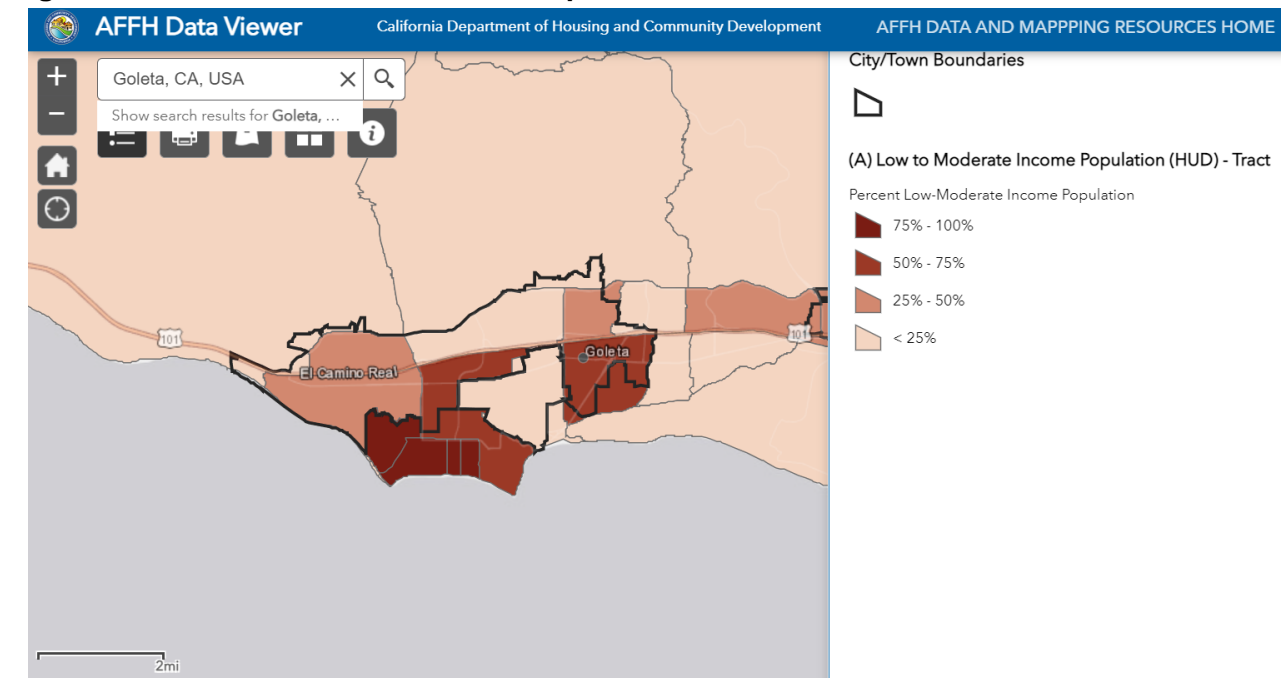


Figure 10A-11 Low/Moderate Income Population – Goleta

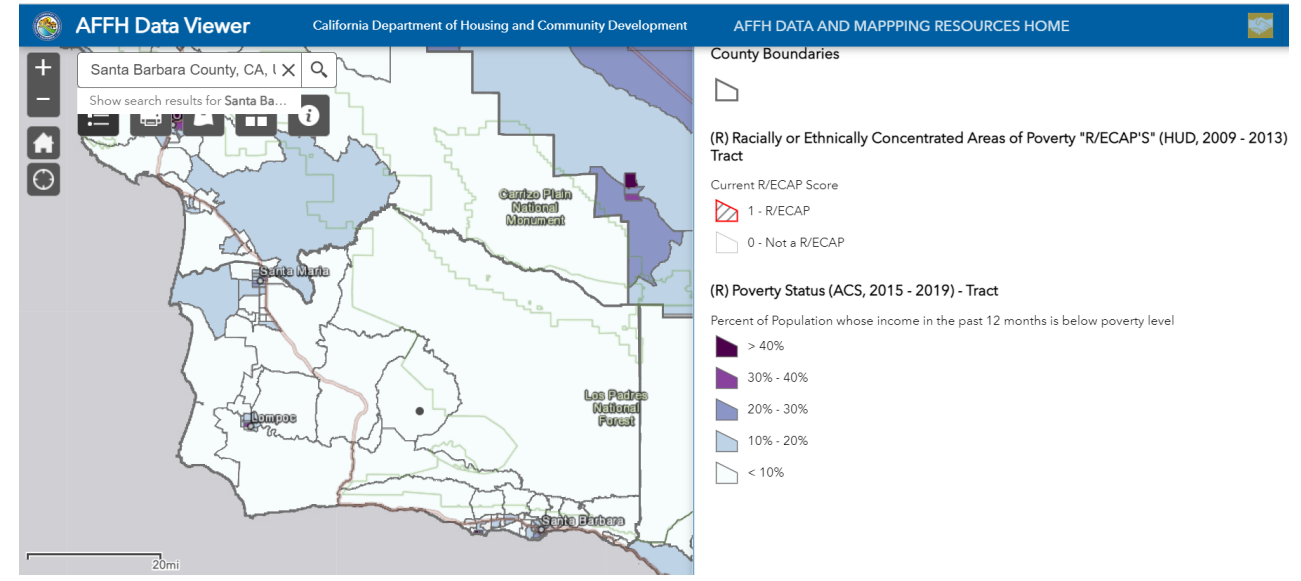


C. Racially/Ethnically Concentrated Areas

1) Racially/Concentrated Areas of Poverty

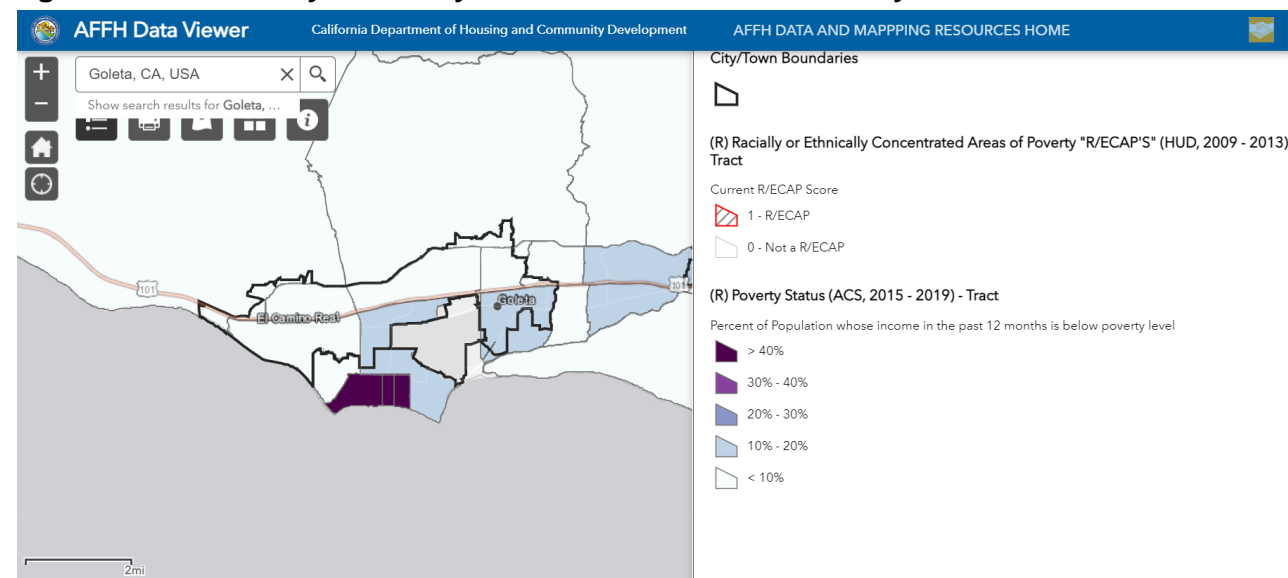
According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. There are no designated R/ECAP areas identified in Santa Barbara County (Figure 10A-12).

Figure 10A-12 Racially/Ethnically Concentrated Areas of Poverty – Santa Barbara County



Recent Census estimates regarding poverty status of households in Goleta are shown in Figure 10A-13. As seen in this map, poverty rates are highest (10-20%) in the southern portions of the City. The south central area of the City is near the UC Santa Barbara campus and is likely influenced by the relatively low incomes of college students.

Program HE 3.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers (see also Program HE 1.6), and programs such as Programs HE 2.2 and 2.4 will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

Figure 10A-13 Racially/Ethnically Concentrated Areas of Poverty – Goleta

2) Racially Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not provide a standard definition for racially concentrated areas of affluence (RCAAs) and the HCD Data Viewer does not currently provide RCAA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence.

Table 10A-33 compares the median household incomes of white/non-Hispanic residents in Goleta and Santa Barbara County as a whole to the median incomes for the total population of the City and County. This table shows that in Goleta, the median income for non-Hispanic white households is about 11% higher than for the City’s population as a whole. Countywide, the median income for non-Hispanic white households is about 17% higher than for the population as a whole. These data suggest that there is less racial concentration of affluence in Goleta than in Santa Barbara County as a whole.

Table 10A-33 Median Household Income by Race – Goleta and Santa Barbara County

Median Household Income	Goleta	Santa Barbara County
All Households	98,005	74,624
White Alone (not Hispanic)	109,031	87,460

Source: U.S. Census ACS 2015-2019

B19013 (all)

B19013H (white alone, not Hispanic)

D. Disparities in Access to Opportunity

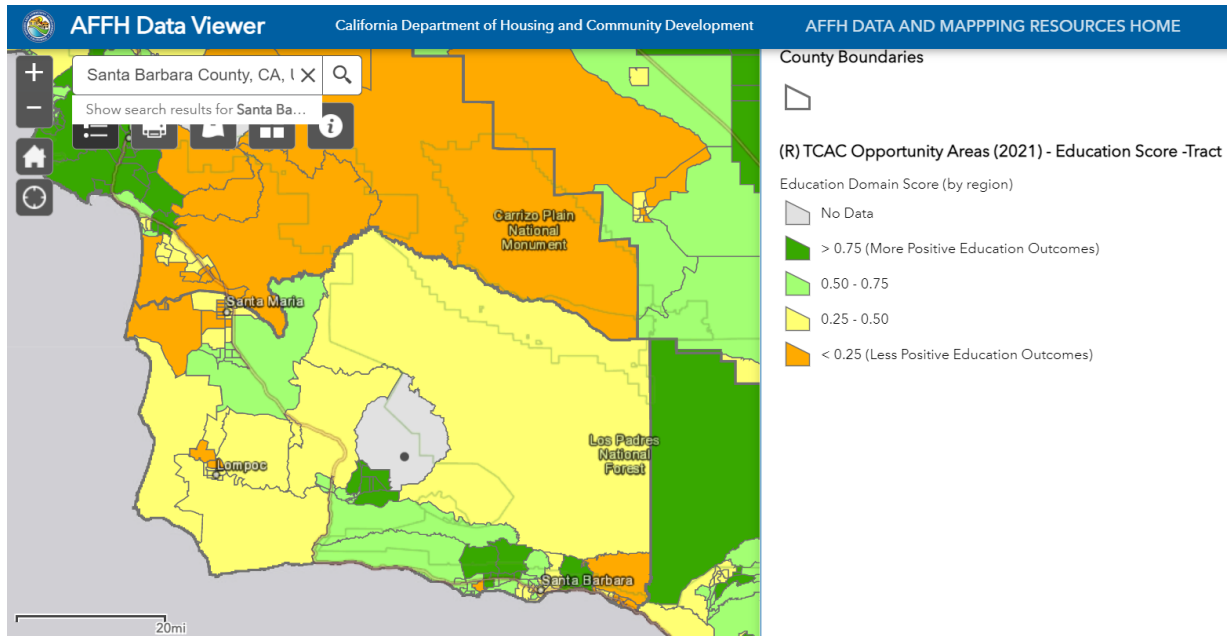
1) Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and HCD developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that can be utilized for this analysis. These maps are discussed below.

2) Educational Opportunity

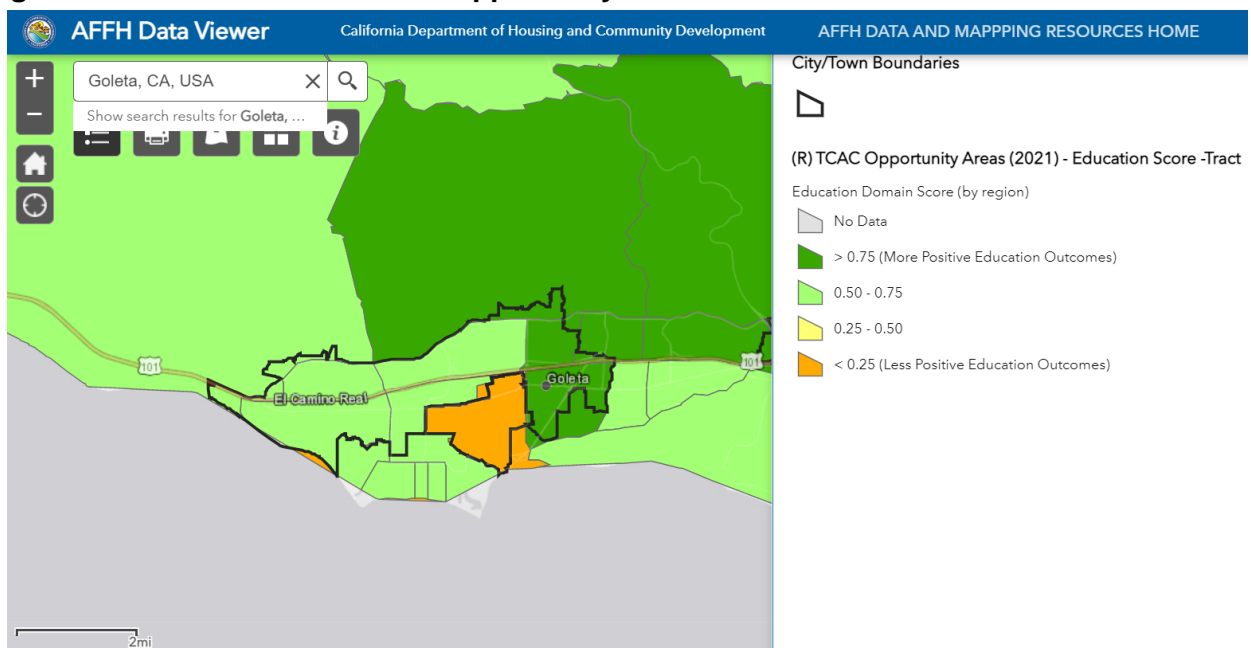
Educational opportunity scores for Santa Barbara County as a whole are shown in Figure 10A-14. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

Figure 10A-14 TCAC Educational Opportunity Areas – Santa Barbara County



As shown in Figure 10A-15, TCAC educational opportunity scores are highest in the eastern portion of the City and lowest in the southeastern portion of the City.

Figure 10A-15 TCAC Educational Opportunity Areas – Goleta



The Goleta Union School District (GUSD) serves the Goleta Valley, an area of approximately 90,000 people that includes the City of Goleta and a large unincorporated area and is adjacent to the City of Santa Barbara to the east. According to the District website,¹⁸ GUSD serves 3,571 elementary students (K-6) in nine schools. Six schools receive schoolwide Title I support, three schools host District transitional kindergartens, and three state preschools are located at District facilities. In addition, the District runs the Learning Tree Preschool, which enrolls special education students and general preschool students. Afterschool care programs are available for all schools, including either state supported Afterschool Education and Safety programs or the District-run @Afterschool program.

Grade-level class size averages are under 20 in Grades K, 1, 2, and 3; and under 23 in Grades 4, 5, and 6. The District has a diverse student population and professional staff. Approximately 30% of students are English-Language Learners. Low-income students account for 38% of enrollment. Foster youth population is less than 5 students districtwide.

GUSD core instruction includes comprehensive traditional academic subjects extended to include character development, digital literacy, art, music, hands-on science, and physical education. All schools offer embedded programs to address specific needs of gifted students and English Learners. Each school maintains a 1.0–1.5 full time positions to support intervention needs for all students. Each student in grades 3-6 has 1:1 access to Chromebooks. In grades K-2 there is one mobile digital device for every two students. All instructional environments include access to high-speed wireless internet connectivity. Parent education programs are offered on an annual basis with topics supporting parents of English learners to become engaged with their schools.

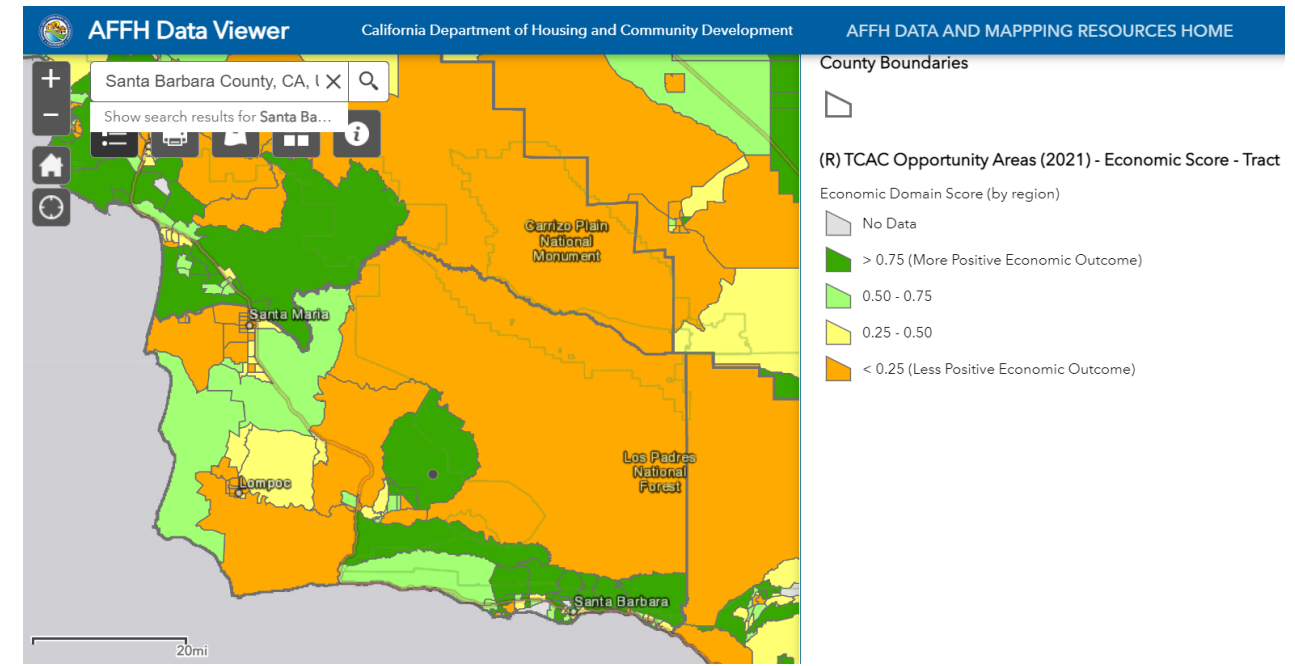
The District's financial condition is fully supported by local property tax revenue. GUSD employs over 238 certificated employees, 270 classified employees, and 204 non-affiliated employees. In addition, we employ a loyal group of substitutes for teachers and classified employees.

Special district-wide programs for students with disabilities are housed at District schools. Areas of specialty in these programs includes autism, communicative disorders, severe emotional disturbance, and other severe disabilities. Students in the GUSD become a part of the Santa Barbara Unified School District following 6th grade promotion. They attend Goleta Valley or La Colina Junior High School, in grades 7 and 8, and Dos Pueblos High School or San Marcos High School in grades 9 through 12.

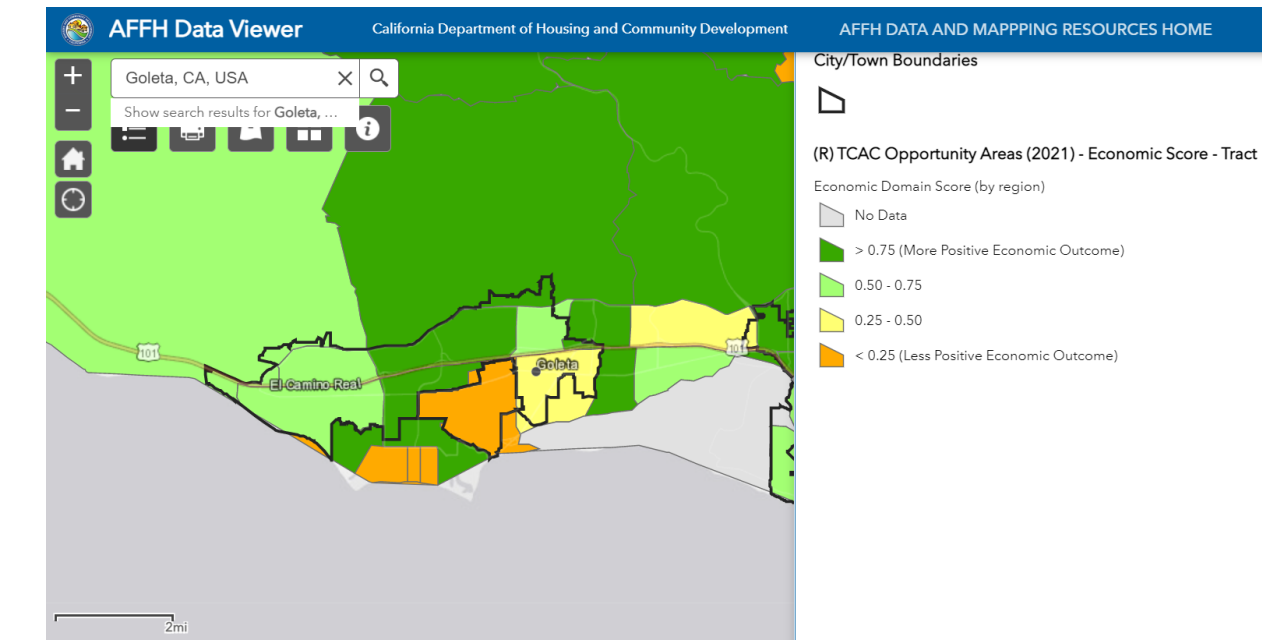
3) Economic Opportunity

In Santa Barbara County, the highest access to economic opportunity is found in the south coast and Santa Ynez Valley areas, as seen in Figure 10A-16.

¹⁸ <https://www.gusd.us/about>

Figure 10A-16 TCAC Economic Opportunity – Santa Barbara County

In Goleta, the highest economic opportunity scores are in the central portion of the City (Figure 10A-17). These disparities are similar to those for educational opportunity scores.

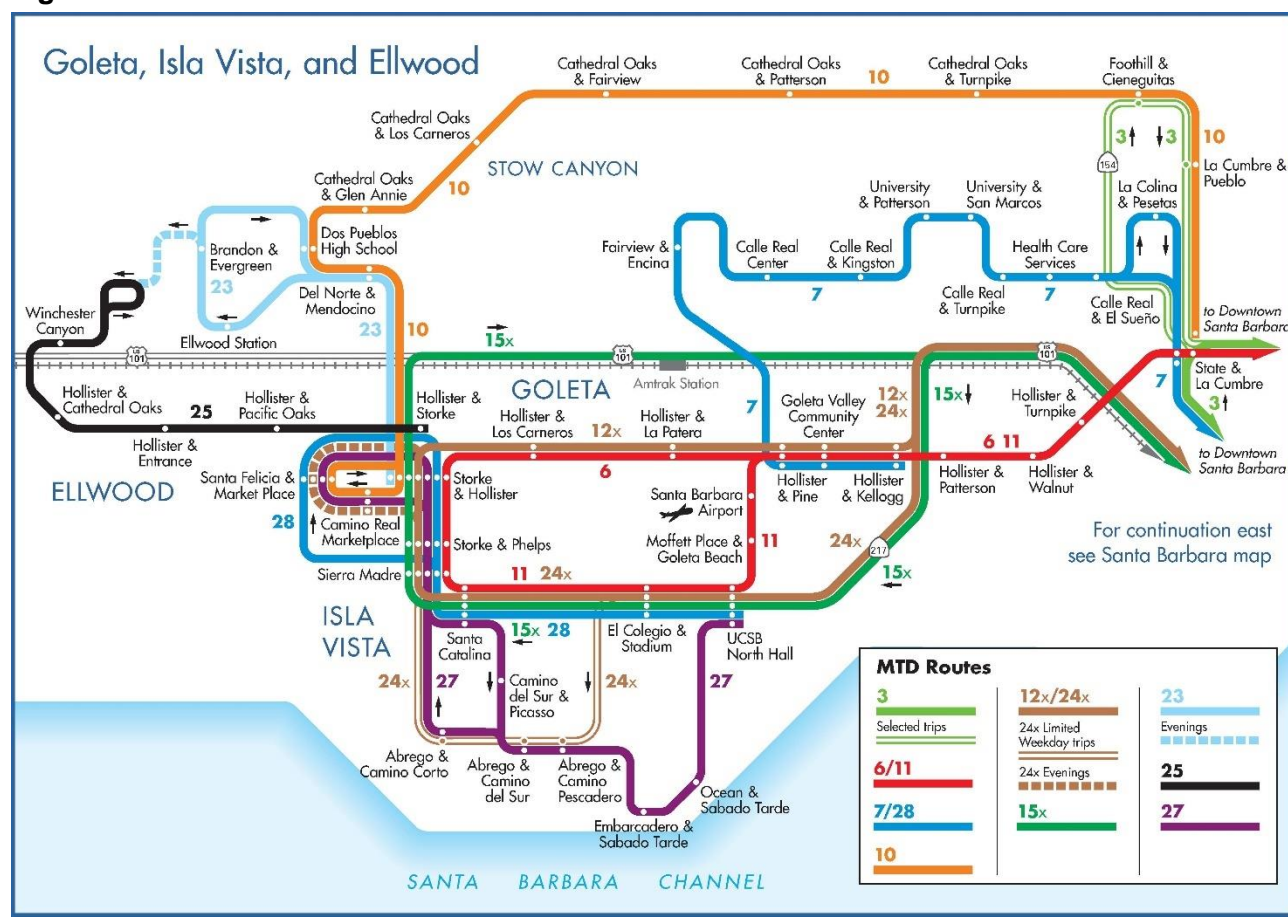
Figure 10A-17 TCAC Economic Opportunity – Goleta

4) Transportation Opportunities

According to the County AI, the most common form of transportation in Santa Barbara County is driving a car, truck, or van. Of that group, it is most common that workers drive alone rather than carpool. A distant second are those working from home. With some variance between public transportation and walking to work, the method of commuting in the cities of the Consortium is similar to that of the county and state.

The Santa Barbara Metropolitan Transit District (MTD) provides bus service along Hollister Avenue connecting Goleta and the Isla Vista unincorporated area to Santa Barbara as well as several routes along major roadways throughout the City (Figure 10A-18).

Figure 10A-18 SBMTD Bus Routes – Goleta



5) Environmental Opportunities

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map¹⁹ as described below.

The environmental opportunity metric relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" metric. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because

¹⁹ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:

1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

Environmental effects indicators:

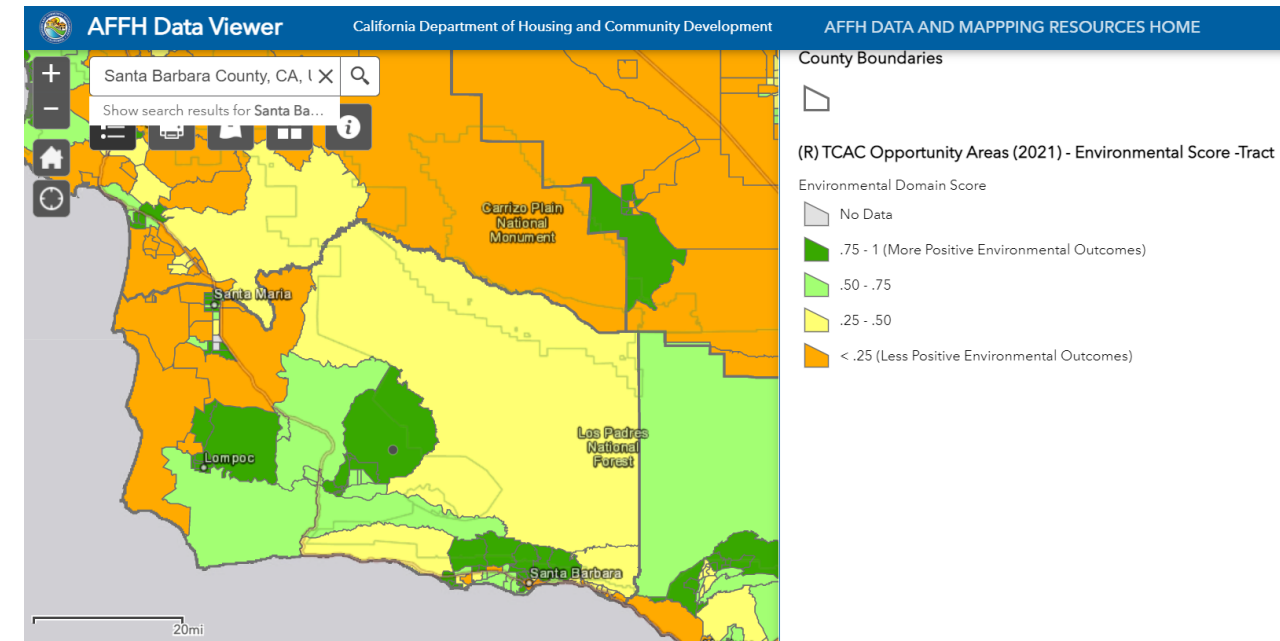
8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution based on a variety of indicators. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.²⁰

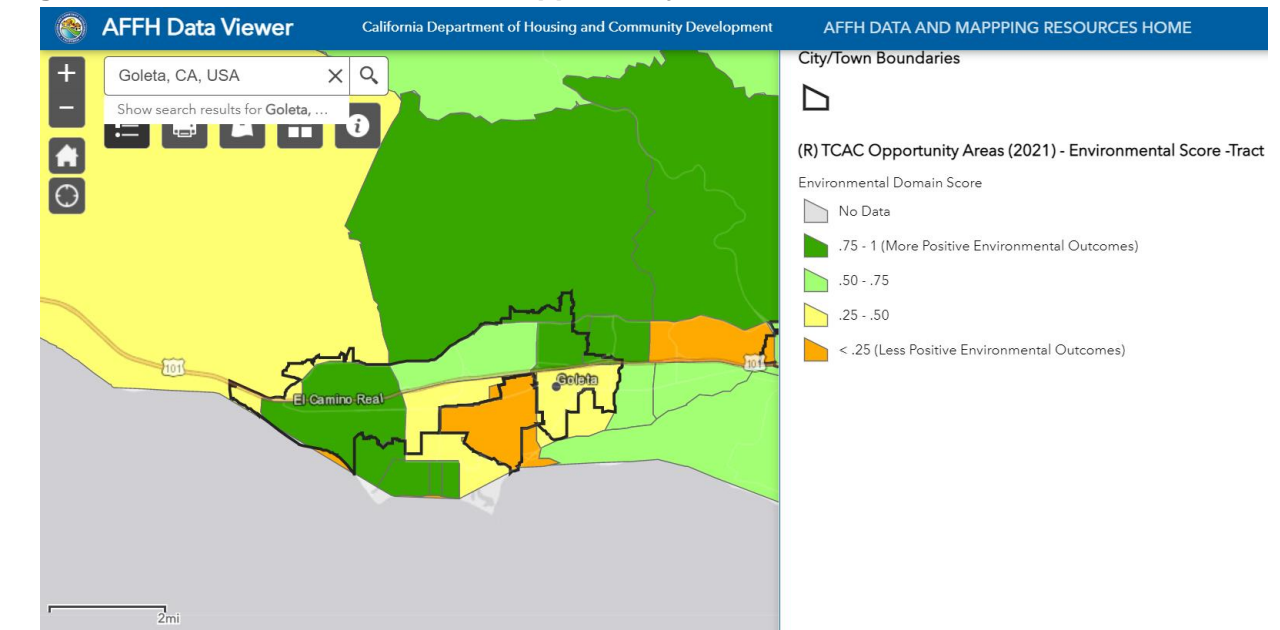
One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources, where the impact decreases as the distance from the site decreases.

Environmental opportunity scores for Santa Barbara County as a whole are shown in Figure 10A-19. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley and south coast areas.

²⁰ California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

Figure 10A-19 TCAC Environmental Opportunity – Santa Barbara County

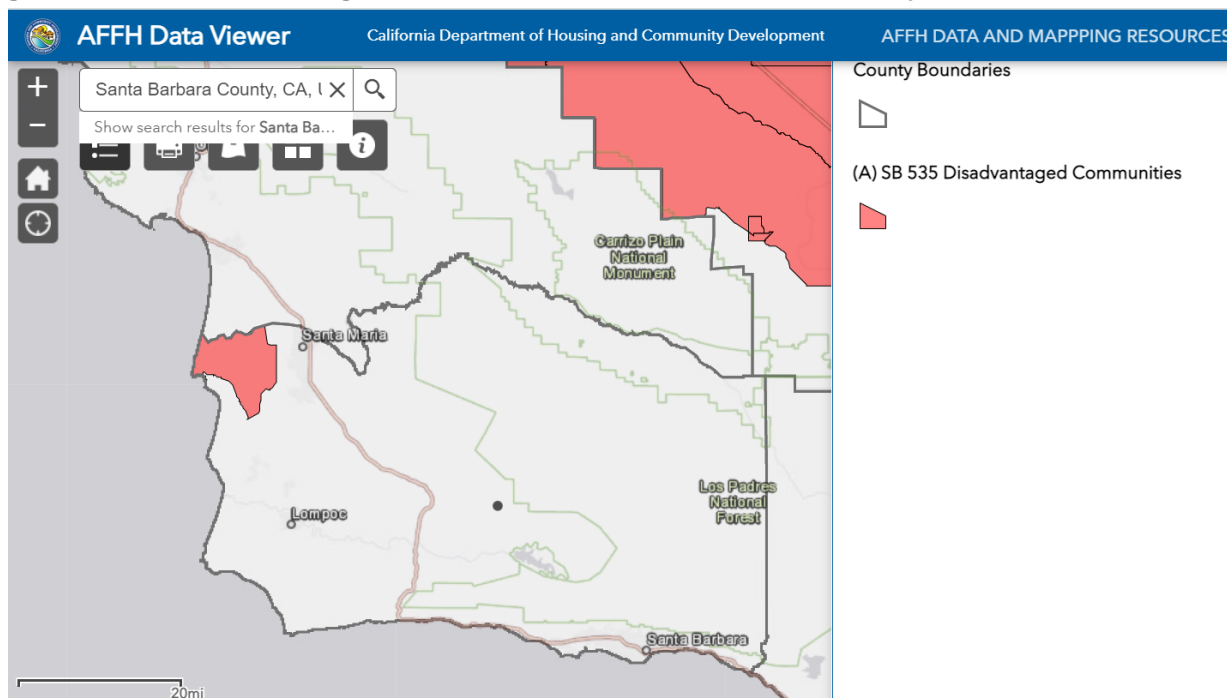
In Goleta, the highest environmental opportunity scores are found in the western and northeastern portions of the city (Figure 10A-20) while neighborhoods in the central and eastern areas show lower scores.

Figure 10A-20 TCAC Environmental Opportunity – Goleta

6) Disadvantaged Communities

Senate Bill 1000 (SB 1000) of 2016 requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, identify disadvantaged communities. As seen in Figure 10A-21, there are no identified disadvantaged communities in Goleta. The only designated disadvantaged community in Santa Barbara County is located in the northwestern corner of the County.

Figure 10A-21 Disadvantaged Communities – Santa Barbara County



E. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis of disproportionate housing needs is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

1) Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30% of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

The County AI reported that households with high cost burdened rates, over 60%, are found in the northwest part of the County, including Santa Maria, Lompoc and around the cities in the southern coastal area while the lowest rates, under 30%, are found in tracts to the south and west of Santa Maria and in central areas bordering Los Padres National Forest. Three areas of the Consortium stand out with a disproportionately high homeowner cost burden, over 40%. These areas are north of Santa Maria, central areas bordering Los Padres National Forest and along the southern

coastline west of Goleta. Many of the tracts located around the cities in the County have cost burden higher than the rural tracts of the region.

Figure 10A-22 and Figure 10A-23 show overpayment rates for renters and homeowners in Santa Barbara County.

Figure 10A-22 Renters Overpaying for Housing – Santa Barbara County

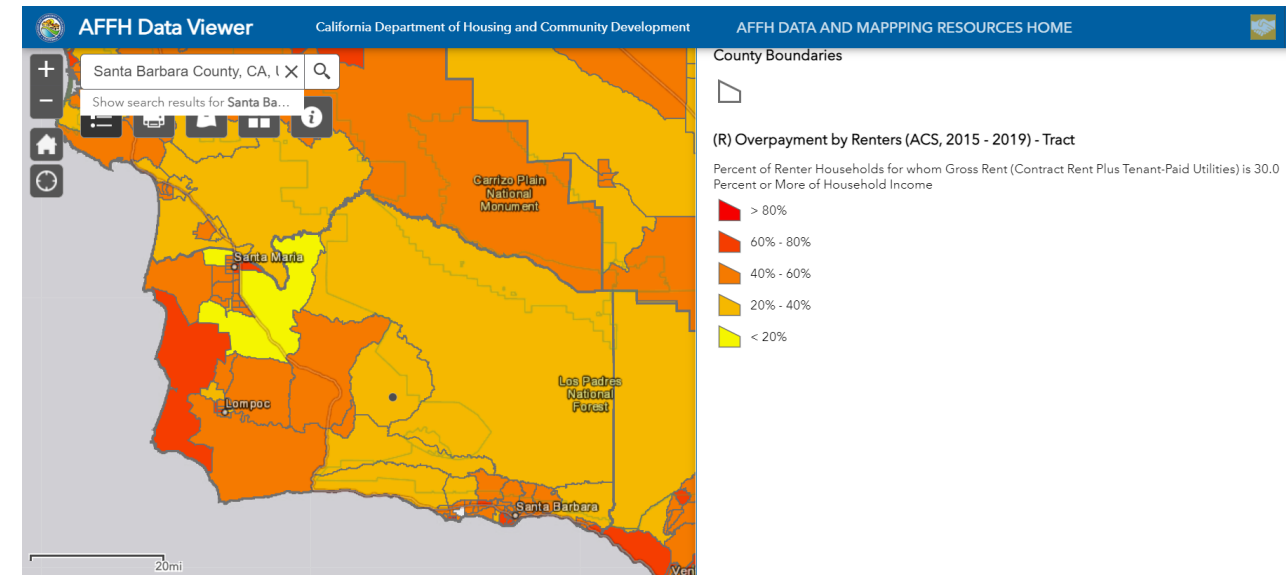
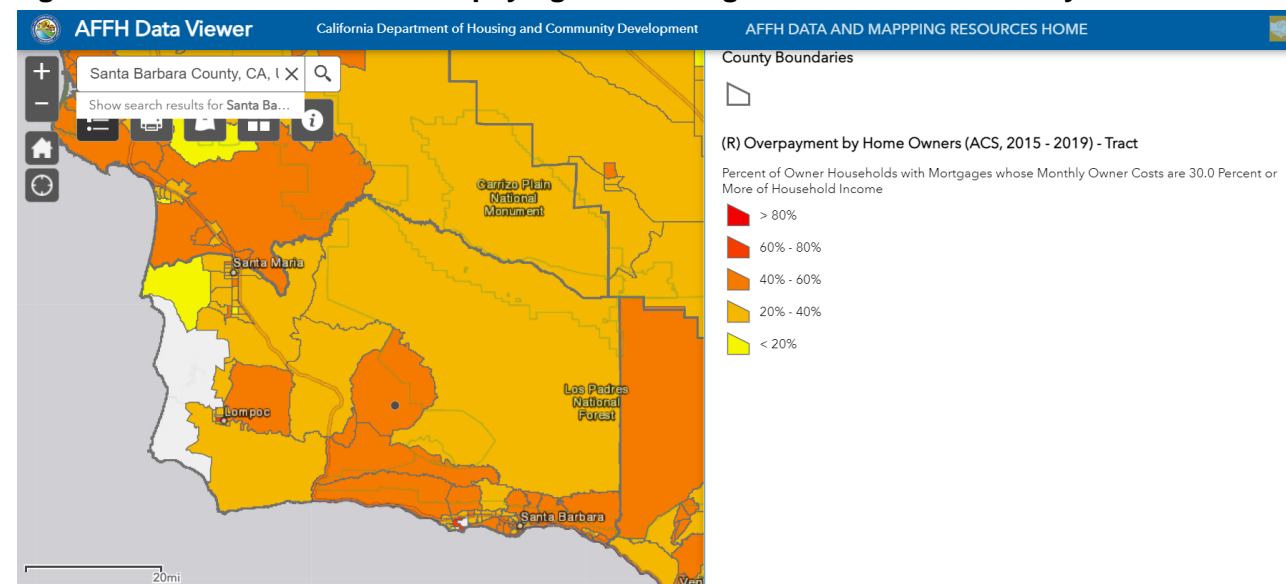


Figure 10A-23 Homeowners Overpaying for Housing – Santa Barbara County



According to recent HUD estimates (Table 10A-34) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) in Goleta were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. The impact of housing overpayment on lower-income

households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Table 10A-34 Cost Burden by Tenure and Income Category - Goleta

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership households	350	355	495	430	4,190	5,820	1,200
Paying over 30%	255	205	310	195	825	1,790	770
Percentage	72.9%	57.7%	62.6%	45.3%	19.7%	30.8%	64.2%
Paying over 50%	165	80	155	85	90	575	400
Percentage	47.1%	22.5%	31.3%	19.8%	2.1%	9.9%	33.3%
Renter households	640	440	1,065	440	2,555	5,140	2,145
Paying over 30%	490	320	795	335	495	2,435	1,605
Percentage	76.6%	72.7%	74.6%	76.1%	19.4%	47.4%	74.8%
Paying over 50%	470	240	345	70	50	1,175	1,055
Percentage	73.4%	54.5%	32.4%	15.9%	2.0%	22.9%	49.2%
Source: SBCAG, 2022							

In most areas of Goleta (Figure 10A-22) overpayment affects 40-60 percent of all renter households. As seen in Figure 10A-25, the highest rates of overpayment for Goleta homeowners (60-80 percent) occurs in the south-central portion of the city.

Figure 10A-24 Renters Overpaying for Housing – Goleta

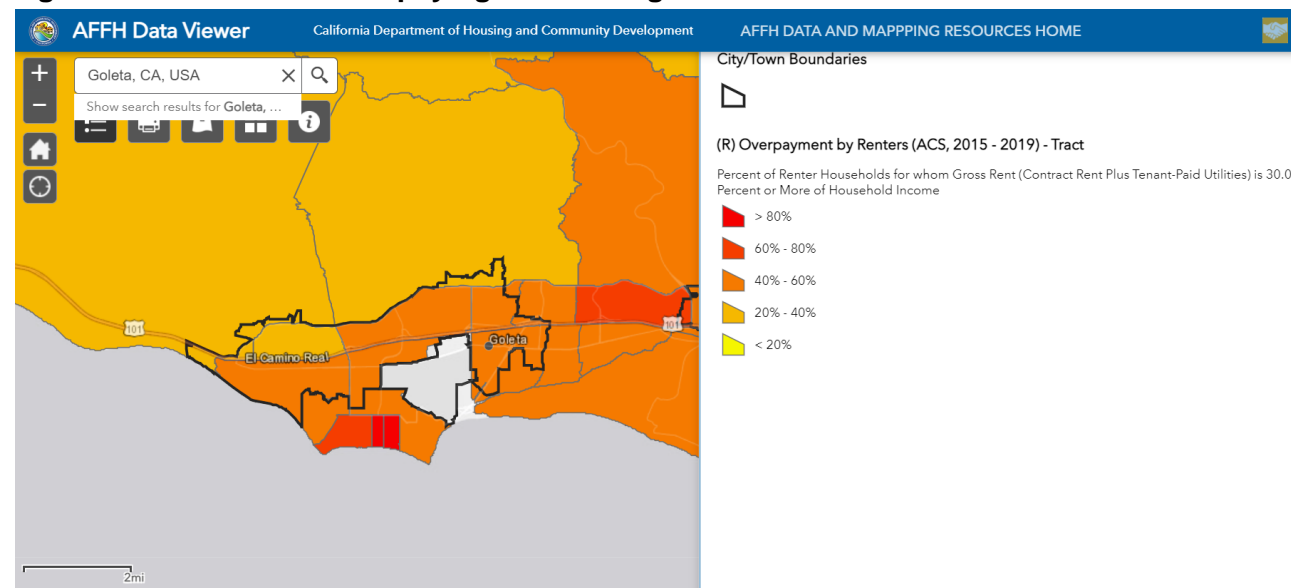
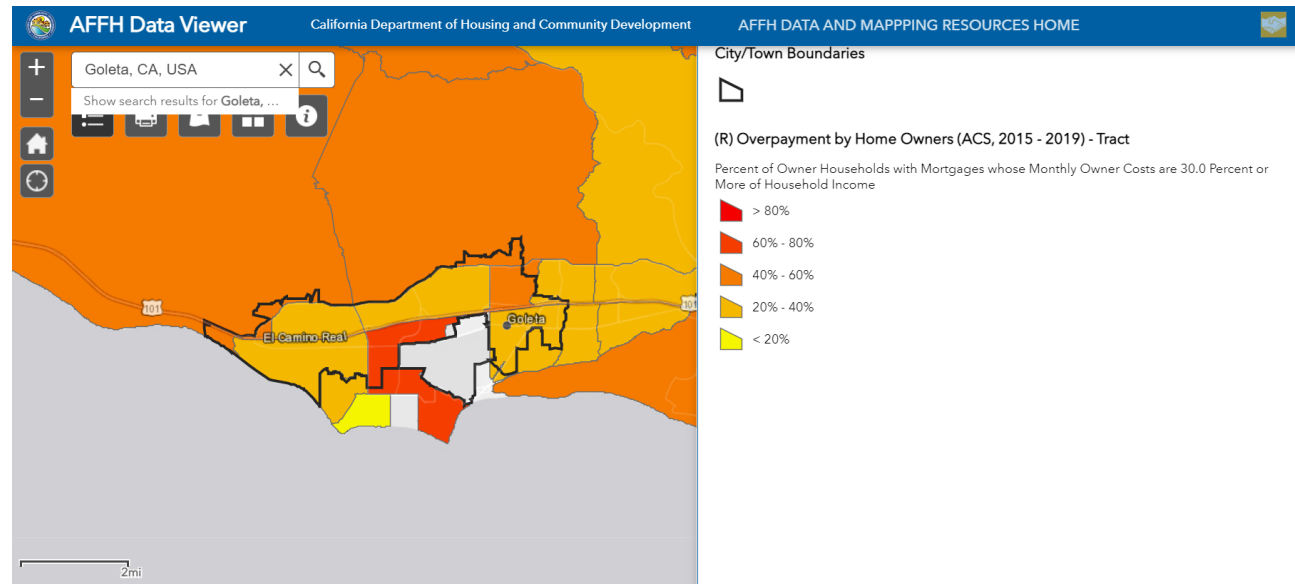


Figure 10A-25 Homeowners Overpaying for Housing – Goleta

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Programs HE 1.3, 2.4, and 2.5).

2) Overcrowding

“Overcrowding” is defined by the Census Bureau as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

For Santa Barbara County as a whole, overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure 10A-26). In Goleta, the highest rates of overcrowding occur in the southeastern portion of the city (Figure 10A-27).

Figure 10A-26 Overcrowded Households – Santa Barbara County

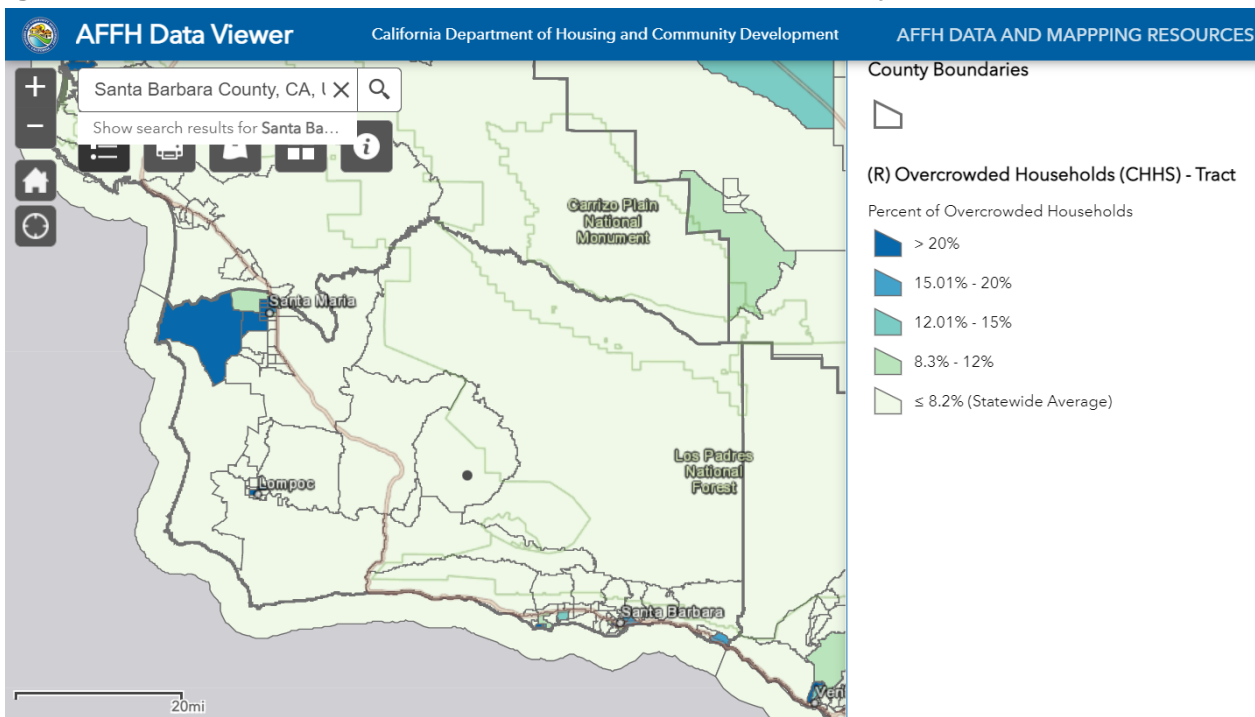
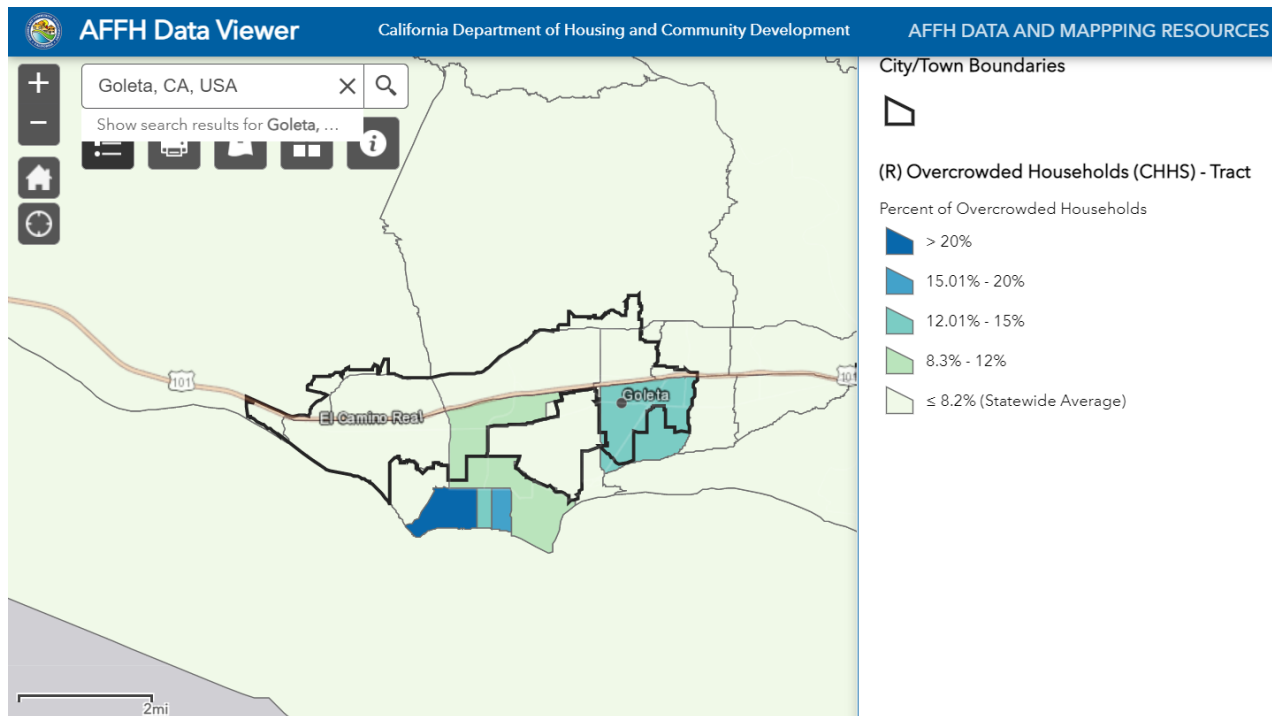


Figure 10A-27 Overcrowded Households – Goleta



The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Programs HE 1.3, 2.4, and 2.5).

3) Substandard Housing

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 10A-35 shows the age characteristics of the housing stock in Goleta compared to Santa Barbara County as a whole as reported in recent U.S. Census data. More than three-quarters of the City's housing stock was built prior to 1990 and therefore is over 30 years old and likely to be in need of ongoing maintenance and repair.

Table 10A-35 Age of Housing Units – Goleta vs. Santa Barbara County

Year Built	Goleta		Santa Barbara County	
	Units	%	Units	%
2014 or later	466	4.0%	2,406	1.5%
2010 to 2013	301	2.6%	3,078	2.0%
2000 to 2009	1,172	10.0%	12,308	7.8%
1990 to 1999	823	7.0%	15,497	9.9%
1980 to 1989	952	8.1%	23,414	14.9%
1970 to 1979	2,788	23.7%	29,155	18.6%
1960 to 1969	3,889	33.1%	31,650	20.1%
1950 to 1959	1,075	9.1%	20,148	12.8%
1940 to 1949	147	1.2%	6,058	3.9%
1939 or earlier	153	1.3%	13,447	8.6%
Total units	11,766	100%	157,161	100%
Source: Census 2015-2019 ACS, Table B25034				

A 2003 citywide survey of housing conditions found that units needing repair were spread throughout the City, although particularly in the Old Town area, which was the focus of a Housing Rehabilitation Grant Program. Eighty-five percent of units surveyed were rated as being in very good condition, requiring no repair. Very few units were found to be in need of substantial repair. About 7 percent (598 units) of all units were reported as needing only minor repair. Very little variation was noted in the quality of housing by type.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain, and rehabilitate existing housing, although the loss of redevelopment funding in 2012 has resulted in reduced capacity to carry out these efforts.

4) Homelessness

HUD defines homeless as (1) an individual who lacks a fixed, regular and adequate nighttime residence; and (2) an individual who 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, a regular sleeping accommodation for human beings.

The overall number of people experiencing homelessness (sheltered and unsheltered) in Santa Barbara County has remained relatively consistent since the 2013 PIT Count (1,882 in 2013 vs. 1,897 in 2020). Unfortunately, long-term data is not available for the City of Goleta because prior to the 2017 PIT Count, data for the City was aggregated with the unincorporated community of Isla Vista (93117 zip code). Finalized PIT Count reports are available for 2017, 2019 and 2020 (there were no PIT Counts done in 2018 or 2021).

The total PIT count for Goleta rose from 99 in 2017, to 119 in 2019, to 166 in 2020, and the number of people living in vehicles has more than doubled during this time. From 2019 to 2020 alone, the overall number of people experiencing homelessness jumped 39%. Furthermore, while the Countywide percentage of people living in their vehicles was 51%, in Goleta the number was much higher – 68%. The 2020 PIT also revealed that of the 113 vehicle dwellers, 102 reside in cars and only 11 are in self-contained RVs.

In 2021 the City of Goleta adopted the Homelessness Strategic Plan.²¹ Within Goleta, more than 43% of individuals experiencing homelessness stated that emotional, physical or sexual trauma caused their current episode of homelessness. In addition to trauma, many of Goleta's homeless individuals suffer from some type of disabling condition. As of 2019, of the Goleta population experiencing homelessness, 37% reported suffering from a chronic health condition, 34% reported a brain injury or mental health problem; 31% reported having a physical disability, and 26% reported having a substance abuse problem. Some of these issues are co-occurring.

Additional information regarding Goleta homelessness issues and plans to address homelessness issues can be found in the City's 2021 Homelessness Strategic Plan. The goal of the Homelessness Strategic Plan is to provide important direction and clarity around needs, service gaps, and priorities in order to make effective and strategic funding decisions that serve both the existing homeless population, as well as those at risk of becoming homeless. The Homelessness Strategic Plan will help guide and coordinate efforts to prevent and address homelessness within the City of Goleta, and particularly, funding decisions related to homelessness initiatives and grants for non-profit service providers that focus on the homeless.

5) Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan includes programs to implement all of these strategies.

²¹ <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

As noted in the Housing Plan, Program HE 2.1 includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

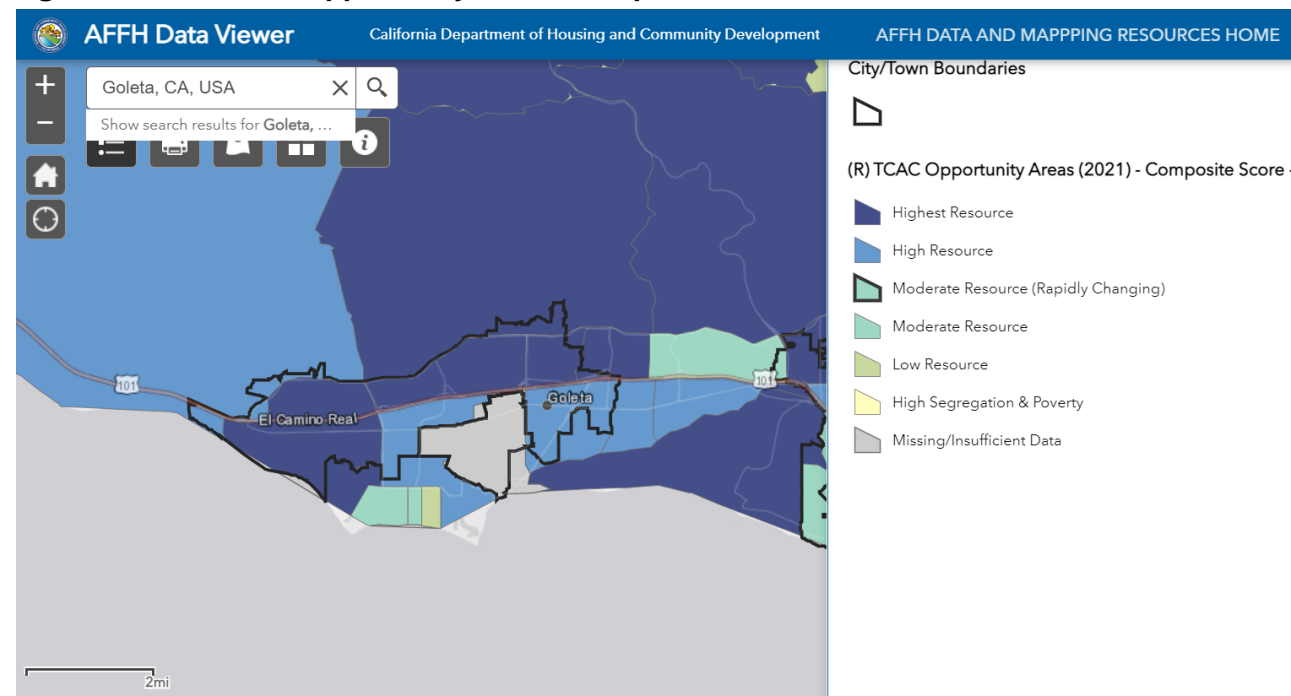
As discussed in Section I.F of the Housing Needs Assessment, there are several assisted low-income housing developments in Goleta that are at risk of conversion to market rate in the next 10 years. Program HE 1.3(b) in the Housing Plan includes actions the City will take to facilitate the preservation of these affordable units.

3. Sites Inventory Analysis

The City's inventory of sites for potential housing is presented in Section II of this Technical Appendix. As summarized in Table 10A-26, the inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites, and future ADUs. The sites analysis shows that very little vacant developable land is available in Goleta and underutilized sites provide the majority of future housing capacity.

The focus of Goleta's sites inventory is on redevelopment of underutilized sites in commercial and office areas. As illustrated in Figure 10A-28, the entirety of the City, including all sites on the sites inventory are within areas designated by the TCAC/HCD opportunity maps as High or Highest Resource.

Figure 10A-28 TCAC Opportunity Areas Composite Score – Goleta



While commercial and office use areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

4. Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in Table 10A-36: Fair Housing Issues, Contributing Factors and Meaningful Actions.

5. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The Analysis of Impediments to Fair Housing 2020 (County AI) prepared by the County of Santa Barbara HOME Consortium, of which the City of Goleta is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.

As noted in Section IV: Fair Housing Impediments and Action Plan of the County AI, “It is the goal of the jurisdictions to undertake actions that can help reduce and eliminate existing housing discrimination and prevent its reemergence in the future, as well as to address other impediments to equal housing opportunity. While the jurisdictions cannot control systemic issues related to fair housing and fair housing choice challenges, they can work to coordinate actions that improve fair housing, encourage coordination among disparate public entities, encourage stakeholders to act and report on fair housing issues, analyze existing data sources, report progress on fair housing issues, highlight findings from data analyses, and encourage meaningful action and cooperation at community levels.”

For each fair housing impediment listed in Table 10A-36 below, a cross reference is provided to specific programs in the Goleta Housing Plan that are intended to address the impediment.

Table 10A-36 Fair Housing Impediments, Contributing Factors and Meaningful Actions

Fair Housing Impediment	Contributing Factors	Priority	Meaningful Actions
Housing affordability	Housing affordability gaps are increasing for both renters and owners, but renters are significantly more likely to face cost-burden challenges. Affordability is rapidly becoming the City's greatest housing challenge. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including people with physical and mental disabilities, seniors, and at-risk youth and veterans.	High	<p>Increase affordable housing opportunities. Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Potential strategies include:</p> <ul style="list-style-type: none"> • Continue to use federal, State and other locally administered funds to support affordable and special needs housing and explore opportunities to increase funding for affordable housing creation. (See Programs 2.8 and 3.1) • Support opportunities to reduce barriers to affordable housing development. (See Programs 2.1 and 3.1) • Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See Programs 2.1, 3.1 and 3.2) • Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (See Programs 3.1 and 3.2) • Proactively monitor and address loss of existing affordable housing units, particularly in "high opportunity" areas. (See Programs 1.3 and 3.1)
Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	High	<p>In 2021 the City Council adopted the Goleta Homelessness Strategic Plan. The Strategic Plan includes four overarching goals: 1) Increase Access to Critical Services for the Homeless; 2) Reduce the Impacts of Homelessness on the Community; 3) Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention); and 4) Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing.</p> <p>The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see Programs 3.1 and 3.2)</p>
Fair housing education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In particular, California's fair housing law includes source of income as a protected class, but residents reported that	High	<p>Continue supporting programs to improve landlord-tenant relationships and fair housing education. (See Program 3.1)</p> <ul style="list-style-type: none"> • Support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Provide

Fair Housing Impediment	Contributing Factors	Priority	Meaningful Actions
	over 60% of discrimination they were aware of was based on source of income.		an emphasis on the protection for source of income under California law. <ul style="list-style-type: none">• Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.

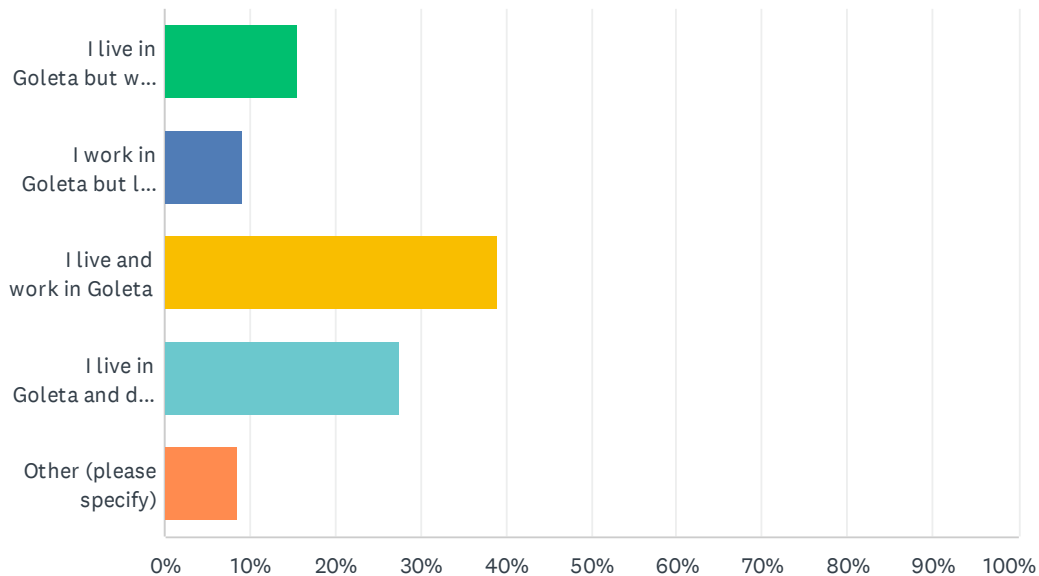
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Attachment 1

Housing Element Survey

Q1 Do you currently live and/or work in Goleta?

Answered: 609 Skipped: 0



ANSWER CHOICES		RESPONSES	
I live in Goleta but work somewhere else		15.60%	95
I work in Goleta but live somewhere else		9.20%	56
I live and work in Goleta		39.08%	238
I live in Goleta and do not currently work or I'm retired		27.59%	168
Other (please specify)		8.54%	52
TOTAL			609

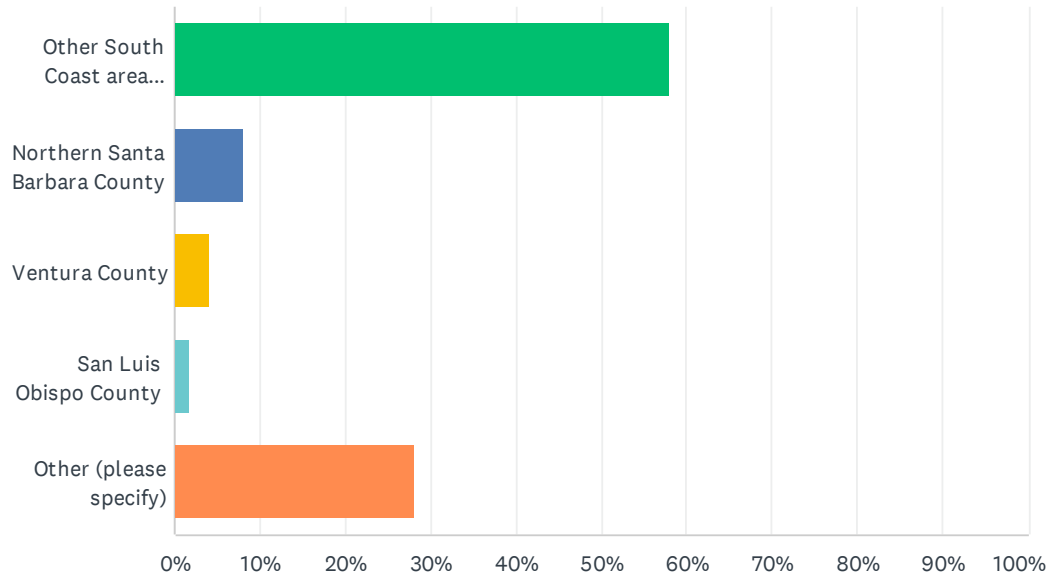
#	OTHER (PLEASE SPECIFY)	DATE
1	(This response was translated from Spanish) I only live in Goleta	4/20/2022 1:15 PM
2	(This response was translated from Spanish) No, I am retired	4/20/2022 1:01 PM
3	(This response was translated from Spanish) No, I am retired	4/20/2022 1:00 PM
4	(This response was translated from Spanish) No, I am retired	4/20/2022 1:00 PM
5	On edge of Goleta	3/30/2022 7:16 PM
6	I'm in Noleta but doing my shopping etc in Goleta! feel safer than downtown Santa Barbara	3/30/2022 5:01 PM
7	I lived in Goleta 20 years before moving to parents house	3/30/2022 4:18 PM
8	I live in "Noleta" just a couple blocks from the border. I shop and work in Goleta and previously lived there for nearly 30 years	3/30/2022 2:46 PM
9	37 year resident of Goleta but living in Buellton right now	3/30/2022 2:40 PM
10	Work in santa barbara	3/30/2022 1:37 PM

11	I live in Goleta and work at UCSB...	3/30/2022 12:57 PM
12	I live in Goleta and since the pandemic have also worked from home (in Goleta).	3/30/2022 12:00 PM
13	Noleta	3/30/2022 11:59 AM
14	Live in Santa Barbara, work on projects in Goleta.	3/30/2022 11:57 AM
15	I used to live and work in Goleta. My kids live with their father in Goleta and attend school there. I was forced to leave Goleta because I could not afford rent, especially as a single mother.	3/22/2022 7:40 AM
16	I live in Santa Barbara	3/16/2022 2:41 PM
17	Noleta	3/9/2022 8:54 AM
18	I live in Isla Vista and work in Santa Barbara, but my work influences housing in Goleta	3/8/2022 8:01 AM
19	Disable	2/28/2022 9:49 PM
20	I use Goleta water	2/24/2022 4:26 PM
21	I live in the county but sell real estate in Goleta.	2/23/2022 5:42 PM
22	Live in SB, work in SB & Goleta as Realtor	2/22/2022 2:58 PM
23	I live in Goleta and worked for 20 years in Goleta until I retired 6 years ago	2/21/2022 12:30 PM
24	I live in unincorporated area just outside City of Goleta. I am retired. I do 90% of my business in Goleta.	2/20/2022 4:55 PM
25	SB	2/18/2022 2:43 PM
26	I have been trying to rent in Goleta, I work in Santa Barbara	2/18/2022 11:34 AM
27	Live in unincorporated part of Santa Barbara	2/17/2022 10:34 PM
28	I live in SB but I have property in Goleta	2/17/2022 7:46 PM
29	I live outside the boundary in Noleta	2/17/2022 11:27 AM
30	93111	2/17/2022 9:56 AM
31	Noleta	2/17/2022 8:31 AM
32	I rent in Goleta but a restraining order has made me homeless and difficult to find an additional place to rent	2/17/2022 6:49 AM
33	I live in so-called Noleta. I am retired.	2/17/2022 5:27 AM
34	SBCounty just east of Patterson Ave.	2/16/2022 10:35 PM
35	Lives in Goleta for 10 years, now in SB for previous year.	2/16/2022 7:43 PM
36	I want to live in Goleta.	2/16/2022 6:24 PM
37	Hope Ranch annex	2/16/2022 2:34 PM
38	Live in goleta and work in Santa Barbara	2/16/2022 2:05 PM
39	I live and work in Eastern Goleta Valley	2/16/2022 1:25 PM
40	Am a renter and may need to live in Goleta soon	2/16/2022 1:02 PM
41	live and work just outside city limits	2/15/2022 9:20 PM
42	I live next to Goleta and do not currently work or I'm retired	2/15/2022 6:54 PM
43	I'm just outside Goleta, by one street	2/15/2022 5:36 PM
44	I live in noleta area.	2/15/2022 5:14 PM
45	am planning to move in goleta	2/15/2022 5:09 PM
46	93111 area	2/15/2022 4:18 PM

47	retired	2/15/2022 3:34 PM
48	Live in Goleta, work here and elsewhere (Am a writer).	2/15/2022 3:30 PM
49	Santa Barbara	2/15/2022 3:28 PM
50	Live near Goleta work inSB	2/15/2022 3:17 PM
51	Isla vista work & live	2/15/2022 3:08 PM
52	I live in Goleta and work remotely	2/15/2022 2:52 PM

Q2 If your primary home is somewhere other than the Goleta, where do you live?

Answered: 124 Skipped: 485



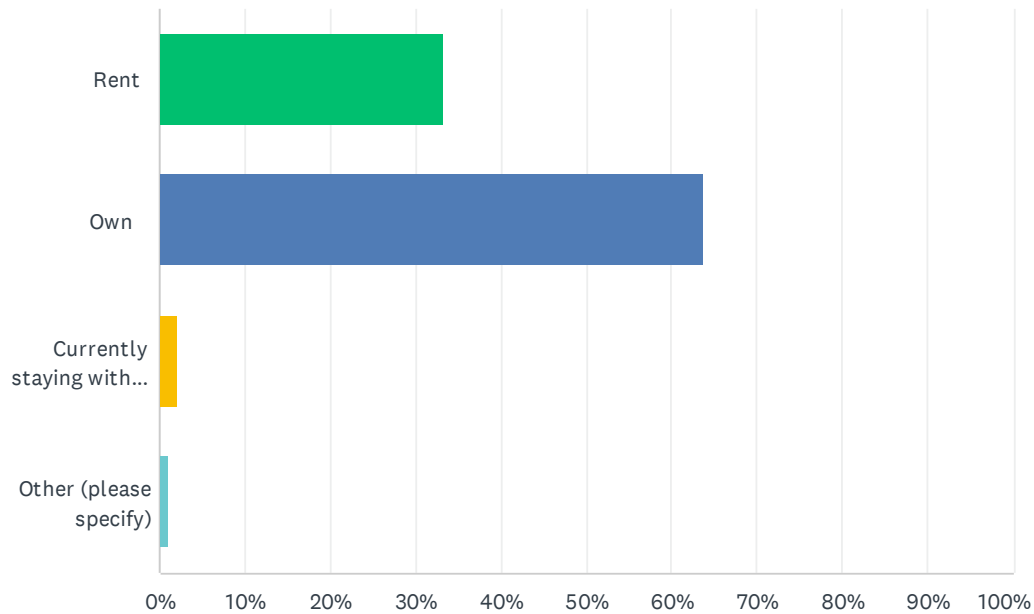
ANSWER CHOICES	RESPONSES	
Other South Coast area outside Goleta (e.g., Isla Vista, Santa Barbara)	58.06%	72
Northern Santa Barbara County	8.06%	10
Ventura County	4.03%	5
San Luis Obispo County	1.61%	2
Other (please specify)	28.23%	35
TOTAL		124

#	OTHER (PLEASE SPECIFY)	DATE
1	(This response was translated from Spanish) Mexico	4/20/2022 1:15 PM
2	NA	4/4/2022 4:47 PM
3	Between SB and Goleta	3/31/2022 10:16 PM
4	Santa Barbara County "Noleta"	3/30/2022 5:01 PM
5	live in Goleta, my primary home for over 30 years	3/30/2022 3:12 PM
6	Na	3/30/2022 2:46 PM
7	Colorado	3/30/2022 1:57 PM
8	La	3/30/2022 1:13 PM
9	Orange county	3/30/2022 1:08 PM
10	Live in Goleta	3/30/2022 12:17 PM

11	Turnpike and Foothill, so "Noleta", SB zip	3/30/2022 12:01 PM
12	Montana	3/30/2022 11:59 AM
13	Noleta	3/30/2022 11:59 AM
14	Carpinteria	3/30/2022 11:56 AM
15	Los Angeles County	3/22/2022 7:40 AM
16	I live in Goleta	3/10/2022 2:37 PM
17	San Fernando Valley	3/8/2022 2:56 PM
18	Goleta	3/2/2022 1:22 PM
19	Nolita	2/24/2022 4:26 PM
20	Goleta is where our permanent home is. We moved our business elsewhere (when you fools zoned us out).	2/18/2022 3:50 PM
21	Santa Barbara	2/18/2022 2:43 PM
22	I live in Goleta	2/17/2022 4:54 PM
23	See above	2/17/2022 11:27 AM
24	93111, unincorporated	2/17/2022 9:56 AM
25	N/A	2/17/2022 8:23 AM
26	NA	2/17/2022 7:01 AM
27	Car	2/17/2022 6:49 AM
28	old town goleta	2/16/2022 12:42 PM
29	N?A	2/16/2022 9:58 AM
30	Goleta	2/15/2022 6:27 PM
31	benicia CA	2/15/2022 5:09 PM
32	N/A	2/15/2022 4:50 PM
33	NoLeta which should be Goleta	2/15/2022 4:31 PM
34	Gaviota Coast	2/15/2022 3:13 PM
35	noleta edge of Goleta	2/15/2022 2:45 PM

Q3 Do you currently rent or own the home you live in?

Answered: 609 Skipped: 0

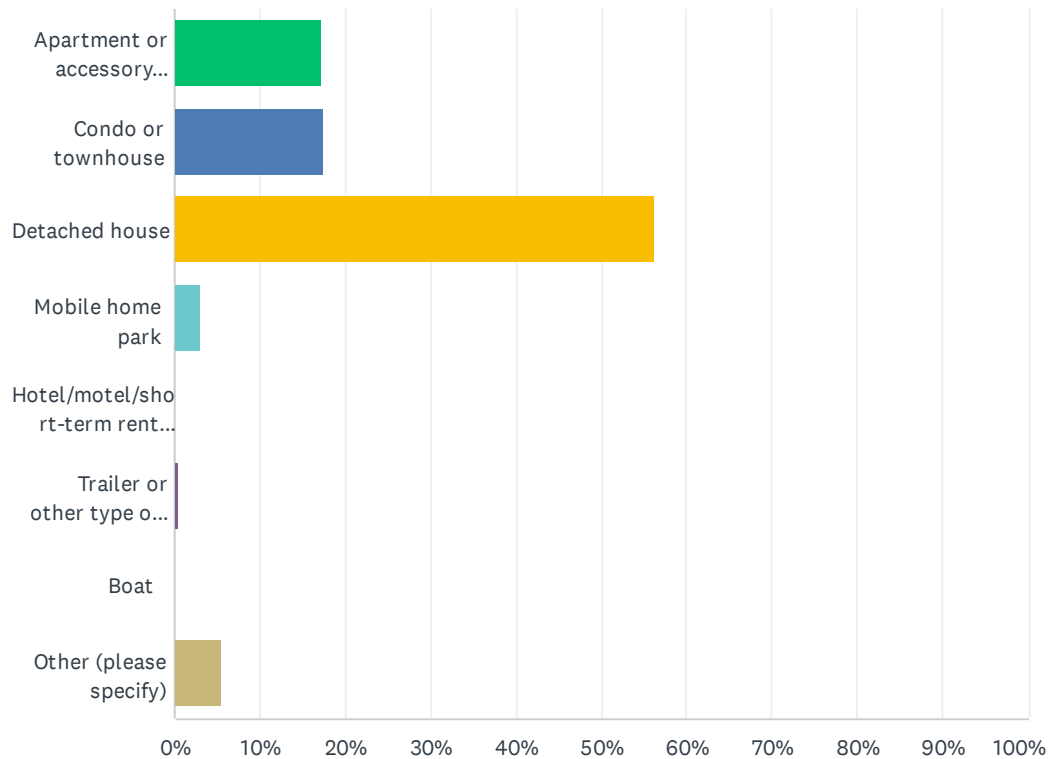


ANSWER CHOICES	RESPONSES	
Rent	33.17%	202
Own	63.71%	388
Currently staying with family or friends	2.13%	13
Other (please specify)	0.99%	6
TOTAL		609

#	OTHER (PLEASE SPECIFY)	DATE
1	(This response was translated from Spanish) Staying with parents at the moment	4/20/2022 1:15 PM
2	I live in the RV in Goleta and need a place for it	3/30/2022 1:08 PM
3	own home but rent space in mobile home park	3/30/2022 1:03 PM
4	Rent a bedroom	3/19/2022 9:08 AM
5	I just lost my lease am now living in an RV utilizing Safe Parking in Goleta.	2/16/2022 7:46 PM
6	None of the above	2/15/2022 3:13 PM

Q4 What type of home do you currently live in?

Answered: 609 Skipped: 0



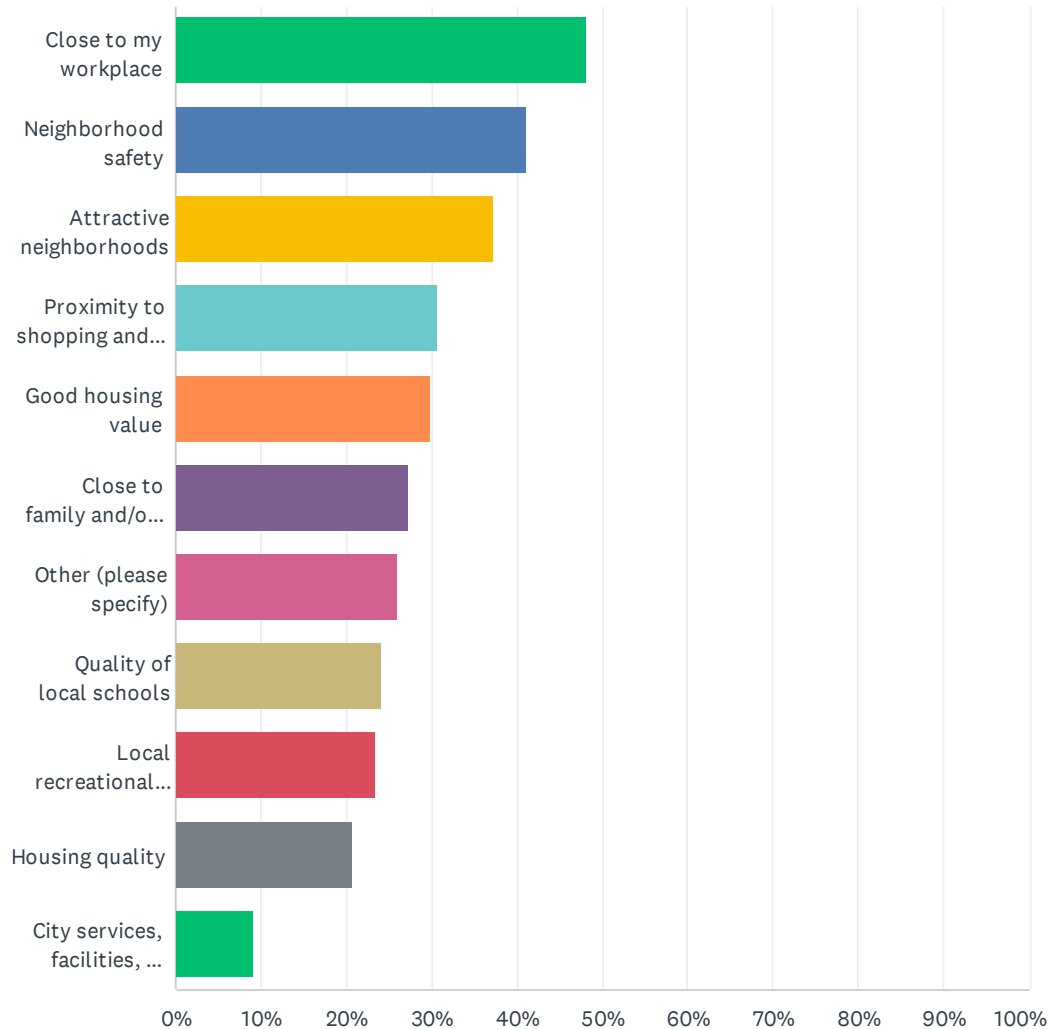
ANSWER CHOICES	RESPONSES	
Apartment or accessory dwelling unit	17.24%	105
Condo or townhouse	17.41%	106
Detached house	56.32%	343
Mobile home park	2.96%	18
Hotel/motel/short-term rental unit	0.00%	0
Trailer or other type of vehicle	0.49%	3
Boat	0.00%	0
Other (please specify)	5.58%	34
TOTAL		609

#	OTHER (PLEASE SPECIFY)	DATE
1	A house. 3bed 2bath	3/30/2022 11:29 PM
2	single family home	3/30/2022 5:00 PM
3	Detached home in an HOA	3/30/2022 2:25 PM
4	RV	3/30/2022 1:08 PM

5	Single Family Residence	3/30/2022 12:57 PM
6	sharing with family	3/30/2022 12:47 PM
7	Single Family Residence	3/30/2022 12:08 PM
8	House	3/28/2022 2:06 PM
9	Bungalow	3/22/2022 7:40 AM
10	Rent a bedroom	3/19/2022 9:08 AM
11	Home	3/15/2022 12:06 PM
12	A room.	2/22/2022 6:35 PM
13	Single family house	2/18/2022 4:47 PM
14	Single family housing	2/18/2022 3:40 AM
15	Run down farm house that's not up to code	2/17/2022 12:03 PM
16	Still rent 3bd in Goleta for kids and spouse but with that expense, I have little to afford even a room to rent	2/17/2022 6:49 AM
17	House with attached garage	2/16/2022 8:39 PM
18	House	2/16/2022 7:43 PM
19	Single family home	2/16/2022 5:35 PM
20	House	2/16/2022 2:34 PM
21	Duplex	2/16/2022 12:42 PM
22	Regular house. Is that a detached house?	2/16/2022 7:00 AM
23	Track home	2/15/2022 9:42 PM
24	house	2/15/2022 7:10 PM
25	Rented room	2/15/2022 6:54 PM
26	Single family home	2/15/2022 5:27 PM
27	Duplex in PUD	2/15/2022 5:12 PM
28	four bedroom home	2/15/2022 5:09 PM
29	house with mother to help her financially	2/15/2022 3:59 PM
30	Duplex	2/15/2022 3:43 PM
31	Single family home	2/15/2022 3:27 PM
32	Duplex	2/15/2022 3:16 PM
33	Converted for senior citizen dorms	2/15/2022 3:08 PM
34	Senior retirement living	2/15/2022 2:45 PM

Q5 If you live in Goleta, what were the main reasons why you chose to live here? (select all that apply)

Answered: 549 Skipped: 60



ANSWER CHOICES	RESPONSES	
Close to my workplace	48.27%	265
Neighborhood safety	41.17%	226
Attractive neighborhoods	37.34%	205
Proximity to shopping and services	30.60%	168
Good housing value	29.87%	164
Close to family and/or friends	27.32%	150
Other (please specify)	26.05%	143
Quality of local schools	24.04%	132
Local recreational amenities	23.50%	129
Housing quality	20.58%	113
City services, facilities, and programs	9.11%	50
Total Respondents: 549		

#	OTHER (PLEASE SPECIFY)	DATE
1	(This response was translated from Spanish) There are not many places available to rent in either Santa Barbara or Goleta. I consider myself very fortunate to have found a place here in Goleta.	4/20/2022 1:22 PM
2	(This response was translated from Spanish) This is my second home, since I first moved to Mexico I have been here in Goleta	4/20/2022 1:15 PM
3	(This response was translated from Spanish) This is a very calm (family-friendly) neighborhood and the schools are nearby	4/20/2022 1:09 PM
4	(This response was translated from Spanish) I love Goleta	4/20/2022 1:06 PM
5	(This response was translated from Spanish) I do not live in Goleta	4/20/2022 1:02 PM
6	(This response was translated from Spanish)	4/20/2022 12:58 PM
7	found a good priced apartment	4/16/2022 8:09 PM
8	In 2016, I lost the condo I owned to fire started by a individual who was renting a unit. I needed a furnished flat that would take my dog. I'm still in the flat but will need to vacate next year because the landlords are moving in a relative.	4/4/2022 7:26 PM
9	We moved here from LA. Home prices in Goleta were what gave us the most home for our dollars.	4/4/2022 4:47 PM
10	The way it was 40 years ago., before bums-on-bikes, meth, devaluation of the dollar, corporate oligopoly.	4/4/2022 1:50 PM
11	Liked the area	4/4/2022 11:01 AM
12	underground utilities, open spaces,	4/3/2022 12:18 PM
13	It was out in the boon docks many years ago	4/2/2022 8:57 AM
14	Climate, near ocean, near university.	4/1/2022 3:59 AM
15	Close to the best surf breaks on the central coast!	3/31/2022 10:41 AM
16	Cheapest housing	3/31/2022 9:38 AM
17	I have always resided in SB and the overcrowding and development has taken away from the area. So we bought in Goleta and love the open space and non developed areas that I wish	3/31/2022 7:43 AM

	would be preserved.	
18	Inheritance of my grandmother's home. I grew up visiting here.	3/30/2022 11:29 PM
19	Not a huge issue with Homeless individuals.	3/30/2022 8:35 PM
20	The beauty of the area.	3/30/2022 4:29 PM
21	My child's father is here, whose parents are also here- which is why he stays here.	3/30/2022 2:46 PM
22	just where i landed	3/30/2022 2:37 PM
23	I was actually told by Realtor that the home I was buying was in Santa Barbara! Turns out it is on the "edge" of Goleta.	3/30/2022 2:25 PM
24	Born here and live close to my family. Family has been in SB/Goleta since 1913. Great grandfather died of the flu epidemic in Santa Barbara in 1918.	3/30/2022 2:14 PM
25	It was the only house available at the time of my price range and even for \$1 million I spent \$200,000 now to take out a loan for all the undisclosed violations of Mold and Mold and all kinds of dangerous Asbestos it's been super not fun and if I could do it over again I'd move back to downtown Santa Barbara I was trying to get away from toxins I also don't like that it wasn't disclose it delete is famous for petro chemical smells pesticides and potential life-threatening rotten egg smell	3/30/2022 1:58 PM
26	I love walking on the mesa, and when we thought about buying our home, it was a very attractive consideration.	3/30/2022 1:16 PM
27	Want to retire here	3/30/2022 1:08 PM
28	I came here in 2020 because I found a rental home that fit my needs. Now that the rents have skyrocketed the owners of the home will not be renewing my lease.	3/30/2022 1:05 PM
29	first to be close to work and now good place to retire	3/30/2022 12:59 PM
30	It was the only area I could afford to buy in at the lowest market back in 2012.	3/30/2022 12:57 PM
31	Goleta, CA is where I was raised, it is where I feel at home.	3/30/2022 12:45 PM
32	Work required I relocate to the area. I cannot afford to live here to work here. I could not work remote for the job.	3/30/2022 12:31 PM
33	My kids love Foothill school, and the friendships they have built here.	3/30/2022 12:01 PM
34	Found housing. It is extremely difficult to find housing	3/30/2022 12:00 PM
35	Family	3/28/2022 9:42 AM
36	Work	3/20/2022 8:34 PM
37	UCSB, amazing health care system, close to the beach, two golf courses.	3/18/2022 10:12 PM
38	Relocated for personal relief and bring my daughter to her dad	3/18/2022 4:57 PM
39	Wanted to live in an area that demonstrated similar values and appreciation for the environment and community.	3/12/2022 11:50 PM
40	Small town	3/10/2022 2:37 PM
41	Diversity	3/7/2022 1:32 PM
42	More rural/country than Santa Barbara.	3/5/2022 7:58 PM
43	Goleta wasn't a city when I moved here over 30 years ago.	3/3/2022 5:47 PM
44	Weather.	3/2/2022 5:34 PM
45	Affordability	3/2/2022 12:01 PM
46	Used to work in Goleta	3/1/2022 1:27 PM
47	Mom move from Mexico we start living our lives here but everything is going expensive	2/28/2022 9:49 PM
48	The townhome was the only rental I could find at the time that would accept my pet cat. It was	2/28/2022 7:46 PM

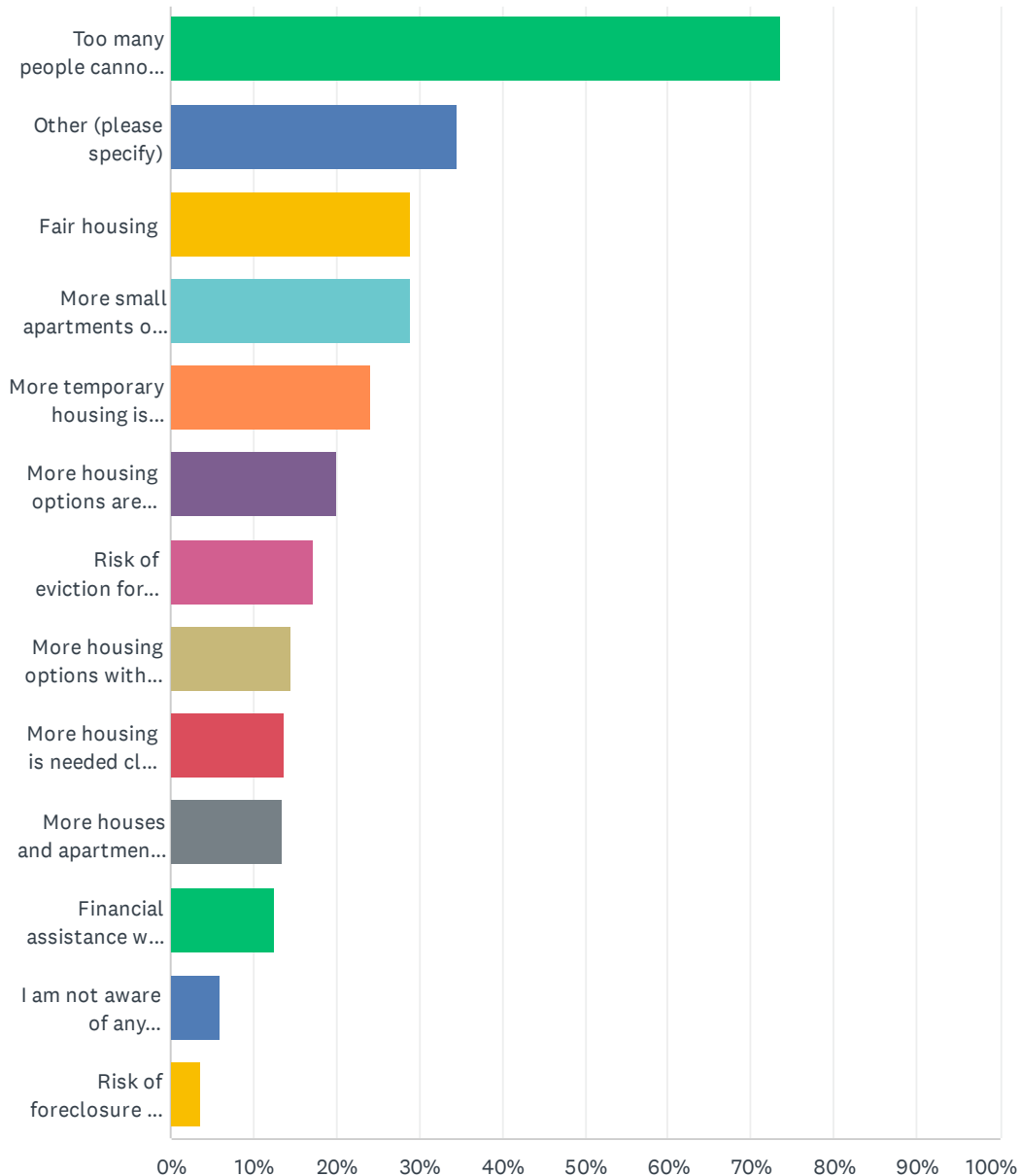
	the same price as my past rental which was a plus. But the other rental was a nice house with a huge yard. This rental is a townhome with shared walls and a tiny patio.	
49	Proximity to beaches, SBBarbara, airport and freeway access	2/28/2022 5:10 PM
50	Quality of life. Small town feel with larger town amenities. Open sunny neighborhoods. No tall buildings or urban feel.	2/28/2022 3:59 PM
51	It was just where housing was available, thanks to UCSB-provided housing.	2/28/2022 11:49 AM
52	Smaller community with open spaces and proximity to the National Forest that prevents over development. My wife and I grew up in the San Fernando Valley in the 50s and 60s when it had open spaces, but saw it become overbuilt and unattractive. We moved to Goleta in the 70s and raised our family here.	2/27/2022 11:04 PM
53	We couldn't afford to buy in Santa Barbara (kept getting outbid), but we love the Goleta neighborhoods and bluffs/beaches much better here!	2/27/2022 3:33 PM
54	I like the culture, and weather	2/26/2022 11:20 AM
55	Size of home to accomodate aging parents	2/23/2022 11:08 AM
56	UCSB proximity	2/23/2022 10:07 AM
57	senior complex nesr shopping.	2/22/2022 8:31 PM
58	The weather is very desirable. The mountains and the beach.	2/22/2022 6:35 PM
59	I moved to Goleta in 1993. A great deal different than today.	2/19/2022 9:14 PM
60	My childhood home (in spite of the state of the neighborhood)	2/19/2022 8:13 PM
61	My husband's job	2/18/2022 4:47 PM
62	Weather.	2/18/2022 3:50 PM
63	moved here as a kid, so had no saying in the matter never left	2/18/2022 3:22 PM
64	I love my Hometown	2/17/2022 10:22 PM
65	Ok	2/17/2022 7:46 PM
66	N/A	2/17/2022 3:42 PM
67	I grew up here	2/17/2022 12:03 PM
68	Iapartment was the cheapest I could find at the time 2019 since neighborhood rent has increase 200 to 300 per month.	2/17/2022 10:59 AM
69	Close to ocean for daily swim	2/17/2022 10:08 AM
70	I grew up here	2/17/2022 9:14 AM
71	It wasn't as congested as Santa Barbara downtown.	2/17/2022 9:11 AM
72	Grew up here	2/17/2022 9:02 AM
73	Close to beach	2/17/2022 8:56 AM
74	Was what we could afford in SB or Goleta at the time.	2/17/2022 8:55 AM
75	It's my home	2/17/2022 8:47 AM
76	Proximity to nature	2/17/2022 8:23 AM
77	When we moved in it was relatively quiet and peaceful (this has changed drastically with increasing density).	2/17/2022 8:11 AM
78	I grew up in Goleta	2/17/2022 6:49 AM
79	relocated from SB after losing owned condo due to fire-landlord took dog	2/17/2022 6:01 AM
80	Public safety	2/16/2022 10:34 PM
81	We love Goleta!	2/16/2022 10:15 PM

82	Pretty location	2/16/2022 9:31 PM
83	married in to a house	2/16/2022 7:34 PM
84	Childhood memories	2/16/2022 7:05 PM
85	I've always lived here	2/16/2022 6:58 PM
86	At the time when I bought my house, Goleta was uncrowded. There was a lot of vacant land (Costco wasn't there, same with all of the industrial buildings on Hollister.	2/16/2022 6:02 PM
87	was closer to where kids choose to go to high school	2/16/2022 4:20 PM
88	Availability of newly constructed home at affordable price.	2/16/2022 4:06 PM
89	Got an apartment with HASB	2/16/2022 3:52 PM
90	Away from downtown Santa Barbara, less dense.	2/16/2022 3:38 PM
91	I don't live in Goleta	2/16/2022 2:34 PM
92	No rentals downtown, Eastside or Westside	2/16/2022 1:55 PM
93	More Open land and wildlife than Sb, less traffic.	2/16/2022 1:31 PM
94	Self employed business in South County	2/16/2022 1:02 PM
95	To be close to UCSB	2/16/2022 12:51 PM
96	cheaper for a 1 bedroom apartment	2/16/2022 12:42 PM
97	35 years ago housing was a good value and the neighborhood was safe. Not so much now!	2/16/2022 11:28 AM
98	Not too crowded. Still some open space left. Old Town still has a small town feel.	2/16/2022 11:11 AM
99	Rent price	2/16/2022 8:06 AM
100	I am a 7th generation of Goleta, this is home	2/16/2022 4:00 AM
101	reduced population compared to larger cities; traffic is less.	2/15/2022 9:40 PM
102	raised here and didn't want to leave	2/15/2022 8:42 PM
103	..	2/15/2022 7:38 PM
104	More affordable than SB. Love the weather and openness with the proximity to the beach and the mountains.	2/15/2022 7:24 PM
105	grew up here	2/15/2022 6:35 PM
106	Walking distance to Old Town Goleta restaurants and shops. Still has some "small town" charm.	2/15/2022 6:32 PM
107	Both of my parents grew up here and I was born and raised here. All of my family is here. Siblings, Aunts, Uncles, Cousins and so on.	2/15/2022 6:27 PM
108	I moved here in 1985. The quality of life here has declined due to too many people trying to live here now	2/15/2022 6:14 PM
109	37 years ago it was all the open space and low density.	2/15/2022 6:09 PM
110	Grew up here since age of one	2/15/2022 6:08 PM
111	Great place to raise a family.	2/15/2022 5:22 PM
112	Affordable at the time of purchase. If I had to purchase now I wouldn't be able to afford the place.	2/15/2022 5:15 PM
113	safe community	2/15/2022 5:09 PM
114	Slightly more affordable than the housing closer to my work (in Santa Barbara).	2/15/2022 5:02 PM
115	close to beach	2/15/2022 4:55 PM

116	Only live here because it is required by work.	2/15/2022 4:44 PM
117	Tree lined streets, walking and bicycling ease, neighborhood parks. I am disturbed by efforts to eliminate the single family residential zones that allow decent but small lots with a quality of life that I do not consider too greedy of a 'quality of life.'	2/15/2022 4:33 PM
118	need more police and security, better night lighting, clean the streets, sidewalks and gutters, fix potholes	2/15/2022 4:31 PM
119	9	2/15/2022 4:20 PM
120	Smaller town feel than Santa Barbara with the same benefits of the beautiful location.	2/15/2022 4:14 PM
121	At the time we bought in 1995 houses were better value in Goleta than in Santa Barbara.	2/15/2022 4:12 PM
122	I lived her my entire adulthood until 3 years ago when I moved to help my mother. Goleta is where I raised my kids and I love Goleta!	2/15/2022 3:59 PM
123	Close to UCSB where my husband worked. I worked in SB.	2/15/2022 3:58 PM
124	Quality of life and living, track homes are not that crowded together. More breathing spaces with less people, less crowded is the key issue!	2/15/2022 3:34 PM
125	natural beauty all around.	2/15/2022 3:33 PM
126	Living with family	2/15/2022 3:32 PM
127	Proximity to transportation hubs	2/15/2022 3:29 PM
128	Because of prop 13 is the reason i live here. W/o prop 13 could not afford to live in goleta.	2/15/2022 3:27 PM
129	School district	2/15/2022 3:24 PM
130	Nature (close to Ellwood Bluffs, hearby hiking etc)	2/15/2022 3:16 PM
131	climate and nature	2/15/2022 3:11 PM
132	Peace and quiet.	2/15/2022 3:10 PM
133	Affordable	2/15/2022 3:08 PM
134	Easy beach access	2/15/2022 3:07 PM
135	na	2/15/2022 3:05 PM
136	What.. 40 yrs ago? My answer doesn't apply now.	2/15/2022 3:03 PM
137	Nature preserves. Proximity to beach. Fairly undeveloped. Accessible by bicycle. Progressive; sustainable.	2/15/2022 2:55 PM
138	Climate	2/15/2022 2:53 PM
139	We originally bought in Goleta because it was a good place for our children. Later, I got work close to our house.	2/15/2022 2:53 PM
140	The wide open spaces and small town feel, which are now gone thanks to the crooks at the Chamber of Commerce and some of the previous city council members who sold out to developers.	2/15/2022 2:52 PM
141	close to the bike trail and grocery shopping	2/15/2022 2:45 PM
142	Born and raised here	2/15/2022 2:44 PM
143	I dont live in Goleta	2/15/2022 2:43 PM

Q6 What do you consider to be the most pressing housing problems in Goleta? (select all that apply)

Answered: 609 Skipped: 0



ANSWER CHOICES	RESPONSES	
Too many people cannot find suitable housing at a cost they can afford	73.56%	448
Other (please specify)	34.65%	211
Fair housing	29.06%	177
More small apartments or condos are needed for single people and small families	28.90%	176
More temporary housing is needed for residents experiencing homelessness	24.14%	147
More housing options are needed for senior citizens, such as assisted living	20.03%	122
Risk of eviction for renters	17.24%	105
More housing options with supportive services are needed for people with disabilities	14.45%	88
More housing is needed close to schools, shopping, public transit, and other services	13.63%	83
More houses and apartments with 4+ bedrooms are needed for large families	13.46%	82
Financial assistance with home repairs for property owners with limited incomes	12.48%	76
I am not aware of any significant housing problems in Goleta	5.91%	36
Risk of foreclosure for homeowners	3.61%	22
Total Respondents: 609		

#	OTHER (PLEASE SPECIFY)	DATE
1	(This response was translated from Spanish) I think it would be a good idea for the cost of rent to be regulated according to the cost of living, taking into consideration low salaries, high rent, increasing gasoline, etc. Everything is skyrocketing. Real people and families are having to choose whether to pay rent or buy food for their families	4/20/2022 1:22 PM
2	(This response was translated from Spanish)	4/20/2022 1:17 PM
3	(This response was translated from Spanish)	4/20/2022 1:16 PM
4	(This response was translated from Spanish)	4/20/2022 1:15 PM
5	(This response was translated from Spanish) Across the board, rent is too high for all housing options	4/20/2022 1:09 PM
6	(This response was translated from Spanish) Not necessarily more housing, but the senior citizen community must be paid more attention. They are considered afterthoughts	4/20/2022 1:06 PM
7	(This response was translated from Spanish) Rent is literally sky-high. Our community needs fair housing at an accessible rent rate.	4/20/2022 1:03 PM
8	(This response was translated from Spanish) Rent is very very high!	4/20/2022 1:02 PM
9	(This response was translated from Spanish)	4/20/2022 1:01 PM
10	(This response was translated from Spanish)	4/20/2022 1:00 PM
11	(This response was translated from Spanish)	4/20/2022 1:00 PM
12	(This response was translated from Spanish)	4/20/2022 12:58 PM
13	More senior housing. Many seniors I know would downsize if they had options to move to. It would also free up single family houses for families	4/4/2022 7:26 PM
14	We are going to run out of water. This applies to all of California. When this happens, everything else will be irrelevant. Poor condition of road surfaces in many areas around the city. It would be helpful to let the community know when and where road repairs will be made.	4/4/2022 3:11 PM

15	I do not want more housing, especially high density projects, in Goleta! Traffic, crime, crowds. There is plenty of housing, they just have to be less picky.	4/4/2022 2:15 PM
16	Asylums for those who need them; barracks for single men & dorms for family groups taking retraining & remaining non-addicted; boot for knights-of-the-road; clean-up options for addicts; incarceration for recalcitrant; swift closure of vagrant camps.	4/4/2022 1:50 PM
17	We are already crammed more housing than is appropriate into Goleta. There is limited land and there are other places to build.	4/4/2022 11:01 AM
18	Real estate values have skyrocketed. Do the people who spend this money actually live and work here or has this become an investors market?	4/3/2022 8:32 PM
19	Too many housing development going without much consideration about water shortage/drought problem we have.	4/3/2022 8:10 PM
20	ucsb & sbcc students need access to housing. current shortage impacts availability for workforce housing	4/3/2022 12:18 PM
21	Not enough water for too many new homes	4/3/2022 4:54 AM
22	Property taxes are very high and keep increasing. Even if people can afford to buy a house, they might be able to after awhile. Homeowners are struggling to pay their mortgages, high and always increasing property taxes, insurances etc. cars drive really fast within neighborhoods - even on streets like mine with elementary schools. Large city trees not maintained regularly - dead branches falling or threatening to fall. Some large city tree branches falling down. These branches can fall and injure or kill anyone that happens to be underneath - people, children, and pets.	4/2/2022 1:41 PM
23	Non resident student population at City College and growth at UCSB is consuming all affordable housing.	4/1/2022 3:59 AM
24	I work at Raytheon, we lose so many good people because they cannot afford to live here. We have trouble hiring more people as a result. In my neighborhood many people are driven to live in garages for cheaper rent. Normal people with normal aspirations, like teachers, doctors, nurses, etc can't afford a \$1.5M house. It's just crazy. I joke that I don't become friends with anyone that doesn't own a place, because they will just leave eventually. But I don't joke about that any more because housing has doubled in a few years. So no normal people can afford to buy a house any more. So I just have to be friends with them while they are still in town and have long distance friendships when they inevitably leave.	3/31/2022 10:16 PM
25	No more housing and development- we are in a drought and the traffic is getting worse out here.	3/31/2022 7:43 AM
26	How can we add housing with the severe water shortage?	3/31/2022 7:24 AM
27	Affordable housing in goleta is a joke. 3k-6k a month to live in a condo or home? No wonder multiple families live in one home.	3/30/2022 11:29 PM
28	I am a 34 year old full time lecturer at UCSB and I literally can't afford to live here. Since I have lived in Goleta over the past 4 years the rent has now doubled. I have to live in a condo and rent our one room, and I'll never be able to save to afford a house, ever at this rate.	3/30/2022 8:38 PM
29	While I agree there is not enough affordable housing, I'm concerned about the increased traffic and the environmental impact to wildlife and water usage with a mega-drought. There has been so much new housing built in Goleta that I'm concerned about the loss of the open space and quiet small town atmosphere which is disappearing presently.	3/30/2022 8:11 PM
30	Housing for working families with 4 or more people. Specifically, 3 and 4 bedroom condos and homes near local schools.	3/30/2022 5:12 PM
31	too many ucsb and SBCC students, too much building- we became a city to fight the over development and that clearly has not happened	3/30/2022 4:48 PM
32	Because of the beauty and desirability of SB / Goleta we will always have a housing shortage. You can not build enough housing to meet demand. Goleta needs to stop building now or we will be no different than the mess that is southern California. We are at a tipping point right now with infrastructure, crowding, traffic, etc. STOP BUILDING.	3/30/2022 4:29 PM
33	housing for UCSB students	3/30/2022 4:18 PM

34	More housing options with supportive services are needed for people with mental health issues, especially those on a limited income.	3/30/2022 3:36 PM
35	We voted for housing moratoriums when we voted to make Goleta a City so that we can limit expansion beyond what the infrastructure, especially water, can support. We are being told to limit our water use but the City keeps approving more housing. Where is the water coming from for these developments?	3/30/2022 3:12 PM
36	Not enough water to supply existing customers.	3/30/2022 3:02 PM
37	Skyrocketing prices, families will move elsewhere. Goleta should become more family friendly, not EVEN LESS!!	3/30/2022 2:46 PM
38	The demand for housing is insatiable. Telling ourselves we can keep up by building more housing is a fool's errand. Do some analysis and don't just respond with intuition. As much as we build, there will remain enormous demand. But, as we build, we undermine the quality of life with more congestion, less open space, and gradual creep toward being the San Fernando Valley.	3/30/2022 2:46 PM
39	Stop spending money housing homeless people in the Super 8 motel. This is dumb. Stop giving hand outs to these people. You're only going to attract more of them. We should be getting them out of Goleta not incentivizing them to stay!	3/30/2022 2:35 PM
40	In my case, I wish the city of Goleta had some jurisdiction over the way HOAs are controlled by their Board. There seems to be not ONE entity: lawyers, or organization, or senior care organizations.....NOT ONE within 50 miles of Goleta which is available (for payment) to help homeowners within HOAs. Many lawyers are available to assist the BOARDS OF HOAs, but none to help the HOMEOWNERS of HOA. Like me, there are homeowners in HOAs who are being abused by Board members who overlook the rules which govern these entities, but there is nothing homeowners can do about this. If someone has information re help to combat a tyrannical Board, please reach out to me: [Personal information removed] Thank you. ...	3/30/2022 2:25 PM
41	Costs are prohibitive to attract young talent. In addition amenities that they seek are not available (i.e, walking score, alternative transportation, high speed internet, etc.)	3/30/2022 2:14 PM
42	Too much pressure on available housing from UCSB and CCSB	3/30/2022 2:09 PM
43	This question is completely biased in the direction of MORE housing. The problem in Goleta is that TOO MUCH housing has been built in the last 15 years. The Los Carneros and Storke exit ramp areas look like suburbs of Los Angeles due to all the high density housing that has been built. Traffic congestion is through the roof, stores and restaurants are crowded, and too many people have been jammed into this area. The open space feeling that Goleta had 20 years ago is nearly completely gone. PLEASE do not build more high density housing. It's horrible and has nearly ruined Goleta for those of us who have been long time residents and remember what it used to be.	3/30/2022 2:05 PM
44	No one has the right to live in Santa Barbara or Goleta there is no shortage of affordable housing because if you want affordable housing you should move to Lompoc or Ventura the rest of us bus Starbucks to live somewhere beautiful it's not a right the constitution doesn't say you're entitled to live in the Monaco of America and I don't wanna pay for housing for homeless for a bunch of Fock Es and Fock here cause it's beautiful and they can move outside and they know that you guys will take our tax dollars to house though I don't agree with that as a taxpayer	3/30/2022 1:58 PM
45	More housing is needed for most of the reasons above but my big concern is the availability of water now and in the future because of the continued draught. I see all the construction happening...multiple apartment buildings....more traffic...but water is my big concern. A building cap is definitely needed in the Goleta area...water on "paper" isn't helpful.	3/30/2022 1:27 PM
46	Too many people.	3/30/2022 1:27 PM
47	Not enough water to sustain current and future growth	3/30/2022 1:18 PM
48	Need a RV park with reasonable cost. I would like to be involved in this city initiative	3/30/2022 1:08 PM
49	Need more affordable units for purchase	3/30/2022 1:04 PM
50	more low income housing for seniors is needed	3/30/2022 1:03 PM

51	It seems to our family that there is more than enough housing available in Goleta with all the recent building in the last 15 years and the building that has been approved for the present and future.	3/30/2022 12:59 PM
52	Density and WATER SHORTAGE. Traffic is growing worse and WHERE is the WATER going to come from???	3/30/2022 12:57 PM
53	Growth is destroying the community we love.	3/30/2022 12:42 PM
54	You need housing options for all. Unfortunately, venture capitalists are buying homes for cash and closing in days. Regular folks can't compete with that. Sr housing needed for 55+, which are also single individuals. As a newly divorced single individual, I would like a 1000 sq ft housing option that includes a small backyard small with a garage (2 car would be optimal). You need to allow more construction and "reasonable" rates to rent/buy. This is ridiculous! I will have to leave in 1 yr because it is a JOKE to even think I could live here. This means YOU lose out on employment \$ plus what I contribute to the local economy.	3/30/2022 12:31 PM
55	Too much new housing without adequate infrastructure: WATER, parking, etc.	3/30/2022 12:26 PM
56	The housing in Goleta is too dense at this time for the infrastructure as it exists. It appears available water supply is going to be a big issue in the future. Additional housing is only going to stress the water supply issue even further.	3/30/2022 12:17 PM
57	Not sure what to check . . . we must stop building, period! It's silly to ask us to conserve water, etc., while continuing to build. WE HAVE REACHED (OR OVER-REACHED) OUR CAPACITY. There may be more land, but we don't need to fill it all. If we need to re-adjust the mix of housing, fine, but since this is such a desirable place to live I don't see that happening. One generation more and I wouldn't be able to afford to live here either.	3/30/2022 12:15 PM
58	A true/realistic assessment of how much housing the area can support without compromising those who live here (e.g., water, traffic, neighborhood characteristics). It is important to maintain open spaces as part of the planning.	3/30/2022 12:06 PM
59	Perhaps the community is better served when government stops manipulating regulations to appease majority (democratic mob rule).	3/30/2022 12:04 PM
60	Water	3/30/2022 12:04 PM
61	The newer multifamily housing developments in Goleta are laid out in a traditional suburban fashion: windy streets inside a walled community. This makes pedestrian access to transit extremely difficult, even if it's technically nearby. Make them more porous!	3/30/2022 12:04 PM
62	Is the infrastructure and the water needs being addressed?	3/30/2022 12:03 PM
63	The cost of a two bedroom apartment is the same cost as my mortgage for a 2Ksqft home. I support my in-laws and can not afford to put them in a reasonable unit due to the cost of apartment living here. There is no way an apartment of 5-900 sqft should cost the same as a detached home, regardless of amenities offered.	3/30/2022 12:01 PM
64	All kinds of housing is needed, including permanent supportive housing for people experiencing homelessness. Increasing the types and quality of housing options is necessary.	3/30/2022 12:00 PM
65	Too much development - too little water, it makes no common sense	3/30/2022 12:00 PM
66	We need housing, but not at the cost of losing open space, over-exhausting resourcess (WATER) both essential to civilized communities.	3/30/2022 11:59 AM
67	Affordable housing for community members, including educators.	3/28/2022 9:42 AM
68	Discrimination against renters with co signers	3/24/2022 9:14 PM
69	Housing for college students should be limited to campus and university owned housing	3/20/2022 8:34 PM
70	I am concerned about climate change and drought. Where will all the water come from to support our residences and new buildings? Maybe a desalination plant?	3/19/2022 10:48 AM
71	Luxury condos and student renters driving up demand and rental prices. Owners know they can charge more bc students will group to rent it out. Families and parents don't have that option. The new luxury condos require 3x the rent amount for income approval. At \$4600 for a 2br thats \$13800 per month income, equating to \$87/hr jobs necessary to live there. The most recent 2br I fpuhd at a decent price was \$2600 and I got beat out with the ad being up less	3/18/2022 4:57 PM

than 24hours. Even still that requires a wage of \$48/hr for a single parent to make the 3x income requirement. I understand people want money in their pockets, but there needs to be an understanding that wages just aren't there unless you work at raytheon, flir, etc. Housing should be available at affordable prices for the retail/service/hotel employees. We should not have to drive from Ventura or live with other families just to make rent. If owners intend to rent to students only, that should be stated and priced for that matter. People's Self-Help has 2year waiting list at some of their properties. There just isn't affordable housing.

72	Financial support for rent! Especially for low income large families.	3/18/2022 4:11 PM
73	More multi-family housing is needed in proximity to public transit and walkable city spaces	3/15/2022 12:29 PM
74	Restrictions on housing development need to be increased, not building.	3/12/2022 11:50 PM
75	It has become too expensive! Rents are terrible	3/12/2022 1:03 AM
76	Stop trying to build new affordable housing. It will never happen. Too many people want to live here, the supply will NEVER meet the demand and the quality of life will suffer...	3/10/2022 2:37 PM
77	Too many people	3/9/2022 8:54 AM
78	Families experiencing crisis like domestic violence and safe shelters for families do not exist in GOLETA - this is not ok, these folks are forced to leave Goleta and have a right to be here even though they are experiencing crisis.	3/8/2022 2:56 PM
79	There is not sufficient housing available for rent or to own, that is affordable to most of those who work in Goleta.	3/8/2022 10:16 AM
80	Crowding from UCSB students. UCSB students driving already high prices up, multifamily/generational households causing neighborhood overcrowding, homeless folks	3/7/2022 1:32 PM
81	Workforce housing	3/7/2022 1:13 PM
82	Over loading existing infrastructures (parking, utilities, shopping, parks, etc) due to increased density - whether infill/ADU or urban sprawl will inundate our existing systems. Parking is already a problem in many areas.	3/7/2022 12:17 AM
83	Goleta needs more single family detached homes that are affordable to working people - not more apartments.	3/5/2022 7:58 PM
84	Too many people, too few resources. Like all of coastal California (and maybe California at large), this is a constrained environment. Increased density is the tool we are using, but at some point that will no longer work. The balance will shift.	3/3/2022 5:47 PM
85	Parking parking and more parking is needed if you going to turn our neighborhoods into apartments. Over crowding our neighborhoods.	3/1/2022 2:01 PM
86	Too many people with illegal garage conversions, and people who don't keep their property up. RVs in driveways. Homeless camps along the freeway.	3/1/2022 8:14 AM
87	I know we all need housing, but Goleta is ruined. There is tall and dense construction, the traffic is miserable and will get increasingly worse, we are losing our agriculture. We will never have enough housing and we have ruined "the Good Land" thinking we can build enough for the ever increasing population. So sad.	2/28/2022 7:46 PM
88	Why with a population as small as we have City Manager makes over \$350,000 per year and we have a bloated city government, yet basic services like phone calls, emails, and responses to taxpaying residents are non responsive I'd like a full and complete external audit of City services and timesheets on the work of city workers to justify their salaries and the need for so many positions yet there are no improvements to residential areas including taking two weeks to repair the stoplights at Fairview respond to homeless encampments garbage on the streets and dead city trees everywhere	2/28/2022 5:10 PM
89	Too much high density building. Turning Goleta into Los Angeles.	2/28/2022 3:59 PM
90	There are three significant problems. First, housing options are needed for intermediate income (\$50K - \$100K) families who do not qualify for low income housing assistance. Our daughter for example is a single mother of three who has a good job with a large local company, but can barely afford a local rental let alone consider buying a home. Second, Goleta's critical infrastructure has not kept pace with the housing expansion. Water resources in particular	2/27/2022 11:04 PM

need to be expanded in unison with new housing. Our drought cycles will be unmanageable unless our water resources are increased. Third, our neighborhoods are degrading due to high density rentals in single family homes. Families are displaced by singles with multiple vehicles and little desire to maintain the home.

91	New housing should prioritize subsidized 1) rentals for specific income levels that can't afford current median market rate (administered by non-profits and governmental agencies) and 2) homeownership options for these same workforce income levels that are deed restricted. Important: Please don't prioritize new market-rate housing at this time. It is at risk for becoming investment properties or vacation homes.	2/27/2022 3:33 PM
92	Too much residential growth and inadequate infrastructure to support it. Traffic has become crazy since we moved here 17 years ago. Also, the apartment building is being driven by lack of housing at UCSB, who does not build sufficient housing for students.	2/26/2022 10:56 AM
93	Lack of water to support additional building	2/24/2022 4:59 PM
94	SBCC, UCSB, high end Corporate. You will never catch up with housing. I have lived here since 1956. Then the colleges, like magnets drew people in. The great environment coupled with well educated people created one of the most desirable places to live on earth. Fortunately, the trend is turning for many obvious reasons. A temporary solution is to build a couple of 100 story buildings giving high density with a small footprint. That would provide 3,000 residences that would provide housing for about a month until the next 3,000 units were built. Oh, did I forget about water usage. No problem, as everyone knows, only agriculture uses water. At least that is what I have been told by SB County Planners for the past 50 years. Thank God for the increase in crime rates. That may be the only real deterrent.	2/24/2022 4:26 PM
95	Student housing	2/24/2022 4:01 PM
96	Workforce housing	2/23/2022 10:07 AM
97	High Density housing is causing an over crowding of Goleta residential areas, streets and infrastructure.	2/22/2022 7:26 PM
98	Rent for an apartment is too high.	2/22/2022 6:35 PM
99	Our 32 year old son is currently living with us because he cannot find an affordable place of his own to rent or buy. The future does not look hopeful either. Newly built apartments are renting for outrageous amounts and condos that sold for \$400K 3 years ago are now \$700K.	2/22/2022 11:39 AM
100	If you build it they will and do come!	2/22/2022 8:13 AM
101	Need to work out with UCSB suitable solution to the need for student housing	2/21/2022 12:30 PM
102	For the City of Goleta's data purposes, this is the 2nd survey I have submitted. In the previous survey, I primarily spoke about the need for reasonably priced rentals, particularly for the younger generation. I mentioned the need for more moderate and low income housing and for UCSB to address the student housing crisis (but NOT with -what I consider - the inhumane Munger building). I neglected to add in the last survey that I believe the Airbnb/VRBO type of rentals have a choke hold on available rentals and by and large prohibitive for moderate and low income renters. I feel a moratorium should be put on these types of rentals. I also previously mentioned that renters are often required to earn 3X the rent, which is, in theory, wise, but in reality impractical and impossible for many due to the high rental rates. I believe the City of Goleta is trying to address the needs of the homeless. However, the need is huge, including the need for transitional housing, dual diagnosis services, job placement and permanent housing. Section 8 has a long wait list as does senior housing. The homeless live all through the neighborhoods and along the freeway. Goleta is one of the best cities to live in and I hope it will stay that way. Rent control may be needed.	2/20/2022 9:23 PM
103	Too many College age students taking up housing none student working families. Seniors too.	2/20/2022 4:55 PM
104	TOO MANY new apartments in formerly single-family areas. Crowded, impossible parking. Loud parties. No respect for private property.	2/19/2022 8:13 PM
105	Not realizing that we have limited land and don't need to keep trying to overbuild. Government doesn't understand that the public doesn't want increased density.	2/19/2022 10:41 AM
106	Less population growth is needed. We don't want Goleta to be filled with more and more condos, townhouses, and apartments to accommodate more and more population. Keep	2/18/2022 3:50 PM

	Goleta country & suburbs. Not everyone can or should live here.	
107	too many people living in one house (which i understand with the prices) makes it bad for parking	2/18/2022 3:22 PM
108	Single family house occupied by multi families.	2/18/2022 5:58 AM
109	Too many "homeless". Need to provide services for addicts and mentally challenged. Provide housing for people working--do not provide "free housing", but assist in housing for those working in Goleta or Santa Barbara. Then verify by doing rigorous regular checks to make sure they are still working in said city (don't let people scam the system).	2/17/2022 10:34 PM
110	Need to house people experiencing homelessness	2/17/2022 10:22 PM
111	Current rents are off the charts; the new apartments are renting for \$4500/mo. Even as a full time working professional adult, you would need multiple roommates just to afford this on median wages.	2/17/2022 10:20 PM
112	A cap on raising rent yearly must become city policy, following the lead of the city of Santa Barbara. I am a teacher and cannot afford these high rent costs. 70% of my income is going to rent and my spouse is disabled. We contribute to and love our community, but we cannot afford to live here if landlords are allowed to raise rent 5% or more every year. The city must institute a cap of a maximum rent increase of 2% per year. This is vital to keep essential workers in the community.	2/17/2022 10:11 PM
113	Too many UCSB students living off-campus and taking up single-family dwellings and apartments that should be available for the general public and City's workforce. Also, with multiple students combining their rent, they are able to afford inflated housing costs, which just increase the overal rental cost for actual families.	2/17/2022 3:42 PM
114	less regulations	2/17/2022 3:09 PM
115	UCSB/SBCC over populated.	2/17/2022 12:03 PM
116	Too many UCSB and SBCC students forced to find non-school provided housing driving up the costs for residents	2/17/2022 11:42 AM
117	What is the impact of recently added housing to the quality of life in Goleta?	2/17/2022 11:27 AM
118	UCSB seems to drive the rental market. Their admission levels this last year seemed to rapidly inflate the rental costs in the area. Perhaps UCSB is admitting too many students and needs to reduce admissions (as was just announced at UC Berkeley)? Separately, though perhaps connected, has been an explosion in homeless camps along the 101 freeway, concentrated in the Western Goleta area, currently.	2/17/2022 11:02 AM
119	Housing assistance needs to reevaluate Income limits for working families if I pay 1500 for a 1 bedroom I have to gross 4500 a month not to take in considreation monthly medical insurance cost food gas so on due to my gross of income make too much to get on any kind of assisstance Min wage just went up to 15 an hour and many property owners put a limit on number of occuipants per unit	2/17/2022 10:59 AM
120	Housing prices have skyrocketed in this area over the last few decades. For those of us who have owned their property for awhile, it's great. But most people can not afford to move here, even with 2 incomes. And the property taxes are ridiculous!	2/17/2022 10:43 AM
121	Too much growth too fast	2/17/2022 10:24 AM
122	It's a beautiful place and most everyone in the world wants to live here. I moved here from a very cold Midwest and this is heaven. Unlimited demand. Until we screw it up. The 3 story development off S Kellogg looks like Mexico, and is still not very "affordable".	2/17/2022 9:42 AM
123	The area has grown too large. Insufficient infrastructure and water to support more people.	2/17/2022 9:14 AM
124	Goleta has built way too many dense housing projects along with the university. Goleta is now more congested and ugly as is most of calif. Congratulations on building a huge tax base for your city too bad you fucked up this town. Keep hiring SB employees and you will be just like SB. So Sad	2/17/2022 9:11 AM
125	Multiple families living in small single-family homes because there is no affordable housing. People living in unapproved garages, port-o-potties permanently on properties to provide	2/17/2022 8:55 AM

	bathrooms for those living in the garages.	
126	Too much high-density housing being built. Road system has not improved to handle the additional traffic along the Hollister Ave and Calle Real corridors. N. Fairview and Calle Real intersection becoming extremely congested. Loss of vehicle traffic lanes in favor of bicycle lanes is exacerbating the situation.	2/17/2022 8:25 AM
127	Concerned for wildlife corridors being impacted. Make sure our wildlife has a place to live. Don't displace them. Please.	2/17/2022 8:23 AM
128	The problem is that we cannot build our way out of the housing shortage. There are too many people Overcrowding is real. Santa Barbara has lost its charm and is no longer safe. Please protect the residents who already live here. Also we need property tax relief.	2/17/2022 8:11 AM
129	Quality of neighborhoods is decreasing as density is allowed to increase	2/17/2022 7:55 AM
130	Prices are too high compared to incomes	2/17/2022 6:49 AM
131	Too much housing that has created crowded conditions. There is no solution to the problem of affordable housing in Goleta and more housing will only lower the quality of life for the residents.	2/17/2022 6:16 AM
132	There isn't enough water to support more housing development.	2/17/2022 5:27 AM
133	More affordable housing for families. Not luxurious living homes.	2/16/2022 11:52 PM
134	The increase in the number of people experiencing homelessness making their homes on private and public property, and the lack of enforcement of vagrancy. We pay a lot of taxes to live here and would like to have those taxes put toward our safety and enforcement of trespassing laws.	2/16/2022 8:19 PM
135	water for any new construction	2/16/2022 7:28 PM
136	The pricing is absurd and I work for a biotechnology company full-time, as well as rental companies raising prices due to college students who have parents who are willing to pay.	2/16/2022 7:05 PM
137	Why do you keep building when we have no water? Our city is looking more and more like Oxnard with all of this high density housing. We are in a 30 year drought, in case you haven't heard. We had a water moratorium back then, and building was basically at a standstill. Now no one seems to care about our basic infrastructure in this town. My other gripe - the homeless who are trashing our town. Take a look in the Target parking lot and Goleta Beach, with all of the rotten motorhomes in the parking lots. And other thing - look at all of the crime that is taking place - catalytic converter thefts, bicycle thefts, and blatant low-life losers stealing from our mailboxes and from our porches.	2/16/2022 6:02 PM
138	People need more housing is acknowledged, but no government body seems to include how much water will additional residents require. We live in a natural semi-desert and water must be a guiding factor in building additional housing.	2/16/2022 5:15 PM
139	Affordable housing/condos for first time home buyers who aren't low income but don't make enough to afford current costs	2/16/2022 5:08 PM
140	Too many people can't find any housing at any price! Also more moderate density housing for small families- I don't want to live in an apartment but don't need a giant house so more 3 BR townhouses would be really desirable (I'm not against building more apartments, but I'm past that stage of my life personally)	2/16/2022 5:07 PM
141	limited water resources, increased traffic w/o adequate roads/ highways, off-ramps to accomodate for this (and still not enough affordable housing for those that work here).	2/16/2022 4:20 PM
142	The rent prices are ridiculous and people need help. In order to be able to afford a place, people want 2.5X the rent... A lot of places, one has to make 6 figures to live in a small apartment. It's sad.	2/16/2022 3:52 PM
143	Costs are prohibitive (impossible) for single parent/income families.	2/16/2022 3:43 PM
144	Congested housing due to Multiple Families living in single-family homes and AUDs.	2/16/2022 3:39 PM
145	I have lived in SB for 43 years. I moved in when there was little housing, to rent. The problem with the County, is there are too many people now. There is no need to keep adding housing, let the people who can't afford this area, live in neighboring areas like Lompoc, SM and Ventura.	2/16/2022 2:34 PM

You simply can't keep building. We live in a drought. SB isn't big enough to supply for overcrowding. The roads can't take it, the schools are overcrowding like Laguna Blanca in Hope Ranch. Stop with the housing. SB has always been difficult to live in, if you aren't rich. Just stop with the building. We are not Orange county or Los Angeles County or a big city. We are Santa Barbara, home of the ocean and mountains.

146	Cost to rent new construction (Hollister Village) is \$3000 - \$4000 for a one bedroom!	2/16/2022 1:04 PM
147	I'm in favor of temporary housing for the homeless. But the City is spending 20 million dollars to house 59 homeless people. That's \$33,898 per person. Wow. Maybe I should become homeless to get that kind of free rent and support services! And the City continues to approve these huge Towbes projects. Only people making over \$100,000 per year will qualify to rent them (e.g. the "prison" looking new Cartuna project with no green space). That would have been a perfect location to build lower income/less expensive apartments for our local essential employees to rent so that they wouldn't have to commute from Santa Maria or Ventura to work here (which is causing huge pollution). I am very unhappy with the City's priorities about approving housing projects. You only cater to the homeless and the rich. The UCSB housing issue is not going away soon. We need a large number for smaller/affordable units to be built (with storage spaces) immediately.	2/16/2022 12:51 PM
148	We want to rent a single family house that is not extraordinarily expensive. The market is small and prices are TOO HIGH.	2/16/2022 12:42 PM
149	Allow for Granny Flats / Tiny homes for families to help each other out. IE. Parents aging and need to be near for safe care	2/16/2022 12:16 PM
150	Too many houses already. You will Never have enough housing when you are in one of the most desirable locations on the planet. Literally, Everyone would like to live here. Add to that, UCSB keeps growing without proper housing.	2/16/2022 11:11 AM
151	I've said for years that between Goleta, SB, and Isla Vista there's too many jobs, and not enough housing for everyone. Heap on the over-enrollment of our local colleges that already weren't providing enough housing and you get what we're seeing now. My basic math suggests that a mere reduction of a 1,000 students could result in the vacancy of several hundred apartments and homes in the area.	2/16/2022 10:17 AM
152	State housing mandates to continually provide more housing negatively impacts the character of the city. SB9 allows corporations to buy and convert designated single family zoned properties into high density housing. Government should not be in the 'subsidized housing' business nor should homeless facilities should be operated government.	2/16/2022 9:37 AM
153	City of Goleta has allowed too much new dense housing projects. Affecting traffic and residential quality.	2/16/2022 7:06 AM
154	I have a very good job at Cottage Hospital but 70% of my income goes to rent, I'm lucky I only pay \$1,750. you can not find anything close to this amount now	2/16/2022 4:00 AM
155	The rents need to be lowered. Help us please, please!	2/15/2022 10:01 PM
156	Many of these are pressing housing problems, but we will have difficulty solving these problems since people will continue to move to Goleta, no matter the costs. We should always consider the quality of life for those of us lucky enough to live in Goleta.	2/15/2022 9:49 PM
157	Gentrification	2/15/2022 9:42 PM
158	-Quick, yet cheap public transportation from/to outside communities with more room & cheaper housing for workers (ventura, buellton, santa maria) is needed to avoid impacting the quality of life in Goleta. -Homeless persons should be not allowed to camp outside state campgrounds (note the fire hazards).	2/15/2022 9:40 PM
159	Just told today that, after 4 years of renting and being an excellent, tenant, that I have 4 months to get out. Owner moving back in. I still don't have enough saved up to afford a decent 3 bedroom/2 bathroom home here. I am a professional and make over \$200,000 a year.	2/15/2022 8:49 PM
160	I don't love the way that Cathedral Oaks is really an uncontrolled death trap, we need more signals/crosswalks/barriers so people feel safe. It is not well lit, there are very few stop lights after Glen Annie, the motorcycles are soooo loud, people don't feel safe walking on Cathedral oaks. I do like the way you care for the parks in the city!!!! It feels like the minute something is broken you fix it and it keeps our parks from getting a bad reputation. I love our parks. I	2/15/2022 8:19 PM

would love to see more consistent sidewalks. The walk between Glen Annie and Ellwood Station Rd. on Calle Real is soooo dangerous at some points forcing people to walk in the road on both sides. Are you all still going to make a new exit off the freeway for Ellwood Station Rd? If so can you please consider a kid-safe bike path so that the neighborhood kids cross safely to all of the fun things on the other side?? The visibility on Cathedral Oaks & Fairview intersection is funky at best and I have seen people scared to cross (I have also seen cyclists and pedestrians hit) at that particular intersection.

161	All of the options begin with "more". Completely biased and leading question!!! Shame on you. What is needed is sustainable housing NOT simply "more." The intent of this survey is exposed by this question -- more, more, more. NO THANK YOU!! Living sustainably and maintaining quality of life for residents means setting limits.	2/15/2022 8:14 PM
162	too much has been built already there will never be enough homes for the people who live here	2/15/2022 7:30 PM
163	Many in the younger generations cannot afford to live here due to the insane property costs (both rents and home sales). Landlords are charging extremely high prices and often requiring that renters must make at least 3X the cost of rent. The rent is as high as some mortgages. A number of the apartments are quite old. Even if people qualify for an apartment, the cost of rent can prohibit renters from saving funds to purchase a home.	2/15/2022 7:25 PM
164	just not enough affordable housing in general for everyone; property taxes keep rising	2/15/2022 6:35 PM
165	On street parking has become a concern in Old Town neighborhood as most houses have more than 3 vehicles per household. Can't have a small get together with friends without them having to park two or more blocks away. People have converted garages into studio for rent without regard to where renters will park.	2/15/2022 6:32 PM
166	We don't need more housings we need less people.	2/15/2022 6:27 PM
167	The amount of housing is fine. There are just too many people!	2/15/2022 6:14 PM
168	UCSB, LA home flippers and realtors are causing housing problems.	2/15/2022 6:09 PM
169	Potential addition of ADU housing/granny flats affecting neighborhoods with crowding, excess street parking and transient residents. This is not what we expected when we moved here fifteen years ago and we're concerned about the future.	2/15/2022 5:57 PM
170	There is enough housing. The problem is too many people. Everyone can't live here. Water has always been a problem yet new houses/condos go up anyway.	2/15/2022 5:20 PM
171	There is enough housing. We have a finite amount of water. Traffic is too much. You are ruining this area by over building & cramming too many people in to a small space.	2/15/2022 5:14 PM
172	more low price affordable housing for seniors above seventy years and no income situation please help poor seniors	2/15/2022 5:09 PM
173	More affordable smaller houses needed (2-3 bedroom).	2/15/2022 5:02 PM
174	Recently relocated for work. Housing prices (rent and ownership) are horrendous!	2/15/2022 4:44 PM
175	We need more housing, period. We need to lower enrollment at UCSB because that is taking up much of our housing. Permits for ADUs can be further streamlined and made more affordable.	2/15/2022 4:37 PM
176	unhoused people	2/15/2022 4:33 PM
177	A No - Growth option should be up for discussion. Growth does not seem to solve the problems. We have a zoning ordinance stick to it as much as possible.	2/15/2022 4:33 PM
178	Homeless people are starting to live near our homes and Calle Real—this is how LA started with its current homelessness crisis. The government must act now!	2/15/2022 4:31 PM
179	don't over build, too many houses and people will ruin the small town rural ATMOSHPERE OF Goleta, LIVE WITHIN YOUR RESOURCES	2/15/2022 4:31 PM
180	Over building, and creating areas that force a condensed living space for many is not the answer. It just creates higher crime areas.	2/15/2022 4:28 PM
181	Safety is a very big issue. Our house has been burglarized as has another home in this development. Mail is also being stolen. We have a big problem with homeless people lighting	2/15/2022 4:20 PM

campfires on the bluffs; leaving trash everywhere; and panhandling. We need better and more police enforcement and less handouts to drug addicts. You have over 30 agencies and a failed 10 year plan to show for huge amounts of money spent trying to solve the homeless problem. We don't need more studies or agencies giving away taxpayer money. You also failed to fix the bluff trails for the last 10 years. No new or repaired ocean accesses nor trails. What happened to that plan?

182	There is too much housing currently using up precious water resources.	2/15/2022 4:16 PM
183	I have a shared housing situation with a family member who is on section 8. Not many places accept section 8 in the area.	2/15/2022 4:12 PM
184	My children are professionals who will never be able to afford to buy in the south coast....home prices are unbelievably high.	2/15/2022 4:05 PM
185	In short we need more housing. Basically regardless of price point.	2/15/2022 4:05 PM
186	Goleta is not obligated to provide housing for those cannot do it themselves! The fact of the matter is that everyone that desires to live here can't but that's life!	2/15/2022 4:03 PM
187	Was going to buy a lot to build but could not get city approval for water meter.	2/15/2022 3:51 PM
188	Creating housing for the homeless in Old Town Goleta when the citizens of Goleta are looking for the City of Goleta to complete the revitalization of Old Town. What is the status of the revitalization plan for Old Town??	2/15/2022 3:39 PM
189	The current problem is a human made problem based on little or no understanding in how the logic of evolvment works. Bad public policies have led to the following inequities felt by all sectors of our society: Rent control inhibits mom and pop investors from taking an additional risk in providing housing for the general population. The lure of 'cheap housing' and 'free housing for the homeless' at taxpayers expense has attracted more people and transients to the area that the City could ill afford to handle. It started with a good intent and ending with a poisonous pill results that no one is benefitting from the decision being made by our City leaders.	2/15/2022 3:34 PM
190	The newer dense housing tracts have few if any trees, plants, grass to alleviate the density of buildings which feels ugly.	2/15/2022 3:33 PM
191	Not enough ADUs are being built, too many market rate houses are built even water is scarce. Need redevelopment not fill up more and more open space.	2/15/2022 3:27 PM
192	We have enough people in Goleta and it is already built out. No more large apartment complexes. Traffic is too much already.	2/15/2022 3:21 PM
193	We need to keep government interference with the market to a minimum.	2/15/2022 3:19 PM
194	Stop giving handouts to the homeless, send them away or Goleta will turn into Venice Beach.	2/15/2022 3:13 PM
195	CA policies make it exceedingly difficult for landlords to deal with problem tenants, making them hesitant to rent-out their properties when not occupied and reducing availability, the area is getting really overcrowded, homelessness and crime are on the rise, buying hotels for homeless at taxpayers' expense is not a solution	2/15/2022 3:11 PM
196	Current homeowners are being adversely affected by new housing rules and the apparent disregard for existing homeowners (who worked hard to make the area a nice place to live) and their wishes. We DO NOT need to make currently quiet areas into noisy, dog barking, high traffic, no parking places, crowded neighborhoods.	2/15/2022 3:10 PM
197	Affordable for seniors, with only social security and small pensions. & affordable assisted living	2/15/2022 3:08 PM
198	The permitting process to build onto your property (ie add a bedroom, garage conversion, etc) is too burdensome and expensive. It reduces housing availability.	2/15/2022 3:07 PM
199	the degrading of existing neighborhoods by adding extra units in single family areas.	2/15/2022 3:06 PM
200	Homeless issues need to be addressed, but I'm not sure that 'temporary' housing is the answer; in fact I believe it could complicate the situation	2/15/2022 3:06 PM
201	Enough with the seniors already. And thanks for those options. You would like to know about housing option problems.. what, besides the price?	2/15/2022 3:03 PM

202	Easier and quicker process to build ADU's, additions and 2nd story to existing single family homes. If land is not available to build in south county, it should be easier to build where homes already exist. Solve the parking problems with efficient transit options. It takes over an hour bus ride from Ellwood to downtown SB, people chose to drive instead.	2/15/2022 2:53 PM
203	Groups or two+ families live in 3 or 4 bedroom homes and own 4 or 5 cars. Local street parking has become scarce. Street sweeping is impacted as people with extra cars leave them on the street.	2/15/2022 2:53 PM
204	Housing costs for renters are out of control. Owners are charging whatever they want for sub-par units price-gouging renters. Living conditions are terrible and tenants are afraid to complain when repairs are needed (for even basic things like hot water) because they are afraid of having their rent raised or losing their housing altogether. University students are taking up much needed rental housing making it unavailable for residents and families and causing prices to be astronomical. A middle class family can't afford more than a one bedroom apartment let alone ever even hope to buy a house.	2/15/2022 2:52 PM
205	The greed of UCSB in over-enrolling students, which exacerbates the consequences of limited housing and which has changed the character of Goleta.	2/15/2022 2:52 PM
206	Sprawl development in lieu of increased density of existing residential areas.	2/15/2022 2:44 PM
207	There are not enough single houses available for sale in this town and when they do become available the prices are astronomical and out of towners with cash are buying them up.	2/15/2022 2:43 PM
208	NO MORE HOUSING. PERIOD. We don't have enough parking or water for all the recently completed and existing housing! STOP!	2/15/2022 2:42 PM
209	Not enough housing and everything is unattainably expensive for most of us.	2/15/2022 2:42 PM
210	Homeless	2/15/2022 2:41 PM
211	Concerned about over-building and traffic flow being unsafe on 101	2/15/2022 2:41 PM

Q7 Briefly describe how you think the City of Goleta could help to address these issues. (More extensive comments may also be submitted via email to anewkirk@cityofgoleta.org)

Answered: 387 Skipped: 222

#	RESPONSES	DATE
1	(This response was translated from Spanish) Housing is needed for low-income families. The lack of housing is what causes them to overpopulate the available houses and subleases. This is the only way many families are able to cover their basic needs at the cost of losing privacy and put themselves at risk of a disasters/emergencies that can occur because of overpopulation in a housing unit.	4/20/2022 1:22 PM
2	(This response was translated from Spanish) Reduce the cost of rent!	4/20/2022 1:16 PM
3	(This response was translated from Spanish) Please help prioritize disabled people. Many are often former armed services and do not have housing compared to others who do. It's not fair. There are people with existing resources from their families and the city but actual at-risk groups like senior citizens, retired military and disabled people who really need the help are ignored. Please check who qualifies for any housing initiatives so these working class people can have access to fair housing.	4/20/2022 1:15 PM
4	(This response was translated from Spanish) Creating more targeted housing and helping communities with affordable rent	4/20/2022 1:09 PM
5	(This response was translated from Spanish) You are doing great work	4/20/2022 1:06 PM
6	(This response was translated from Spanish) That the cost in rent be more affordable so that individuals and families can live with a sense of dignity within the community	4/20/2022 1:01 PM
7	(This response was translated from Spanish) That the cost in rent be more affordable so that individuals and families can live with a sense of dignity within the community	4/20/2022 1:00 PM
8	(This response was translated from Spanish) That the cost in rent be more affordable so that individuals and families can live with a sense of dignity within the community	4/20/2022 1:00 PM
9	(This response was translated from Spanish) Have more control over rent increases. Many owners are not maintaining their houses, apartments, studios, or rooms in good condition. This is unfair for low-income people who are paying high rent but are provided with unites in VERY poor condition that not many people realize is happening. Thank you for worrying about this issue, I hope you can help our community!	4/20/2022 12:58 PM
10	As I gain life experience, the more convinced I am that the less government does to try to 'help' the better off the community is. So many of the problems we have in our society today is caused by government's meddling.	4/8/2022 3:03 PM
11	It is impossible to purchase any type of housing in Goleta. You will need to be a millionaire to do so. Can we mandate construction companies to provide much more affordable housing for those families earning less than \$150,000 a month. It is unjust that a two bedroom apartment in a new development is going for over \$4,000 a month. We have to pressure our government to bring more housing affordability to Goleta if we want to increase the economy	4/8/2022 9:27 AM
12	Housing is expensive here, thus living wages are important to keep people solvent and not teetering on homelessness.	4/5/2022 5:03 PM
13	Allow large housing buildings higher than 20 stories.	4/5/2022 9:55 AM
14	I'm eligible for 'affordable' housing because my AGI meets the income criteria, but I have no idea where to look or even apply. I wouldn't need section 8. Just some subsidize or lower income housing. Thx	4/4/2022 7:26 PM
15	No comment at this time.	4/4/2022 4:47 PM

16	Keeping the community informed of how much water is available, where it plans to source water and sending out reminders on how to conserve water as you have been.	4/4/2022 3:11 PM
17	Due to the political climate, you can't. Over-all-set-up and code will have to come from the state and politicians would have a hard time finding any agenda that would please the far right/left, land-grant inheritors/recent working arrivals, multi-generational welfare recipients wealthy or poor) and the middle-class which mostly supports both.	4/4/2022 1:50 PM
18	Encouraging ADU's and making them affordable to build. Assisting people who work in the area to buy homes. Keeping corporations from buying single family dwellings and driving the costs up by flipping them	4/4/2022 1:30 PM
19	Pursue actions to end "cityhood penalty" Goleta pays to SBCounty, generating funds for housing outreach.	4/3/2022 12:18 PM
20	Fight pressure to build more homes until water is secured for years to come	4/3/2022 4:54 AM
21	Add Speed bumps to residential streets with elementary schools in the vicinity. Maintain the city trees semi annually or at least annually. City trees on my street have not been maintained in over 2 yrs! Reduce property taxes - CA prop taxes are among the highest in the nation. Ridiculous!	4/2/2022 1:41 PM
22	Reuse buildings already standing and don't build on ever open space you see. With every build there should be an open space/park area for families and dogs	4/2/2022 8:57 AM
23	I feel for the City of Goleta trying to solve such a huge problem that has only become so much worse in the last year. I don't know how people can afford to live here in general. I would love to move from my condo to a house, but the prices are obscene. I know nearly no one will agree with me, but I suggest building 3 steel and concrete mid rise buildings with small 500 - 600 sq ft apts (that could be purchased with loans from a housing assistance group). These taller than normal buildings would be placed so that there's a lot of room around them and where they generally don't block too many views. The City of Seattle has helped residents buy their condo homes for many years. They receive loans and if they sell too soon, they don't get to keep all the profit. A fair amount of the profit is fed back into the agency's finances for those who do. These unit's would normally house two people, but sometimes only one.	4/1/2022 9:26 PM
24	It is a complicated problem. As the pressure on housing becomes more intense, we are seeing more SFHs in our neighborhood (el encanto heights) get rented to people who are putting 10+ people (and 7+ automobiles) into a single home+garage. Having one or two on a block is okay, but when that becomes a dominant mode of living, it degrades the quality of life in these neighborhoods. We need to explore ways to encourage non-owner-occupied homeowners to put places up for sale to owner-occupied residents. This would make more homes available to young families looking to get into the market. At the same time, I have concerns about rampant housing expansion (hollister village, hideaway, old town village, etc) and where the water will come for these new ventures (not to mention 4000+ residents in the proposed Munger Hall).	4/1/2022 11:17 AM
25	Stop growth at UCSB and make City College for local residents like it was intended.	4/1/2022 3:59 AM
26	I don't know the answer. Maybe some rent assistance for people willing to come work here from elsewhere to fill the employment gap here in town. We need to get more creative. Maybe it is time to build vertically for affordable apartments. Or maybe the ocean and houseboats are the answer. i am really glad that the town is cleaning up the homeless encampments along the highway but I hope that the city is helping the folks. They need a clean place to rest and support for whatever is going on with them. I loved the encampment that was created in Isla Vista, it was secure, offered sanitation, food was nearby, the folks had some privacy in the little dwellings, what a neat idea. I hope we can do something more permanent for folks so that they can get their feet under them again. Six months wasn't enough I bet in most cases.	3/31/2022 10:16 PM
27	If a person can not afford to buy a house or rent an apartment here, they need to live somewhere else. We shouldn't have to financially "help" folks who can't afford to live here. Santa Maria, Fresno and other cities are far less expensive. People should learn to live within their means, for housing and life. Don't give loans to those who just don't earn enough to live here.	3/31/2022 5:08 PM
28	TBH, I don't care is our house value goes down. We have a comfortable monthly payment. It would be nice (somehow) to lower the house prices locally so other young professionals can afford to buy a home. Not sure how the city can do that... _(ツ)_/	3/31/2022 10:41 AM

29	The cost to rent or buy is the main issue. I know so many life time good families that have been here for generations now leaving the area because they can't afford to buy or rent!	3/31/2022 9:29 AM
30	It would be great if we could stop developing Goleta and preserve what already exists.	3/31/2022 7:43 AM
31	I am concerned about vacation or second homes in Goleta that remain vacant for much of the year. If we are going to build/ authorize new housing, with all its impacts, we should prioritize housing for people who will live in our community as their primary residence or rent the property out to people who use it as their primary residence. An additional tax on short-term rentals, vacation homes or vacant properties (with exemptions on the vacancy tax for medical or hardship reasons, etc.) would be one way to address this issue.	3/31/2022 7:36 AM
32	The city keeps building yet most people who work in Goleta cannot afford to live here. We have great teachers and nurses in our city who have to commute from Ventura, Ox, Lmp. and SM because the cost to rent/buy isn't possible. Solution starts with UCSB getting their housing issue solved then we can start working on ours. We can build more and more and charge the going rate yet the housing issues will still be a problem. Nothing is truly affordable here in Goleta. It's sad. If I didn't inherit my grandparents home there's no way I could live here. I think I would have to move out of state.	3/30/2022 11:29 PM
33	I think we need more mixed use housing areas so people can live within easy walking/biking distance of where they live. Less zoning restrictions that only allow single family detached homes. Continue to expand dedicated bike infrastructure that's more than just a strip along the road . We can add more housing inventory without contributing to more sprawl by focusing on more dense housing options and making areas more walkable.	3/30/2022 9:37 PM
34	try to build houses/apartments,etc that people can afford	3/30/2022 9:21 PM
35	More housing. Subsidized rentals for teachers and lecturers at UCSB.	3/30/2022 8:38 PM
36	Super 8 motel being turned into units for homeless individuals, is not the solution. This will bring the moral down in Old Town Goleta. Not to mention the impact it will do to a Family environment town and the locals favorite. Since Santa Barbara has become more touristy, a lot of locals have pushed out to Goleta. Maybe having this project move more towards the Santa Barbara county clinic area?	3/30/2022 8:35 PM
37	Need to really look at all aspects of new housing and how it affects both the environment and traffic. How can we sustain more people when we are in a drought? Can the county/government agencies such as emergency services successfully meet the challenges?	3/30/2022 8:11 PM
38	Housing without HOA	3/30/2022 7:16 PM
39	Have rent control for seniors. Include some housing for singles and couples on a sliding scale	3/30/2022 6:59 PM
40	Mandate Rent Control. Build housing for working familes and financially motivate property owners to Rent to families rather than tourists, aka AirBnBs, and off-campus college students who are exceeding unit occupancy and parking for many neighborhoods. Families are competing with college students for housing because who can afford \$5000/month...one family or 6 college roommates? Rhetorical question. DO Better Goleta!!!!	3/30/2022 5:12 PM
41	I'm grateful to live in a safe place! But the rising costs in Santa Barbara and Goleta and California in general are ridiculous!	3/30/2022 5:01 PM
42	it seems there is a lot of open space/land along hollister, that isnt near any schools or busy intersections, that could accommodate a large housing structure/campus for the homeless.	3/30/2022 5:00 PM
43	TOO MUCH BUILDING! We keep getting told there is no water but Goleta just keeps building, not sure how that logic works. We are expected to put our houses at risk because everything is so dry but you just keep on building. Too many UCSB students and way too many out of county students coming to attend SBCC- which is suppose to be a community college.	3/30/2022 4:48 PM
44	Please do not allow Sacramento to dictate how our community should build housing. Goleta is a wonderful place to live for a reason. Please do not destroy it by overbuilding.	3/30/2022 4:29 PM
45	Allow garage apartments; small add-ons that don't fall under the ADU limits. Meanwhile, try to preserve as much open space as possible - and good luck with all of that.	3/30/2022 4:26 PM
46	Rent control legislation, affordable housing programs, priority housing for families.	3/30/2022 4:22 PM
47	Relax height restrictions while strictly enforcing environmental rules such as creek set backs.	3/30/2022 4:18 PM

48	Address the houseless population problems, but hold off on approving more housing developments until we can get our water issues addressed. We need ground water recharge from cleaned sanitation water, desalination program and creek diversion of water running off into the ocean.	3/30/2022 3:12 PM
49	Don't build any new units unless they have sufficient off street parking and adequate water reserves.	3/30/2022 3:02 PM
50	The only issue that I'm aware of and that needs to be eliminated is transient homeless people starting fires at their "camp" sites.	3/30/2022 2:46 PM
51	The City of Goleta cannot control demand for housing or realistically alter housing costs alone, given that we are dominated by County land and the City of SB. So let's stop listening to developers who want to make money and leave us with more traffic and congestion through high density housing.	3/30/2022 2:46 PM
52	As tight as the housing is I don't like to see all of the condos and. Shopping centers built on every vacant parcel... it diminishes the overall quality of life in Goleta...	3/30/2022 2:40 PM
53	Stop letting the costal commission gobble up all of the land and instead incentivize developers to build more housing. Stop spending money to house homeless people. Get them out of Goleta!	3/30/2022 2:35 PM
54	I wish I knew whom to turn to within the City government. Their appears to be no recourse, I wish the city had attorneys who could inform us homeowners. Knowing our rights doesn't help if one has no recourse. I have been searching for over a year trying to locate an attorney in this area who would assist me, a HOMEOWNER.....they all work or want to work for the Boards of HOAs. (I understand it is their privilege to do so, and my addressing this issue here may be outside your interests.) Regarding other housing problems in Goleta: I will admit I don't understand the issue enough to comment except to ask: Does the Goleta government have any jurisdiction over the cost of buying and renting in Goleta?	3/30/2022 2:25 PM
55	I'd need more time to consider this question to answer it properly.	3/30/2022 2:14 PM
56	Demand UCSB and CCSB address their housing issues.	3/30/2022 2:09 PM
57	Please see the above. I am saddened that this survey takes as a given that the problem is not enough housing, while completely overlooking all the problems that the additional housing has caused. This is not the Goleta Goodland that it used to be.	3/30/2022 2:05 PM
58	More affordable housing needed for most.	3/30/2022 2:03 PM
59	No one's entitled live in Goleta you work you pay your bills White House otherwise she moves that should be your options and if you're homeless where else would you want to live except the American Riviera nobody's entitled to live here we have enough programs are taxpayers dollars help with and donations that we shouldn't have to be building housing for the homeless because when you build it they will come this is a problem Santa Monica to Lazy A	3/30/2022 1:58 PM
60	City officials should uniformly and fairly enforce code restrictions throughout an area, not selectively enforce only against specific properties.	3/30/2022 1:57 PM
61	Every member of my family has a job and owns a house. It is not the city or county's job to give away housing. If a person wants to live in this area, they must be able to pay the prices. Many other communities have "high "prices for housing - Boulder,CO, Seattle, WA - it is just the price that people pay to live in preferred areas. If people want lower house prices, move to Pittsburgh, PA, Indiana, Kentucky... There is a reason houses cost more in desirable locations. Once people try to fight supply and demand, there are problems. Building a certain % of a development as "affordable housing " never works. Time and time again affordable housing has been sold at market price after some years. The owner makes a lot of money. And the number of affordable houses is again decreased. Wishing and hoping are sufficient to purchase a house in Santa Barbara County!	3/30/2022 1:30 PM
62	It seems like the land use in the area south of old town is inefficient and underutilized, maybe not the best area for car dealerships? Many businesses sit empty. Move small businesses closer to Main Street, add parking lots at both ends of old town. Make several blocks of different types of affordable housing with at least 3 stories. This would help revitalize old town and would provide services within walking distance. Also, maybe the airport overflow parking could be moved closer to the airport. That piece of land beside Twin Lakes off Hollister could	3/30/2022 1:21 PM

house a large housing development. And would also be within walking distance of businesses. If Westwind ever goes out of business this would be a more desirable parking area for the airport. Also it seems like a portion of the land at Storke and Hwy 101 might provide an additional housing area or a more appropriate area for the car dealerships and other businesses. The rental prices are making it impossible to live where people work. One should not have to feel lucky or advantaged to live in the town in which they work. Also an exit ramp and overpass between Storke and Cathedral Oaks is needed to manage traffic issues which housing will increase. If UCSB kept its commitment to add more housing I believe this would also free up rental properties in the Storke Rd area. But hopefully not as the dorm is currently proposed. Regarding additional housing, thinking outside of the box and creating some new ideas around old town, etc. could be a win win for businesses and residents. Sounds easy but I understand funding, land ownership, and zoning issues are all at work.

63	Desalination plant built by UCSB to alleviate water needs caused by students, faculty and staff at UCSB that live and work in Goleta while attending UCSB.	3/30/2022 1:18 PM
64	Raise awareness about NIMBY'ism and it's pitfalls. Conservation/Affordability/Compassion/Compromise are all interrelated are key factors to making livability for all. More comprehensive planning for Hollister as a vibrant commercial and multi-use, multi-income, density. Review concepts of land use and carrying capacities for sustainability and cohesive development practices.	3/30/2022 1:17 PM
65	This is a tough but very good question. Living in the Santa Barbara area is quite expensive compared to most other areas in the country and I'm not sure the government can help a lot with living expenses. If there are federal or state grants to help with home improvements, that would be a good place to start advertising to let citizens know.	3/30/2022 1:16 PM
66	I am currently on the street and would like the city to help finding a permanent RV parking place. My cell is [Personal information removed]. Please help.	3/30/2022 1:08 PM
67	Build more multi-unit complexes. Force UCSB to provide housing to all their students & faculty, and limit enrollment to the amount that they can guarantee housing. Allow condominium developments with affordable housing so those that work here can afford to live here.	3/30/2022 1:05 PM
68	Build affordable homes to purchase	3/30/2022 1:04 PM
69	possible government subsidized housing?	3/30/2022 1:03 PM
70	Nothing, work on improving business optionws	3/30/2022 12:59 PM
71	I think more ADUs, but the City has GOT to take into account the ongoing WATER Shortages...	3/30/2022 12:57 PM
72	The more housing that is built, the more people will move here, the more crowded it will become.	3/30/2022 12:52 PM
73	There is no water for development of new housing where it is needed. Find a reliable new source of water. With water, responsible development can occur. Without it, there is no rational solution to the housing problem in Goleta.	3/30/2022 12:51 PM
74	Housing similar to the 2nd story homes at the Market Place Goleta.	3/30/2022 12:45 PM
75	Approve development of single family homes that are affordable, not priced upwards of a million or more just because the current market allows it. The fact that old outdated tract homes in Goleta with no view and not much property and are are selling for over a million dollars is mind boggling and not aligned with what the majority of the community can afford (so out of towners with disposable or very high incomes buy them up). The current home market in Goleta, CA is only good for those with disposable or very high incomes. Also, rents are out of control. I know people who own / rent out their 2 bedroom condos in Goleta, CA for \$3,800 - \$4k a month. No yards, no views, share walls. This is also prohibitive unless you have a disposable or very high income.	3/30/2022 12:45 PM
76	We have lived here 40 years and seen to much growth. We do NOT have water to support one more housing unit. we are not responsible for another person period.	3/30/2022 12:42 PM
77	Work with the county and the state to address mental health in a meaningful way. There is VERY little access to good, quality mental health services. It should be quick and easy to	3/30/2022 12:41 PM

access as reaching out when experiencing mental health issues is difficult enough. Many must advocate for months before receiving mediocre-at-best services.

78	Any solutions to housing must maintain the quality of life in Goleta. Preservation of open space and wildlife habitat should be the top priority. Living within existing local water resources should be second priority. Don't develop housing if there is not sufficient water for it! The city should help develop mass transportation to provide a means of getting to and from work without adding to traffic problems. Mass transportation should include light rail on the existing tracks, with coordinated bus service to places of work. Express bus service to and from other local communities should be developed and subsidized. If new housing is developed, it should be done close to the 101/Union Pacific corridor so that new residents can easily use mass transit.	3/30/2022 12:34 PM
79	Stop putting \$ to homelessness as those folks do not want to follow the housing rules. Concentrate on housing for individuals that CONTRIBUTE to GOLETA/SB economy. Open up land for building-unless you don't want people to move here and contribute to the economy/jobs, etc. Allow companies the option to build housing like "back in the day" when companies built housing for the coal miners. You all need to start thinking outside the box. Remove all your restrictive requirements for building. You have a serious housing issue and you are not responding fast enough or adequately. Let me also tell you that allowing in all these foreign/Chinese individuals for school - they do not know how to live here. They are dirty, throw trash outside of dumpsters (they are too good to lift the common trash can lid?), stuff entirely too many people into units! Come on, government restrictions on how many bathrooms/rooms if someone wants to adopt - yet, rental units advertise that up to 5 people in a 2 bed/1 bath unit is adequate at \$5100/month. Get real! I'm sure you all are saying, "Not in my backyard" and so this occurs in someone else's backyard. UCSB doesn't provide adequate housing- kick back on them to house their students so those students don't contaminate the local area for your tax paying employed workers! The situation is dire. Do more faster!	3/30/2022 12:31 PM
80	Rezone literally all of the single family residential areas to high density.	3/30/2022 12:29 PM
81	Stop over building at this time until the water problem, roadways, public transportation, recreation, excessive airport noise (more people-more airplanes), can be dealt with.	3/30/2022 12:17 PM
82	Limit rent or raise minimum wage. The lowest paid city employee should be able to afford a studio apartment.	3/30/2022 12:12 PM
83	Zoning ordinances needed to be updated to meet demands; BUILD HIGHER THAN 3 FLOORS. More buildings such as Francisco Torres for UCSB and CC students near bus routes. In addition, more public transportation options via Amtrak and MTD. If I could get on the bus from Goleta to get to my job in Montecito and not take an hour to get there, I would consider taking the bus.	3/30/2022 12:08 PM
84	We need more affordable housing, and better public transit / biking. The freeway and main roads (Storke, Hollister, Cathedral Oaks) are getting a lot of traffic so adding more housing right now does not seem sustainable.	3/30/2022 12:08 PM
85	People move here for 'quality of life.' The continual increase of housing to placate state regulations reduces, some may assert eliminates, the reason for living here due to higher rents, traffic congestion, reduced law enforcement services (ratio of law enforcement to population increases, the less they are able to be responsive, increased crime, increased pollution, negative impacts on water supply, encroaching government. Perhaps the city should push back on the state and refuse to comply. To heck with the state funds they won't receive.	3/30/2022 12:04 PM
86	Affordable housing and water opportunities	3/30/2022 12:04 PM
87	The newer multifamily housing developments in Goleta are laid out in a traditional suburban fashion: windy streets inside a walled community. This makes pedestrian access to transit and nearby places extremely difficult, even if it's technically nearby. Make them more porous!	3/30/2022 12:04 PM
88	Stop building high density housing impacting traffic and safety	3/30/2022 12:04 PM
89	Indicate publicly how my concerns are being addressed.	3/30/2022 12:03 PM
90	Approve good projects, reduce obstacles including environmental restrictions that are too restrictive	3/30/2022 12:02 PM
91	A local housing funding source and approvals of mixed use housing and retail, and building over parking lots.	3/30/2022 12:00 PM

92	Help is needed for low income home owners and help families that are in the Foster Care system and need an adult to stay home and take care of kids with physical and mental health issues.	3/30/2022 12:00 PM
93	Either get more water or stop building	3/30/2022 12:00 PM
94	We need housing for the missing middle-income earning class of people. Those of us who wish to live in homes or condo/townhomes and do not qualify for affordable housing, yet end up spending half of our income on rent to find somewhere halfway decent to live.	3/30/2022 11:59 AM
95	Stop Building. That's why we moved from Santa Barbara. Do not become another Santa Barbara!	3/30/2022 11:59 AM
96	Engage EDC and their constituents and educate them about the need for housing, and that there is never going to be a perfect project on a perfect site. Encourage them to pick reasonable, meaningful land use battles and to stop opposing well planned and long foreseen affordable housing projects.	3/30/2022 11:57 AM
97	Affordable rent . More housing !! I was unable to find a place to rent for 2 months nothing available. I had the money just nothing available. We were homeless for 2 months because of that.	3/29/2022 10:10 AM
98	Provide affordable housing for educators so they can live locally rather than needing to commute.	3/28/2022 9:42 AM
99	More Section 8 vouchers! Less waiting times. Find a way to keep lower rent control. Build affordable bungalows. I wish Goleta had less cookie-cutter homes and apts, to allow some personality. Goleta is a beautiful coastal city and is losing all its charm by building this way.	3/22/2022 7:40 AM
100	UCSB mandate students to live in specific housing communities	3/20/2022 8:34 PM
101	Financial assistance for first-time buyers. Low-income subsidized housing for families.	3/20/2022 2:21 PM
102	Make sure that new housing is not only equatable but takes climate change and water use into account!	3/19/2022 10:48 AM
103	Many families are desperately in need of affordable housing and unfortunately have to wait on very long waiting lists.	3/19/2022 9:08 AM
104	More housing, price breaks for locals trying to buy, quit selling to investment companies, hedge funds, and people who don't want to make this their main residence. My wife and I have a combined income of over \$300K and can't get a 1150 sq ft, 3bd 2ba, detached home that are currently going for \$1.25 million or more.	3/18/2022 10:12 PM
105	keep investors out. fix california property tax law.	3/18/2022 9:42 PM
106	Crack down on high rental costs and create student rates for such properties.	3/18/2022 4:57 PM
107	Build more affordable housing. We need apartments. We need to ban Airbnb. So people can live in homes instead of having them as vacation rentals.	3/18/2022 4:46 PM
108	The price of rent are too high. Studios for 1900 that's horrible.	3/18/2022 4:27 PM
109	Limit the number of investors renting properties. That would allow the families who need housing to have a fair shot at owning homes. People with conventional loans can't beat out all the cash investors.	3/18/2022 4:22 PM
110	Affordable homes need to be available for people serving the community and working in Goleta.	3/18/2022 4:19 PM
111	Prices HAVE to come down. As a single mother with two children I cannot afford a three bedroom that costs \$7,000 a month.	3/18/2022 4:13 PM
112	Re-zoning to include more multi-unit housing and harsher penalties for developers that build single family dwellings	3/15/2022 12:29 PM
113	UCSB has been allowed to admit more students than they have housing, and they should be forced to reduce that number as the area cannot sustain the current numbers, let alone higher projected numbers by the university. In addition, a lack of housing at UCSB and Isla Vista puts greater demand on nearby neighborhoods that would otherwise be going to working families.	3/12/2022 11:50 PM

Also, building more housing puts greater pressure on an already stressed water supply. Where is the city planning on getting more water to sustain new development? As a homeowner, I have had to pay drought assessment fees because of the lack of water. The hard fact is that Goleta cannot be home to everyone who wants to live here. And increased development will not only put a greater strain on resources, but it will decrease much-needed open spaces and create an urban environment and congestion. That is not why people want to live in the Goodland.

114	Put a cap on how much a landlord can increase rent and how often. Protect renters from eviction since homes are valued so high, owners sell and kick renters out. Drive rent back down and bring families back to Goleta. So many have left because of cost and lack of inventory. They are commuting from far away and this is terrible for their kids.	3/12/2022 1:03 AM
115	Get real. We are living in a finite water area that cannot possibly support the population we have now let alone more. Please stop building more & more places. We don't have the water!	3/9/2022 8:54 AM
116	More immediate housing with supportive services and linkage to needed community supports.	3/8/2022 2:56 PM
117	Streamline housing projects' approval and permitting process steps and timeline, and use coming infrastructure funds to pay for housing infrastructure of new affordable housing projects.	3/8/2022 10:16 AM
118	I think the City of Goleta could help address these issues by incentivizing increased housing production, especially near bus stops, while also enacting anti-displacement policies for current residents such as establishing priorities for local residents to become occupants of new affordable housing options and/or financial subsidies for those who are most at risk for eviction or foreclosure (given the adverse social impact that evictions and foreclosures have on the community as a whole). I also think that the City of Goleta should do more in its power to encourage or demand UCSB/Isla Vista to increase its housing stock as it is unfortunate to see students displacing local residents in Goleta and, to some extent, gentrifying the area.	3/8/2022 8:01 AM
119	Redefine what the term "affordable housing" means based on the population served in the community. Assess the impact of temporary residents have on securing long term housing. Can there be some type assistance to "small time" landlords so rents can be reasonable but not require the landlord to work with the housing authorities programs?	3/7/2022 5:52 PM
120	I have a family member who was recently facing homelessness. We tried to find help through local agencies but all had waiting lists or disqualifying restrictions. He ended up hiding a tent on the bluffs to sleep in and taking sink baths at his work for over 3 weeks until a friend of a friend offered him a temporary room. It would be very helpful if there were a non-commercial (not Craigslist type) listing of available housing provided by the City, including temporary (not vacation) listings. I personally am a college educated renter with two jobs. My rent is below market rate because I have lived here for nearly 4 years but I still pay over 60% of my income just on rent. Add utilities and it's 70%. I live in fear (and certainty) that my rent will be raised and I will be without housing. I advocate for rent control policies for our City residences.	3/7/2022 4:30 PM
121	It would help make neighborhoods look more attractive if we could provide some assistance for homeowners who are struggling financially with keeping their home exteriors/landscaping maintained. For example, we take daily walks through our neighborhood, and often see homes that appear to be struggling with upkeep. Not only would this help struggling Goleta residents, but also the neighborhoods as well, through "neighborhood beautification". Thanks for providing this opportunity for feedback.	3/7/2022 2:22 PM
122	Rent control, more construction and adus and affordable housing requirements	3/7/2022 2:19 PM
123	Maximize housing opportunities and include affordable housing in all plans	3/7/2022 1:40 PM
124	UCSB needs to provide sufficient affordable housing for their students. There should be limits on the number of people that can live in each home to avoid over crowding. People should not be allowed to rent our garages as homes. The city of goleta should consider a cash program for individuals selling their homes to receive a small cash bonus for selling to families/locals vs. Cash investors or families of UCSB students.	3/7/2022 1:32 PM
125	The City could approve more workforce housing. They could make the process less complicated. They could annex land. They could help the community understand the RHNA requirements better.	3/7/2022 1:13 PM
126	Do not approve further luxury condo development until more genuinely affordable housing has	3/4/2022 3:02 PM

been constructed. Approve taller multi-unit structures. Establish tax regulations that disincentivize investment properties that stand empty for most/all of the year.

127	I'm not sure what a city the size of Goleta can do to fix the big picture, but since increased density seems to be the way we (all California jurisdictions) are being encouraged to go, at least ensure that what housing is built is good quality, whether tiny homes, apartments, condos, or those large homes for large families. We may need increased housing, but we also need housing that lasts.	3/3/2022 5:47 PM
128	More affordable housing funds. Reintroduce revenue neutrality. Perhaps a percentage of equity on sale of house.	3/3/2022 4:36 PM
129	The cost of living is too high in our county. The homeless population has increased and safety is becoming a concern since many homeless present mental health issues. The answer is not to house them somewhere near residential areas such as the super 8. In my opinion the homeless need to be given jobs where they can work for lodging and food. They need to be offered free drug and mental health counseling.	3/3/2022 8:45 AM
130	Something needs to be done to prevent investors from buying up housing and not living in it. Some properties are kept for airbnb use; I know this is hardly a Goleta only problem, perhaps a County wide solution is needed?	3/2/2022 4:01 PM
131	There is quite a bit of new housing being built, but the cost of that housing far exceeds the single family income. I know that I won't be able to retire here, and buying a home is completely out of the question. It is really sad because I will have spent 20-30 years in the community, and if things continue as they are, I won't have any option but to leave.	3/2/2022 3:46 PM
132	Affordable housing is needed. How can a family afford 3,000/4,000 a month for rent	3/2/2022 1:22 PM
133	I don't have an answer to this but I would be more supportive of this project if I knew that other cities in our area were creating similar solutions. I am concerned that if we are the only solution for all of the county's homeless, it will draw more homeless to us and will impact my property value.	3/2/2022 12:01 PM
134	Two single family homes next to my house have been empty for over 2+ years (one almost 4 years that I know of). They are owned by people who live in other parts of the county but they have no incentive to rent out or sell their houses because they bought their homes for under \$100k in the 1960's and the homes have been paid off for years and years. These are 4 bedroom homes less than 2 blocks from a neighborhood school. It is sad to see 2 high quality homes sitting empty while families are struggling to find housing. Is there a way for the City to incentivize people to rent out their homes or sell or at least publicize this need?	3/2/2022 11:58 AM
135	If you can't afford the housing related. Over crowding is destroying our once safe neighborhoods.	3/1/2022 2:01 PM
136	Goleta needs to develop more. Need more homes in the area for people to start families.	3/1/2022 1:27 PM
137	I wish we all had a heightened awareness of the needs of those who are housing insecure and the patience and tolerance and determination to solve those issues.	3/1/2022 8:21 AM
138	Issue citations to those who don't keep their property up. Issue tickets to all the cars on Cathedral Oaks that are inoperable and just sit there year after year. Issue citations for illegal garage conversions.	3/1/2022 8:14 AM
139	Give housing to people who is on disability, militar the other people There some people live on housing and they young they can work. Just having kids so they can still have housing. No fair for people who really need like retire. Old people too ! Housing people need to check better on people who is getting g housing. Put priority's on some other people before	2/28/2022 9:49 PM
140	Stop approving the monstrous and dense new projects. Have some protections for renters. My rent goes up 5% every year no matter what is happening in the world - pandemic, inflation, poor economy.	2/28/2022 7:46 PM
141	Be more responsive to txpaying residents Cut city government positions Moratorium on city salaries and Answer the phone and emails!!!	2/28/2022 5:10 PM
142	I understand that land is limited, but as someone who works in Tech, and makes a decent salary, I'd need to make twice as much to buy a single family residence out here. Rents have skyrocketed, to where if I were moving here, it would be borderline unaffordable. The city	2/28/2022 4:00 PM

	hasn't kept up with the demand for housing, forcing people to look elsewhere and have to commute into town to work.	
143	Rent control for workforce level housing	2/28/2022 3:59 PM
144	Need more affordable housing	2/28/2022 12:52 PM
145	Rent cap, doing more to demand UCSB provides for the students that they admit, and stronger consequences for abusive landlords.	2/28/2022 11:49 AM
146	The housing pricing spike is quite substantial. even with 2 incomes and higher paying jobs Santa Barbara is not affordable. Goleta also is becoming such where housing is not available for small family (2kids). The availability for an affordable 2 or 3 bedroom is almost non existent, and if found the competition for that unit is 20 to 1.	2/28/2022 10:20 AM
147	Assess the frequency and impact of foreign, corporate, and nonresident investors in the local real estate market. Establish policy accordingly. Encourage policies that promote housing security and homeownership by local residents, especially the local government workforce (teachers, city employees, etc.). There are many programs that can help inform this work, such as employee-based housing, matched savings, and other methods to help the local workforce have both housing stability and the opportunity to save for and buy a home. Strengthen the relationship with UCSB and establish non-litigious solutions. Advocate for enrollment management. Determine solutions to homelessness that are at an appropriate scale. Prioritize public safety and public health in this process. Also prioritize the local workforce over those experiencing homelessness—there is no justifiable reason why people have to move out of the area due to cost while others are given the opportunity to stay. Extensively research this topic and learn from the experiences of other communities. Hold the county, other local governments, and nonprofits accountable for actions that affect Goleta residents. Consider barriers to treatment centers and solutions for the mentally ill and/or chemically dependent. Acknowledge the population of those who live in their vehicles and their impact on residential communities.	2/28/2022 8:44 AM
148	Critical infrastructure planning needs to be integrated into the housing plan.	2/27/2022 11:04 PM
149	-> For the very bottom of the income range (people who camp outside), please partner with nonprofits and churches/faith communities for safe campgrounds as well and law enforcement officers, community peace officers, mental health agencies, veterans agencies, to get people who are camping places that are not safe and healthy and lawful to camp to these new "safe campgrounds". Multiple options/locations for these the better. Maybe some are targeted to families and vehicle campers and some to people in tents, some to veterans, some to people with substance abuse issues and/or criminal records. -> For low-income individuals, families, seniors, who are already connected with social services, please focus money (reach out to as many state and federal resources as possible) on staff and support services, and increasing more housing units. Increase outreach for people who qualify for support services but haven't signed up. Increase education in the community and even volunteer opportunities, ways that people of all incomes can give back. -> For workforce housing, identify income ranges and employers that are trying to recruit in that income range. Are there enough housing options for households at that income level? Can City of Goleta channel some into 80% + AMI for home ownership options that are subsidized and deed restricted (for example teachers, firefighters). -> Determine whether gentrification in some neighborhoods is a risk in Goleta, and if so, target strategies to help families or their children who inherit homes (but don't already own their own homes) remain living in those homes. (Could include subsidizing ADU costs, or pathways/education/assistance for lower income levels if a family member lives in the ADU-supports aging in place)	2/27/2022 3:33 PM
150	Infill and relaxation of parking requirements to reduce sprawl accomplished through more public transit options and safer bike infrastructure. Would LOVE to see more condos. It is a great level of density compared to apartments or single family houses, and is more affordable than single family but more livable than small apartments not designed for families/long term living.	2/26/2022 11:20 AM
151	Limit multifamily building & work with UCSB to build student housing. Too many rentals change the quality of neighborhoods and one loses ties to neighbors due to transient nature of rentals. We have enough rentals.	2/26/2022 10:56 AM
152	Explore building tiny home communities (like the city of Austin) to provide/build affordable and safe housing options to address homelessness, increase ownership for low-income families and offer more choices for senior citizens. It would be beneficial for the city to develop long	2/25/2022 9:52 AM

term solutions rather than temporary fixes using the resources/grants provided by the state. These living communities can also be used to encourage independent living and provide opportunities for earned income via sustainable farming, co-ops etc.

153	Stop building, more open spaces	2/24/2022 10:35 PM
154	Bring back single family homes. That's what people want for their families. It really creates a sense of community.	2/24/2022 5:51 PM
155	Stop building any more high density housing	2/24/2022 4:59 PM
156	You're kidding of course.	2/24/2022 4:26 PM
157	Build more student housing on CUSB property	2/24/2022 4:01 PM
158	There are willing housing builders with projects stalled for years due to re-zoning requests and/or water. Get all projects with willing builders through the process. Creative overbuilding zoning may look good on paper but doesn't pencil out and generally never gets built.	2/23/2022 4:35 PM
159	Find sites and manage costs to ensure housing is more affordable. Costs are rising and supply chains are impacted.	2/23/2022 11:08 AM
160	I wish I knew! Is there money? Can you redevelop some of the industrial space near ward memorial or south of Patterson?	2/23/2022 10:07 AM
161	The Super 8 hotel will help the homeless; and the City should continue to explore underutilized buildings for this purpose. Compliance with SB 9 & 10 will increase density & hopefully provide more affordable rental & owner housing.	2/22/2022 8:31 PM
162	Construct housing with ample space, and less high density developments	2/22/2022 7:26 PM
163	Rent control for rooms and apartment.	2/22/2022 6:35 PM
164	We need more new home development.	2/22/2022 2:58 PM
165	Help to regulate real estate businesses/developers, mortgage lending practices, and county property taxation policies.	2/22/2022 12:48 PM
166	More affordable housing!!!	2/22/2022 11:39 AM
167	The city of Goleta can no longer treat UCSB as a benevolent benefactor. They are an 800 pound gorilla on our doorstep. Our infrastructure can't support their continued growth. We don't have the water resources to support the students already in the system let alone 5000 more.	2/22/2022 8:13 AM
168	The City of Goleta needs to be less restrictive on the approval of new housing. Unreasonable restrictions on new building have made housing unaffordable for most people in the area.	2/21/2022 2:27 PM
169	Permits issued with a careful eye toward a diversity of housing options and levels of affordability.	2/21/2022 12:30 PM
170	See above.	2/20/2022 9:23 PM
171	Encourage College administrators to create housing for their students.	2/20/2022 4:55 PM
172	You need to take into account that when you require different amenities when building and force builders to add in services, you, that is the City of Goleta, ends up causing the price of homes to become more expensive. Lighten up on your rules. Make it easier to get permits and don't be so difficult. Right now, the City of Goleta has been basically closed. It is very difficult to understand and navigate through your website to try and services done. Work with the community. Make it easier to move forward with projects. It takes so long to build and go through the process. How can the City of Goleta make housing more affordable, when the City of Goleta causes the delays?	2/19/2022 9:14 PM
173	PATROL Old Town parking abuses. RESPOND to loud parties. PREVENT ghetto-ization/more crowding.	2/19/2022 8:13 PM
174	Goleta needs to come up with a long term city design plan that adds housing to the area and includes parking and traffic control. Allowing housing willy nilly is going to create long term issues with traffic, water availability and parking.	2/19/2022 5:35 PM
175	Goleta doesn't need to allow increased density and lowering standards to wreck our City by allowing more people.	2/19/2022 10:41 AM

176	Have more affordable housing available too many long term local families are needing to move out of town and commute.	2/19/2022 4:48 AM
177	Rent is out of the control, housing is out of control. If this continues, Goleta will be a city of transients and will cease to be a community.	2/18/2022 6:44 PM
178	We should not build more houses. There is water shortage. The city is becoming very crowded.	2/18/2022 4:47 PM
179	The City has been detrimental to the quality of Goleta. I'm one of those who voted for city-hood to stop the crappy developments being dumped here by the SB Co Brd of Sups. I've regretted that vote ever since, as Goleta won't stand up to the relentless pressure to grow to accommodate even more people. STOP!	2/18/2022 3:50 PM
180	Install rent control.	2/18/2022 11:34 AM
181	Expand to the west and build more housing or demolish some older homes and create higher density. We have been working and renting in Goleta for 2+ years and want to start a family, but cannot afford a suitable home	2/18/2022 7:59 AM
182	Do not build condos or townhouses anymore. State has water shortage.	2/18/2022 3:40 AM
183	Provide housing/funds for people working--do not provide "free housing", but assist in housing/funds for those working in Goleta or Santa Barbara. Set a time limit for funds to be available to offset low income of those working full time. Then verify by doing rigorous regular checks to make sure they are still working in (don't let people scam the system). Not easy to implement; do keep it simple for all to understand rules/regulations. Also, educate all about population growth and its affect on economics and environment.	2/17/2022 10:34 PM
184	Project home key; purchase motels; purchase apartments; provide supportive services; create group camping and village sites in appropriate environmentally appropriate locations; safe parking program; develop rapport and one-on-one relationships with people experiencing homelessness to build trust and nurture people into transitional and permanent housing in environmentally responsible locations.	2/17/2022 10:22 PM
185	Strong arm UCSB to subsidize and build housing; create areas and blocks specifically to house students.	2/17/2022 10:20 PM
186	As stated above, A cap on raising rent yearly must become city policy, following the lead of the city of Santa Barbara. I am a teacher and cannot afford these high rent costs. 70% of my income is going to rent and my spouse is disabled. We contribute to and love our community, but we cannot afford to live here if landlords are allowed to raise rent 5% or more every year. The city must institute a cap of a maximum rent increase of 2% per year. This is vital to keep essential workers in the community. Also, community gardens are essential too for encouraging access to healthy food and community engagement.	2/17/2022 10:11 PM
187	Approve more single family housing developments. Build in open spaces. Approve zoning changes. Identify that we need to build more homes, not high density condo / apartment / duplex. We need long term neighborhood planning.	2/17/2022 8:40 PM
188	Regulate housing property management companies to restrict UCSB students. UCSB should be able to track and report the local address for all of their students and help to regulate this issue.	2/17/2022 3:42 PM
189	Bring down the rental prices which are insanely high by permitting more apartment complexes	2/17/2022 1:17 PM
190	Need to be aware of the natural resources available and the population those resources can support.	2/17/2022 12:05 PM
191	Stop allowing UCSB and the powers that be, push you around. No back door deals.	2/17/2022 12:03 PM
192	Build more. Force UCSB and SBCC to provide all housing needs for their student population.	2/17/2022 11:42 AM
193	The City needs to do more to encourage more rentals. Also encourage more re-development, especially mixed use, while protecting views. And either raise the in lieu fees or eliminate them so that real affordable housing required in large projects will produce real affordable units. Also, force UCSB to build housing they promised for new and retired faculty and staff so they don't take up housing in our community.	2/17/2022 11:38 AM

194	Goleta has provided the majority of additional housing. What other areas are being considered to meet State requirements?	2/17/2022 11:27 AM
195	Rent control agreements, perhaps in exchange for streamlined building permits. Public housing for the homeless and/or more outreach for sheltering that is not in the form of law enforcement (i.e., it's a social services issue, not criminal). More 2-way communication and coordination with UCSB to adapt to changing student population numbers.	2/17/2022 11:02 AM
196	increase low income to modrate income units have the County housing adjust income limits and update list on a regular	2/17/2022 10:59 AM
197	Homeless folks ~ I have had direct contact with them in Isla Vista and most don't want to be helped. Stop wasting money trying to help them. Ship them where they want to go and use that money elsewhere. Work on reducing the property taxes. The newest trend has folks moving OUT of CA because of the high cost of housing and high taxes! Is this what we want? At some point, the housing prices may be so high, NO ONE will be able to afford or willing to buy. Then we have empty housing, empty neighborhoods, theft, drug dealing, etc. This bubble is going to break ~ how about adjusting now, instead of in a crisis?	2/17/2022 10:43 AM
198	Need more senior living that is affordable	2/17/2022 10:08 AM
199	Provide more low income housing/ section 8 housing. Provide housing for the homeless. I am happy to hear that the Super 8 motel i being converted to housing for the homeless.	2/17/2022 9:53 AM
200	So many housing developments, but none of them are affordable for middle class families.	2/17/2022 9:52 AM
201	Allow limited development of market-rate housing. If you make "affordable" aka subsidized housing, somebody has to "play God" and pick the lucky winners. This is very unfair to the hard-working folks like me who made tremendous sacrifices like multiple jobs and roommates to get into housing.	2/17/2022 9:42 AM
202	Bring back a building moratorium, stop acting like greedy ass bureaucrats and build a city for our citizens uncrowded,safe from criminals,and safe for our children.	2/17/2022 9:11 AM
203	Partnering with community non-profit partners and larger employers to address housing issues as a community.	2/17/2022 8:56 AM
204	A realistic review of housing values and rents being charged. It is a bit like the wild west out here with house prices way above actual value; pushing the rents for those higher. Basically, there needs to be more action from the City (and County) to help enforce some sanity.	2/17/2022 8:55 AM
205	Since the expansion of the footprint of the city is unlikely to happen, more forms of denser housing are necessary as well as public transit that reduces the reliance on cars. While there is a good amount of public transit, it will need to be more frequent with more stops throughout the larger metropolitan area so that more people are able to use the transit to reach jobs that may not be within Goleta. This expansion of public transit service will require coordination with other municipalities and the county. To address more local concerns, Goleta should allow for smaller, bodega-like shops within communities so that people can walk to pick up that "one item" they need instead of having to drive to a grocery store or order it to be delivered. Third, and the more difficult to achieve, Goleta should ensure that any house on a detached single-family lot can be turned into townhouses, similar to the tenancy-in-common developments being built in Los Angeles. The consistent lack of housing to keep pace with being in the sphere of a UC campus while already being an attractive place to live means that the housing supply will take years to catch up to demand. Finally, and the most difficult to achieve, Goleta must ensure that people want to live in forms of housing that are single-family, detached homes, either through a more equitable distribution of the infrastructure cost to connect such homes to the various government networks (roadways, water, power, gas, internet) or through some type of information campaign. However, a unique challenge would be ensuring that other forms of housing do not serve to spread the worst behaviors Isla Vista is known for throughout the city.	2/17/2022 8:50 AM
206	Rent control More single family houses Limits on student housing Penalties for dishonest developers More affordable housing units Priority for local natives - legacy buying opportunities	2/17/2022 8:47 AM
207	Renters make up 60% of the population of Goleta - most often that is not by choice. For those of us in our mid careers - 30s to 40s, it is impossible to find houses we can afford to buy, even on a 6 figure salary income which higher than average American income. There needs to be	2/17/2022 8:42 AM

more inventory of houses priced in the 700K range. Most people with salaried jobs cannot afford to buy a million dollar house.

208	Press	2/17/2022 8:31 AM
209	Suspend approval of any additional high-density developments. Stop trying to encourage bicycle travel and commuting as the number of bicycle riders is very limited compared with motor vehicles.	2/17/2022 8:25 AM
210	Stop the greed of developers like Winslow (sp?) Homes - design properties with grace not boxes that look like crap.	2/17/2022 8:23 AM
211	Please do not kowtow to the Housing Element. You will never solve the problem.	2/17/2022 8:11 AM
212	Too many UCSB students are parking their cars in residential neighborhoods where they do not live making it unsafe for residents and children living in the area.	2/17/2022 8:07 AM
213	Limit ADUs and garage conversions.	2/17/2022 7:55 AM
214	There are many vacant buildings that could be used for housing of all sorts. Businesses could sponsor them and help rebuild them into quality residences for low income, emergency or homeless care.	2/17/2022 7:31 AM
215	rent is high the pay is low the food and gasoline expensive the greed is rampant	2/17/2022 7:29 AM
216	Increase supply. Review arrest policies with regards to restraining orders. Provide temporary assistance to those arrested, released, but awaiting trial.	2/17/2022 6:49 AM
217	Stop building housing and press UCSB to reduce their enrollment by at least 25%	2/17/2022 6:16 AM
218	seniors citizens in single family residences and whose kids are gone can't downsize to free up housing for young families because not enough senior complexes.	2/17/2022 6:01 AM
219	I know there isn't enough housing for all who want to live here. That said, the reality of enough water has to come first in making housing plans. Possibly another desalination plant should be built. Until water issues can be resolved, stop building new houses. This will drive up the cost of housing, and it's already at a ridiculously unaffordable level. There will have to be subsidies to accommodate necessary workers in Goleta to either help with housing or commute costs. Homeless populations need to be accommodated, elderly poor -a growing population - need housing help. All of this will result in higher taxes which people resist. Figure a way to communicate the need to pay a higher price to live here or limit the water permits.	2/17/2022 5:27 AM
220	UCSB needs to lower their yearly acceptance quantity. UCSB students take housing away from families. It is ridiculous!!!	2/16/2022 11:52 PM
221	UCSB and SBCC is causing a serious problem here. When the kids come back to school each quarter it is very difficult to find a place to rent. This town was not made for so many students. There are also alot of rich people with vacation homes here, many homes are empty and will never be rented out. There is no more land to build on so the city cant grow much. It was a nice quiet town but now all thats being built are condos and duplexes where there used to be farm land, just to cram more people in a small place which is turning this place from a quiet beach town into a busy city with lots of crime. The University's should cut their admissions in half and be required to house their students. UCSB should also give the Massive land Munger gave them to some one else to develop homes for the community, It was stupid to give that land to a school like UCSB	2/16/2022 11:23 PM
222	Through carefully managed, controlled growth that meets the demographic needs of the growing population, specifically single people, students and seniors.	2/16/2022 10:34 PM
223	Stop corporations from buying single family dwellings to rent to college students for exorbitant amounts of money or foreign entities buying up multiple properties for rental income. Let the people who live & work here invest in our home land through home ownership, cultivating a sense of pride & community buy-in.	2/16/2022 10:15 PM
224	Rent control is needed. The new apartment buildings charge unreasonable rents. In older complexes greedy landlords increase rents as often as they can, for as much as they can.	2/16/2022 9:44 PM
225	work with UCSB to limit the admittance of students without potential housing - I was born and raised in SB / Goleta, and I can't afford to live here - we need to attempt to help those workers who can't afford to live here	2/16/2022 9:38 PM

226	Treat mental health in homeless population. Don't let them trash or burn our city Make UCSB responsible for the housing of their students.	2/16/2022 9:26 PM
227	Limit the amount of UCSB students that can rent homes - rent prices have skyrocketed	2/16/2022 9:05 PM
228	I think there could be a grant for people who can't afford to take care of their properties, like my next door neighbor whose roof consists of tarps.	2/16/2022 8:19 PM
229	Rent control seems pointless. A landlord can choose not to renew a lease and hike up the rent. The advertised monthly rent for my apartment jumped \$1,100 from what I was paying. Why settle for a 2% cap when it can be increased 25%?!? It is still vacant after three weeks and I am now a homeless, disabled single mother seeking affordable housing in a town where housing is very limited. The City needs to build more affordable housing or ensure more is available, especially for families in need. My children are the fifth generation in this county and driving them to school in an RV is a very, very sad situation. Locals are being driven out of town and that is a shame.	2/16/2022 7:46 PM
230	Do inspections of people on housing and lower rent for regular people. It's too pricey here now.	2/16/2022 6:58 PM
231	Affordable housing. Your "essential workers" are drowning and soon you will have none.	2/16/2022 6:24 PM
232	Me gustaría que nos ayudaran más con más vivienda a costo más bajo , fariña facilidades para poder comprar una casa , es muy agradable vivir aquí en Goleta pero es muy caro , En mi caso nada más mi cheque es para pagar renta y aseguranza y a veces no tengo para comprar comida yo soy viuda con 2 hijos y he luchado muy duro para seguir adelante con mis hijos , he tratado de calificar para estampillas y no me califican porque ellos se fijan en el gros de mi cheque , mis hijos son muy buenos , estudiosos quieren salir adelante , pero realmente yo no los puedo ayudar económicamente y uno de mis hijos trabaja un poco para poder pagar su escuela y sus propios gastos Por favor necesito ayuda y me encantaría tener un hogar para mi , mi mana e hijos que fuera propio , es uno de mis sueños , Gracias por ayudar a todas las personas y preocuparse por sus necesidades mi nombre es [Personal information removed] me encantaría poder platicar con ustedes en persona muchas gracias y que Dios lis bendiga	2/16/2022 6:21 PM
233	Cut enrollment at UCSB and SBCC. They are taking over all available housing. 25k+ At UCSB and 20k+ from SBCC. 45k+ people who will and must pay anything to live here. Will destroy this community.	2/16/2022 6:03 PM
234	That's for you to figure out. Build it and they will come.	2/16/2022 6:02 PM
235	Rent control, construction of affordable units, cap UCSB enrollment, no airbnb	2/16/2022 5:40 PM
236	Consider the whole problem of more people living here. Schools, services, health, etc. There are other locations in California that can accommdate more households.	2/16/2022 5:15 PM
237	Support middle income families who aren't low income but also can't afford the housing prices in the area to purchase a home	2/16/2022 5:08 PM
238	Approve more housing. And do something about UCSB- they have to build more housing for their students. They've driven the rental market out of control by being so irresponsible (we've worked at and attended UCSB and still think this- it's miserable for their students too!).	2/16/2022 5:07 PM
239	Better (safer) cycling infrastructure, reduce parking—anything to get people less reliant on cars; more density near transit/shopping/workplaces; zoning changes. Meaningful affordability standards.	2/16/2022 4:57 PM
240	build affordable housing.	2/16/2022 4:49 PM
241	would be nice if we could build affordable housing for those that live/ work here and not someones second vacation home.	2/16/2022 4:20 PM
242	Less homeless encampments for increased safety	2/16/2022 4:12 PM
243	Please do not burden current residents by making Goleta favorable to homeless population. It needs to be addressed humanely but not by making Goleta a safe haven.	2/16/2022 4:06 PM
244	The city should incentivize developers to build affordable housing instead of the expensive, high-end apartments that have been erected along HWY 101. All new housing complexes built over the last 10 years are not affordable for the middle class workforce.	2/16/2022 3:59 PM

245	I think its too late. Goleta will continue to grow and more people will move here and due to the high cost of living , it will require multiple families or many roommates to be able to live in what is meant to be a single family household. This leads to parking problems, overcrowding etc.	2/16/2022 3:55 PM
246	Better help for rental assistance	2/16/2022 3:52 PM
247	There are 3 homes on my cul de sac that have multiple families living in them. One home is split into 3 living quarters (house split in half and converted garage), another home is split into 3 living quarters (house split in half and converted garage) and has an occupied trailer in the backyard. There is limited street parking, and cars speed up and down the cul da sac making it unsafe for my children to play outside. I own my home and it's frustrating that the ADU's (or trailers!) and multiple families are living in single-family homes causing excess congestion on the street. My husband and I grew up in this neighborhood and it wasn't this congested when I was growing up. If you want more feedback about his issue I can be contacted at [Personal information removed]	2/16/2022 3:39 PM
248	No more homeless housing. It's getting too dangerous. Stop the woke!	2/16/2022 3:38 PM
249	We need to stop building condos and townhouses that continue to add more people to a City whose infrastructure cannot handle it. UCSB drove up the housing need and has done minimal in building campus housing. We need to stop building in and near sensitive environments and habitats and start looking at existing structures. I'm strongly opposed to any change to the trailer parks because where are these people going to move if they are evicted so more luxury condos can be built? This is not the Goleta I chose to live in. I chose to live in the Goleta that prioritizes it's families and not developers.	2/16/2022 3:25 PM
250	Former residents of Goleta and Santa Barbara paid no rent, lived in balance with other animal residents, and respected nature. Now we have land ownership, with rents outpacing incomes, and the value of land is out of reach for most residents. The whole system is out of control, with too many people destroying the balance of nature and people only concerned with materialism. Do something about that, or humanity is doomed in Goleta and everywhere.	2/16/2022 3:02 PM
251	These issues should be closed topics. If you can't afford to live in SB/Goleta, then move to a neighboring area like Ventura. My son and daughter did.	2/16/2022 2:34 PM
252	Review/modernize zoning laws, mixed use development(build up not wide), realistic affordable housing for working class people , taxing empty apartments(luxury) /homes/Airbnb.	2/16/2022 2:33 PM
253	Develop the land! Build more. Dumb to have all this vacant land but no place for folks to live. Time to help humans.	2/16/2022 2:12 PM
254	Need for affordable housing for purchase such as mobile homes , but not with the currently required 20% which is around \$100K (who can come up with that?). Or single family homes with an affordable price for 1st time buyers owner occupied, we just want a forever home.	2/16/2022 1:51 PM
255	Force UCSB to abide by enrollment limits and provide housing on campus for existing students.	2/16/2022 1:25 PM
256	Goleta is over building. UCSB is a detrimental influence on housing in the area and its continued expansions only makes it more so. Limiting UCSB population would free up housing and lower rents. This is similar to the expansion of government in south county. Just like UCSB more and more government employees impact both the cost and amount of housing. Look at "bank" holidays and you see the reduction and pressure on roads as an indication of government impacts. UCSB spring break and summer vacation is another indicator of student impacts on the community.	2/16/2022 1:21 PM
257	Honestly, I don't know what Goleta can do. Too many people want to live here and UCSB keeps growing. You can't build your way out of this situation.	2/16/2022 1:04 PM
258	Some effort needs to be made to control the cost of rental housing or we will lose our workforce.	2/16/2022 1:02 PM
259	Start its own housing authority to build more housing	2/16/2022 1:00 PM
260	See my above comment	2/16/2022 12:51 PM
261	review the open space areas and make it affordable housing, also review the streets by making money with actually having permits for parking	2/16/2022 12:42 PM
262	The key to affordable housing is water and increased density. In the future existing residents	2/16/2022 12:30 PM

	will be in trouble if we don't increase the supply of water.	
263	Work with County Bureaucrats that have embarked in dreadfully challenging codes that don't allow for the above to happen in a timely manner.	2/16/2022 12:16 PM
264	With the current market value of homes and rentals, I see no solutions to these problems. My own children make more than decent livings and cannot afford to buy a home in their own home town. More than a million dollars for a tract home that hasn't even been upgraded is ludicrous! Not much we can do about this situation, is there?	2/16/2022 11:28 AM
265	Stop building! Stand up to the State. Make UCSB limit their enrollment.	2/16/2022 11:11 AM
266	CA problem, not city specific. Goleta better than most and still struggles.	2/16/2022 11:06 AM
267	Limit new housing to maintain R1 neighborhoods and not exceed our local infrastructure - roads, parking, water, open space	2/16/2022 10:50 AM
268	Discourage people and organizations from buying homes they don't live in as investments.	2/16/2022 10:38 AM
269	I'm fully in support of the lawsuit against UCSB, my hopes would be a drastic reduction in enrollment to free up housing, would be nice to see SB City & County join in the effort. Would also be interesting to get some data on exactly how many homes/apartments are being rented by students, vacation rentals, second unoccupied homes. Tailor policy around those findings e.g. cap on the number of students that can rent, require a person to live on-site if they plan to host AirBnB's. As we develop further, ideally keep it close to Hollister so public transportation is actually viable. Single people don't necessarily need a ton of space so we should be able to squeeze more units in to new developments. I feel I could go on, feel free to message me if you have any questions! [Personal information removed]	2/16/2022 10:17 AM
270	Old Town Goleta does not need anymore housing, just upkeep.	2/16/2022 9:58 AM
271	The purpose of government is to provide safety and security and maintain infrastructure - - everything else is outside of government's jurisdiction. https://www.properroleofgovernment.com/	2/16/2022 9:37 AM
272	Changes in rules and easier processes so people can add ADUs and expand their existing homes; rent control; more building/opportunities for low and medium income housing	2/16/2022 9:35 AM
273	Partner with UCSB to provide subsidized housing for students	2/16/2022 9:31 AM
274	Do not allow further dense housing projects.	2/16/2022 7:06 AM
275	Rent control, building more will not help the price for middle class worker will be too high.	2/16/2022 4:00 AM
276	more affordable housing, more temporary housing for students	2/16/2022 2:57 AM
277	Infill or building up but not expanding into the wildland urban interface.	2/16/2022 12:18 AM
278	We need to build more homes that an average family can live in. Everything is old outdated and very expensive. The orchards and open space is beautiful but we need more housing.	2/15/2022 11:18 PM
279	Limit increases to 10% a year. Building more rental housing.	2/15/2022 11:11 PM
280	When they say affordable 2300 for one bedroom or two bedroom is not affordable where do people work at? that make that kind of money?	2/15/2022 10:01 PM
281	Many of these are pressing housing problems, but we will have difficulty solving these problems since people will continue to move to Goleta, no matter the costs. We should always consider the quality of life for those of us lucky enough to live in Goleta.	2/15/2022 9:49 PM
282	-Help provide temporary housing in areas like Santa Maria that have cheaper costs of living. - Mental health workers are also needed to help folks restore themselves to proper workers. - Provide jobs for homeless that would provide a sense of accomplishment for the community. Much of the cost should be shared by the State due to the overall population increase by migrants allowed in.	2/15/2022 9:40 PM
283	Build much more affordable housing (especially middle-income). Pressure UCSB to house more students.	2/15/2022 9:09 PM
284	Employers need to subsidize housing somehow to keep employees here. I work for Raytheon and will now have to move out of town and possibly find employment elsewhere. If I have to	2/15/2022 8:49 PM

	commute, my quality of work will be compromised.	
285	More affordable housing is needed; 3 bedroom properties under \$250k. Three bedroom condos with all amenities and co-op housing is needed.	2/15/2022 8:39 PM
286	I strongly support taking over the motel/hotel at Hollister and Fairview for interim housing for those in between houses, homeless, etc. Very glad you are doing that.	2/15/2022 8:32 PM
287	I think generally if the neighborhood feels safe people will want to live here. I propose a stop sign at Brandon & Cathedral Oaks. I think a well lit bike path would help kids also. I would love to see a bike/foot "overpass" at Ellwood Station Rd. instead of a car path. I think that this could allow for people to get to work and fun places safely without trying to walk on Calle Real which doesn't always have sidewalks.	2/15/2022 8:19 PM
288	Prioritize those who are already here, yet have the least housing options; helping those who have less wherewithal to help themselves. Implicit social contract for the betterment of our fellow human beings, based on longstanding principles of universal ethics, good conscience, and good will.	2/15/2022 8:18 PM
289	Affordable housing for seniors. Moderate income housing that is subsidized by work places so young families can get their foot in the door..	2/15/2022 8:18 PM
290	Goleta should resist unreasonable mandates from the state. There is an equilibrium to every community based upon limitations imposed by geography, road capacity, public safety, quality of life, schools and common sense. Residents live in Goleta because of it's semi-rural character and don't want the sprawl, impact and over-crowding and traffic carnageddon infecting many California communities. Also, the brevity of this questionnaire feels perfunctory as if you don't really care what long-term residents think or desire. The underlying message communicated is "more growth on the way and there's nothing you can say to slow it down. We can check the box that says we queri the community." No thank you. If you call yourselves "environmentalists" than you'll understand limits and carrying capacity. Goleta will NEVER build enough housing to meet demand. Look at the San Fernando Valley.	2/15/2022 8:14 PM
291	Stop building luxury homes and apartments that can charge exorbitant rents. For the new housing developments that you have allowed. Do not allow investors to buy multiple units. In my development one investor alone bought 8 units, rented to UCSB students at exorbitant rents limit to buying only one home and must live in it	2/15/2022 7:30 PM
292	More low and moderate income homes are needed. UCSB needs to resolve the student housing crunch. Rent control may be needed. Landlords should at least allow co-signers. Many do not. If the situation continues as is, rent control is needed.	2/15/2022 7:25 PM
293	Balancing act to provide affordable housing but not build so many housing projects which severely increase traffic and strain our water supplies. Building on open spaces defeats the beauty of Goleta and destroys the environment for both people and animals.	2/15/2022 7:24 PM
294	Allow lot splits down to a size where poorer people could also afford home ownership.	2/15/2022 6:54 PM
295	more resources for the homeless to eliminate fire danger of encampments	2/15/2022 6:35 PM
296	Build more smaller apartments.	2/15/2022 6:33 PM
297	Require on street parking permits for valid residents.	2/15/2022 6:32 PM
298	Goleta has reached max capacity. It has become so busy around town it's stressful. We do not need any more dense house to cram more people into our already over populated city. We don't need anymore shopping centers that are going to attract more people.	2/15/2022 6:27 PM
299	Most of us value low density living and with the water shortage that would be the reasonable result. Face the facts and stop building here where we don't have a sustainable water supply. Deal with no growth.	2/15/2022 6:09 PM
300	Fight adding to residential homes in single family neighborhoods that have not been designed for additional residents and associated parking.	2/15/2022 5:57 PM
301	Moderate income housing for local workers - so people who are employed here can live here. Even good salaries do not equate to being able to live here - the City could adopt housing policies to create housing for middle income earners	2/15/2022 5:22 PM
302	Please stop building. Hold UCSB accountable for over-enrolling. Please do not allow homeless	2/15/2022 5:20 PM

	people to camp.	
303	Only thing I would note is, I am definitely not opposed to housing for the homeless or people in need, but I think it is extremely important that tenants have a vested interest in their housing. The only place that I am really familiar with is the complex on West Carrillo by the 101 freeway where residents have various responsibilities such as, landscaping, emptying the trash, etc. Whenever I would drive by on my way to work you would never know that it was housing for people in need. They take pride in their residences.	2/15/2022 5:15 PM
304	Please stop the over building. We need open space, too. You are ruining why we chose to live here.	2/15/2022 5:14 PM
305	Rent control, infill construction of new homes, smaller lots, more duplexes and condos, prohibit home sales to people who don't plan to live in what they buy (like speculators and rich assholes who already have homes somewhere else.)	2/15/2022 5:12 PM
306	build free houses for seniors give the houses free to all seniors who have only social security as their sole income completely free housing to all seniors	2/15/2022 5:09 PM
307	We want big places to leave, and low the rent . Because we can not live check with check.	2/15/2022 4:58 PM
308	I don't think buying the Super 8 motel and giving it to homeless people is a positive for Goleta. That is PRIME property close to the ocean and the airport. Old Town will downgrade- just like upper State St. did with the Rose Inn being used for homeless. We need to upgrade the town, make it nicer!! The city can buy a hotel that's out of the way and not PRIME property!!	2/15/2022 4:55 PM
309	Increase incentives for higher density development. Change zoning to allow for more mixed use. Provide incentives (like public improvements) to develop high density mixed-use housing. Support creation of ADUs. Use eminent domain to take properties that are blighted to create housing opportunities. Encourage more density throughout the city.	2/15/2022 4:50 PM
310	The quality and price of housing in Goleta (and Santa Barbara) are unbelievably unreasonable. I was a resident of Santa Barbara/Goleta for my entire life (I am turning 40 this weekend) and I got priced out and had to move to Lompoc in December. Not only was there not enough housing, what was available was dirty, unrepared, below code, and over-priced. the average rent cost for a 2 bedroom went up over \$1000 in 3 years. It is absolutely disgusting what these renters are trying to get away with. Goleta needs to crack down on these terrible landlords and price gougers and provide adequate housing for workers. I now have to commute 1 hour each way to go to work in Goleta. I have 3 young girls whom I now get less time with. It's horrifying what has happened.	2/15/2022 4:46 PM
311	Build more housing and it will decrease the astronomical pricing! UCSB students are taking away housing options for those that relocate for professional positions. Senior housing for 55+ must be provided for those downsizing- and options should include garages. Build (new construction)housing (for contract purchasers) needed.	2/15/2022 4:44 PM
312	As stated above: 1) require UCSB to reduce enrollment, 2) further streamline permitting process for ADUs, 3) reduce cost of ADU process by making it simpler (people don't have to hire planners), 4) financial assistance fund for repairs for those with limited income, 5) encourage "mom and pop" landlords over corporate landlords by not adding any additional laws other than state ones for rentals.	2/15/2022 4:37 PM
313	Be smart with our Goleta growth. It has been out of control the last few years. Too much building. It's ruining my Goleta	2/15/2022 4:36 PM
314	make permitting easier and less expensive for ADUs	2/15/2022 4:33 PM
315	Dissolve the planning commission and replace with an Environmental Review Committee and counter disparaging CEQA. I agree there are possibilities for housing but we need to acknowledge an end to never-ending development.	2/15/2022 4:33 PM
316	Enforce vagrancy laws. Work with other government entities to make sure interests of rich people and developers are not being subsidized by the rest of us.	2/15/2022 4:31 PM
317	don't over build, stop pack and stack housing, limit density	2/15/2022 4:31 PM
318	Prohibit or regulate strictly STRs and vacation rentals as they take away many existing long term rental opportunities.	2/15/2022 4:18 PM
319	Build tiny homes and or use trailers in designated areas, provide bus lines to and from. Provide	2/15/2022 4:16 PM

social services. Devereaux Point has housing and buildings unused! Utilize them. Hire residents to oversee the housing. Do not allow camps along the prewar and in parks.

320	Surprising myself, I think developments like Tree Farm are a good model--higher density but without feeling that way. Diverse size/type of housing. That said, it needs to be more affordable to middle-income people/families (true middle income based on our demographics). I selected Tree Farm instead of something like the Village at Los Carneros (Ecolera?) because that feels like much higher density even though the two developments have many similarities in the community layout and housing options. I also don't have a problem with taxes especially when it is very visible that the City is working to acquire other funding sources and is transparent in its expenditures. Taxes are one of the only ways to have the money to improve services and the community in meaningful ways.	2/15/2022 4:14 PM
321	The City of Goleta could build more housing for low and moderate income families.	2/15/2022 4:12 PM
322	I am concerned about loosening my lovely single family neighborhood to overcrowding with multiple units per lot. I am also concerned about services to support growth in Goleta. Our roads are in terrible condition, we don't have enough water and electricity is not dependable.	2/15/2022 4:12 PM
323	Reworking older shopping areas or buying unused school land to build smaller homes in denser neighborhoods...not building on agricultural land or open space...Finding a way to control the growth of UCSB...the school's overflow and greed affects our quality of life, and the availability of community housing.	2/15/2022 4:05 PM
324	While eliminating zoning laws is a good first step, I think Goleta could do more to promote mixed use housing. specifically apartments above shopping centers like in old town or in our many strip malls. This would add to a walk-able downtown and add a sense of place/community. Relatedly, better public transit would minimize the need for new construction to necessitate more parking. We need to make better use of the land we have already developed! There has got to be a better way to add population density than dormzilla...	2/15/2022 4:05 PM
325	Serve and assist those residents that already have worked and retired here. Let us take care of ourselves!	2/15/2022 4:03 PM
326	I would love to see more housing built with a percentage of affordable units included. I was on the interest list way back for the units by the Sandpiper Golf Course. I want to buy a home in Goleta, a townhome or 1 or two bedroom home. I'm prepared and have a down payment but cannot buy a million dollar track home.	2/15/2022 3:59 PM
327	Make additional affordable housing available for all.	2/15/2022 3:58 PM
328	Build cooperative homes and rentals and form a REIT for tax investments benefiting the community and maintain fair affordable housing as well as controlling overdevelopment	2/15/2022 3:57 PM
329	Study rent-to-own options. Incentivize larger units.	2/15/2022 3:57 PM
330	Approve water meters for lots- apartments approved and they take much more water than a single family family or duplex would	2/15/2022 3:51 PM
331	Need rent control and other measures so that landlords don't have all of the control in a tight market with no comparable inventory. Landlords can currently implement untenable annual increases and refuse leases so renters have no housing security.	2/15/2022 3:43 PM
332	I don't have a good answer for how to provide more affordable housing in Goleta. There is limited space and it is a highly desirable area to live in, and these factors drive the high housing costs.	2/15/2022 3:40 PM
333	Evaluate dwelling design for Old Town. Offer incentives or grants to property owners to convert suitable properties to multi dwelling units. Create program to match renters to these units.	2/15/2022 3:39 PM
334	The city should consider revising the zoning code to allow for more mid density housing in existing neighborhoods. The city should consider allowing higher density near job centers, grocery stores, and public transit corridors as well.	2/15/2022 3:34 PM
335	The City leadership has to acknowledge and to accept that it does not have the power and the capability to do it all. To please a socially under-privileged group just to appear to be nice and benevolent at the expense of the tax payers. The private sector has to come in to help with the housing issue, not the politicians. The private sector would take the risk to build, manage and	2/15/2022 3:34 PM

to engage in meeting the housing need. Not by policies but by a mutually sustaining and beneficial cost-benefit system.

336	put a cap on raising rental prices based on the CPI or other reliable economic factor. Use some factor which would allow our young people to find affordable housing without having to go thru Sec. 8 housing.	2/15/2022 3:33 PM
337	Rent control. I can't afford even a one bedroom apartment in Goleta. I was born and raised here and think it's sad that I am not able to have my own home or apartment.	2/15/2022 3:32 PM
338	Be more aware of "hidden" homeless persons, as well as those who are evident. Note differences between those "down on their luck" and those who cannot always help themselves.	2/15/2022 3:30 PM
339	The City could establish, through something similar to the local Coastal Housing Partnership, a clearinghouse whereby potential renters and home buyers can learn about available resources, including listings of available housing units.	2/15/2022 3:29 PM
340	I am not really sure of how to address these issues. My daughter a single parent with a teen-aged son with a physical disability has found "almost affordable" housing north of UCSB on Abrego Road. Each year rent goes up. Frightening prospect as her rent goes up each year.	2/15/2022 3:28 PM
341	Make it even easier to build an ADU or 2nd units. This city needs to fix our roads and take care of existing essential services and stop trying to do social engineering	2/15/2022 3:27 PM
342	mixed use housing in downtown Goleta	2/15/2022 3:24 PM
343	Goleta is doing a great job upgrading roads and public safety issues. The storing of too many cars in Old Town is congestion our area. The city knows this and refuses to address this issue for more than 20 years. Eliminating parking on Hollister when the roads are reworked is going to eliminate parking in the residential areas.	2/15/2022 3:21 PM
344	Find water so GWD can entitle more housing.	2/15/2022 3:21 PM
345	Housing needs to be more affordable. I think most Goleta homes/condos/townhomes are way overpriced.	2/15/2022 3:20 PM
346	There is a lot of space on the mountain side of the highway. It all can not fit on Hollister corridor.	2/15/2022 3:20 PM
347	Let the market work. Regulate only as necessary and do not put government money into housing.	2/15/2022 3:19 PM
348	Adopt rent stabilization policies	2/15/2022 3:16 PM
349	I don't know if there is an answer. We shouldn't be building at all with our drought issues. The "chicken coops" that have been jammed along the rr tracks are unattractive and unaffordable for most. Sadly, not everyone can live here just because they want to. There has to be some limits.	2/15/2022 3:14 PM
350	Affordable rent. Wages do not reflect rent. Rental housing needs to adjust. Good people out there are homeless.	2/15/2022 3:13 PM
351	Wake up and realize that Goleta is not the same town it was 20 years ago. It's expensive to live here for a reason... This is one of the best places in the whole country to live, it's never going to be affordable nor should it. Now that more and more people can work remotely you'll see more high wage earners continue to move to this area. Start treating Goleta like the jewel she is and don't look back.	2/15/2022 3:13 PM
352	Develop affordable housing in Goleta, assist with maintaining existing housing and assess actual housing needs in Goleta	2/15/2022 3:13 PM
353	simplify the eviction process, reduce, and balance the tax burden on landlords, most of the housing problems in Goleta and SB are the result of bad political decisions	2/15/2022 3:11 PM
354	Don't think that folks will use public transit if they can have a car. Don't think that more than one person will live in a place planned for one person. Don't think that folks won't pretend they need an emotional support barking animal just to get the landlord to accept one. Be realistic! You will never solve the housing problem, now with Santa Barbara and UCSB and the airport as the neighbors. So don't ruin it for the folks who live here. Those with kids can now build	2/15/2022 3:10 PM

ADUs, so don't let the excuse of "no place for my kids" to make you think we need more housing for long term residents.

355	Assess the condition of what's already here - what land can be built on - easily, and call a meeting of landlords and land owners to do an extensive housing workshop. How can we improve the living conditions and quality of life - on a real budget...	2/15/2022 3:08 PM
356	Make the permitting process easier for homeowners to make room additions/garage conversions.	2/15/2022 3:07 PM
357	Tough one. Perhaps a property tax reduction for retirees 70 years of age and older?	2/15/2022 3:06 PM
358	Investigate a means to encourage building of senior and/or assisted living housing close to shopping and entertainment venues. Also as noted the complex issue of homelessness needs to be addressed as it is leading to increased crime and declining attractiveness of Goleta neighborhoods.	2/15/2022 3:06 PM
359	Have a residency here before you can buy and lower rents for people who serve us here.	2/15/2022 3:05 PM
360	Salaries here are based on as if we lived in the country.. but prices here are as if we live in a desirable place. Is there a way to base salaries on reality? And why wouldn't rent control be a good choice. Get UCSB and their housing needs in on the discussions. Grants?	2/15/2022 3:03 PM
361	Sheriff : Monitor the homeless areas so they don't start fires. New homes should only be 2 stories high so they don't block the view of the mountains.	2/15/2022 3:03 PM
362	Collaborate with all groups who build and provide housing to find ways to offer a variety of affordable housing in Goleta. Also discuss with home owners who are willing to accept qualified renters, a way to offer a site for singles and healthy, active seniors.	2/15/2022 3:00 PM
363	More affordable housing options are DESPERATELY Needed.	2/15/2022 2:59 PM
364	The Hispanic community needs more approachable guidance from City Employees and Council members. (Faces and language we can relate to)	2/15/2022 2:55 PM
365	This is the most difficult question facing the entire (south coast of) Santa Barbara county. I don't envy the decisions needed to be made, and appreciate that you're surveying the constituency as a transparent democratic process.	2/15/2022 2:55 PM
366	Easier and quicker process to build ADU's, additions and 2nd story to existing single family homes. If the processing was quicker and less restricting, I would build an addition to rent out. If land is not available to build in south county, it should be easier to build where homes already exist. Solve the parking problems with efficient transit options. It takes over an hour bus ride from Ellwood to downtown SB, people chose to drive themselves instead.	2/15/2022 2:53 PM
367	Mixed housing and services/businesses should be encouraged. Better transportation options should be developed (MTD is not viable as-is for most workers and ridership does not support expansion of services.)	2/15/2022 2:53 PM
368	I am concerned that there is not enough thought given to the water issues. We hear about the drought and the need to conserve water but, at the same time, there is a lot of housing being built. What happens when the water runs out?	2/15/2022 2:53 PM
369	Rent control. Place restrictions on property owners for housing costs and quality of housing. Inspect rental properties annually and require owners to make necessary needed repairs without allowing them to place the financial burden on tenants. Ban UCSB students from renting in Goleta. Ban corporate and out-of-state property ownership and management in Goleta. Ban property management companies from managing properties within Goleta. This is out of control. MAKE SOMETHING HAPPEN!	2/15/2022 2:52 PM
370	Provide affordable housing for teachers, firefighters, etc. that want to work and live in Goleta.	2/15/2022 2:52 PM
371	Kudos to keeping the pressure on the UCSB administrators who roll over and piss on themselves whenever a Munger or workaday multi-millionaire comes along.	2/15/2022 2:52 PM
372	Housing here is too expensive overall. I bought my home 35 years ago, and wouldn't be able to afford to buy it now.	2/15/2022 2:50 PM
373	I'm not sure. Certainly having funds and clear-eyed administrators and plans would help.	2/15/2022 2:48 PM
374	Before we build more, we need to stop high rise condos. These create a traffic issue. I have	2/15/2022 2:48 PM

lived in Goleta since 1983 and have seen traffic congestion getting ridiculous. I also believe we should be more responsible with our water situation. We live in a coastal desert not a coastal Oasis. I think UCSB should build a desalinization plant on the campus or in a proximity close to campus to help alleviate our water issue. When the students live off campus in Goleta and put multiple people in bedrooms, it affects our water in the city. It is horrible that homeowners have to let their lawns die so we can increase the population of Goleta.

375	My husband and I have been house hunting for over a year. It has been very frustrating to consistently be outbid for poor quality over priced condo's even when we too are offering over the asking price. We have been on waiting lists for other rentals for over 6 months with no luck as well. We are only looking for 2 bedrooms and a place that accepts 2 dogs, shouldn't be that hard when we make over \$150,000 but yet it's impossible here. We already know a lot of people who have left the area due to lack of housing available.	2/15/2022 2:47 PM
376	Develop a plan for residents to apply for a grant to assist with home repairs. Perhaps the grant application would include a minimum and maximum amount. The home would require a brief inspection, including photos of needed repair.	2/15/2022 2:47 PM
377	Seriously consider not building in small open areas because of the traffic and environmental impact. Renters in apartments need assurance that they're not being taken advantage of and gouged by big corporate landlords	2/15/2022 2:45 PM
378	Stop building all these outrageously priced apartments for the millennials and get some senior housing here, with prices we can afford with out social security checks!	2/15/2022 2:45 PM
379	NOT RENT CONTROL! Get creative! Address barriers to new construction and manufactured homes, build up the coast, help subsidize housing costs for the workforce - not just low income, but middle income (middle income is low income when rents are what they are currently!).	2/15/2022 2:44 PM
380	Offer or build affordable housing for people on fixed income and disability.	2/15/2022 2:44 PM
381	Not sure, but it is a scary position to be in, renting and not knowing where we will go if we lose our current housing. We make a (upper?) middle class income and cannot afford to buy or even rent at current rates.	2/15/2022 2:44 PM
382	Refuse development on agricultural and undeveloped land.	2/15/2022 2:44 PM
383	I disagree with the pruchase of Super 8. GIVE A MAN A FISH HE EATS FOR A DAY, TEACH HIM TO FISH AND HE EATS FOR A LIFETIME.	2/15/2022 2:43 PM
384	Address and prioritize these apply for grants look at what others are doing legalize tiny homes	2/15/2022 2:43 PM
385	NO MORE HOUSING. PERIOD. We don't have enough parking or water for all the recently completed and existing housing! STOP! Quality of life is why I moved here 30+ years ago, now it feels more like LA, IV! Congested, confined, expensive, overpopulated beyond what is feasible! DEFY SB 9!!!	2/15/2022 2:42 PM
386	Rent control? Caps on how much can be charged or raised each year. Somehow, please find a way to lower the cost of housing - I know so many people that were happy living here but were forced to either move away or stay and live in their car. Absolutely tragic.	2/15/2022 2:42 PM
387	More investment in infrastructure - not just build build build	2/15/2022 2:41 PM

Attachment 3

Underline-Strikethrough Comparing the Draft 2023-2031 Housing Element Policies and Programs to the Adopted 2015-2022 Housing Element Policies and Programs

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CHAPTER 10.0 HOUSING ELEMENT (HE)

10.1 INTRODUCTION [GP]

Purpose of the Housing Element

All California cities and counties are required to include a housing element in their general plan that establishes housing objectives, policies, and programs in response to community housing conditions and needs. As a new city incorporated on February 1, 2002, Goleta's first Housing Element went through a detailed public review process and was first adopted on October 2, 2006. The first statutory update since incorporation was adopted in 2010 and addressed the 2007 to 2014 planning period. This Housing Element covers the ~~2015 to 2023~~ to 2031 planning period (referred to as the "56th cycle" in state planning law) and contains updated information and strategic directions (policies and specific actions) that the City is committed to undertake to address housing needs.

Housing Element Policies

- HE 1: Maintain and Improve Existing Housing and Neighborhoods
- HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels
- HE 3: Fair Housing and Special Needs
- HE 4: Energy Conservation and Sustainable Development
- HE 5: Community Partnerships in Support of Local and Regional Housing Policies

Housing prices in California are among the highest in the nation. California's housing element law recognizes the important role that local governments play in influencing the supply and affordability of housing. State housing element law, first enacted in 1969, directs local governments to use their land use and zoning powers to make adequate provision for the housing needs of all economic segments of the community. ~~Implementation of state~~ Although many factors beyond the City's control affect housing policy rests in part upon the effective implementation of production, the housing elements of local general plans play an important role in meeting California's housing needs.

While the City must respond to the requirements of state law, addressing local housing needs is also an important part of retaining and enhancing the quality of life in Goleta. Housing affordability in Goleta and the south coast area of Santa Barbara County as a whole has become an increasingly prominent issue.

Housing Element Requirements

Overview of State Law Requirements

Although state law establishes requirements for all parts of the general plan, the requirements are far more specific and extensive for the housing element than for other plan elements. The purpose of the housing element is described in Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date (generally, about every 10 to 15 years), state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an 8-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs AllocationAssessment (RHNA) process.

This Element of the General Plan is not a part of the City's Local Coastal Program. State general plan law defines the general topics that Goleta's Housing Element must cover. Specifically, the element must (1) document housing-related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities, and constraints to meeting those needs; and (4) establish policies, programs, financial resources, and quantified objectives to address housing needs. Most importantly, the Housing Element must identify adequate sites with appropriate zoning densities, develop ment standards, and infrastructure to accommodate the community's need for new housing (~~including extremely low-, very low-, low-, and moderate-income households~~), at all price levels, and—where appropriate and legally possible—remove constraints to housing development. In addition to the five income categories established in state housing law (~~extremely-low-, very-low-, low-, moderate-, and above-moderate-income households~~), Goleta has identified an additional category—workforce ~~households~~—(~~121~~ housing (120 to 200 percent of median income) in recognition of the high housing costs in the south coast area of Santa Barbara County.

Definition of Household Income Levels:

- *Median Household Income:* The middle point at which half of the County's households earn more and half earn less.
- *Extremely Low-Income Households:* Households earning 30 percent or less of the median household income.
- *Very Low-Income Households:* Households earning 30 to 50 percent of the median household income.
- *Low-Income Households:* Households earning 50 to 80 percent of the median household income.
- *Lower-Income Households:* Households earning less than 80 percent of the median income.
- *Moderate-Income Households:* Households earning 80 to 120 percent of the median income.
- *Above-Moderate-Income Households:* Households earning over 120 percent of the median household income.
- *Workforce Households:* Households earning ~~more than between 120+~~ percent and up to 200 percent of median household income.

The Housing Element includes both a policy document and a ~~series of supporting studies in a Technical Appendix. The Technical Appendix provides~~ providing background data and analysis of housing needs and conditions. When the term "Housing Element" is used, it is intended to include both this policy element and the accompanying Technical Appendix.

Eight-Year Action Plan

In identifying housing programs, the Housing Element sets forth an Eight-Year Action Plan (Action Plan) that details the actions, or programs, that the City or other entities intend to undertake to implement Housing Element goals, objectives, and policies. For each program, the Action Plan identifies the agency responsible, the timeframe for implementation, and the quantified objectives for housing units proposed to be constructed, rehabilitated, or conserved or the number of households that will be assisted as a result of the program.

The Action Plan must include policies and programs to:

- EnsureIdentify adequate sites ~~that could to~~ accommodate the RHNA allocation for all income levels.

- Facilitate the maintenance, improvement, and development of affordable housing for households of all income levels and persons with special needs.
- Conserve and improve the existing affordable housing stock.
- Address and remove governmental constraints to housing.
- Promote equal Affirmatively further fair housing opportunities.
- Preserve publicly assisted affordable housing.

Public Participation in the Preparation of the Housing Element

State law requires that preparation of a housing element encourage involvement from all economic segments of the community. As part of the Housing Element update process, a series of study sessions, workshops, and public hearings were conducted with the community, the Planning Commission, and City Council. These outreach efforts were well attended by the public, including

advocates for affordable and special needs housing advocates, and developers, special needs individuals, and advocates for special needs populations, such as the disabled and seniors. Details regarding the outreach

efforts—including dates, the purpose of each meeting, and public noticing—are included in Section VI of the Technical Appendix. This updated Housing Element reflects the comments and recommendations provided during the public outreach process, along with direction provided by the Planning Commission and City Council.



2014 Housing Element Workshop

State law also requires that every updated housing element be submitted to the State of California's Department of Housing and Community Development (HCD) for review to evaluate compliance with the state requirements. A finding of substantial compliance by HCD is often referred to as "certification" of the housing element. This certification process is unique among the general plan elements. Housing elements must be submitted twice to HCD for review and comment—once during development of the draft housing element and again after adoption of the housing element by the local jurisdiction.

~~Since the 2006 Housing Element was prepared concurrent with all other elements of the City's first General Plan, it was a unique opportunity to consider and address housing needs along with other policies in a comprehensive fashion. The 2006 Housing Element process and the 2010 update were strategic opportunities to develop solutions to local housing needs and opportunities to engage local residents, housing advocates, developers, elected officials, and other interested persons and organizations in a constructive process to define and evaluate potential strategies and solutions. The 2015–2023 Housing Element update was prepared concurrently with a comprehensive update to the zoning regulations, which provided an opportunity to review and refine City housing policies and development regulations in a comprehensive and coordinated fashion.~~

As part of the ~~2015–2023~~ 2031 Housing Element update process, noticed public hearings were conducted by the Planning Commission and City Council in the time and manner stipulated by

the California Government Code. Following receipt of testimony from these hearings, together with comments received from HCD, the Housing Element was adopted and submitted to HCD for certification. All HCD submittals and review letters are available [for review](#) on the City's website.

Regional Housing Needs Assessment

One unique aspect of state housing element law is the concept of “regional fair share.” Every city and county in the State of California must adopt land use plans and zoning regulations to accommodate a share of the future housing needs [projected assigned](#) by HCD for the region in which it is located. For Goleta and other jurisdictions in Santa Barbara County, the allocation of housing needs [to individual jurisdictions](#) is determined by the Santa Barbara County Association of Governments (SBCAG) through the RHNA process. As required by state law (SB 375 of 2008), the RHNA is prepared on an 8-year cycle concurrently with every other update to the Regional Transportation Plan.

SBCAG adopted the RHNA for the ~~2015–2023–2031~~ planning period in ~~August 2013~~ [July 2021](#). The RHNA assigns the City of Goleta a total of ~~979~~ [1,837](#) units for the “~~56~~th” cycle planning period.¹ This total housing need is divided among four income categories, as shown in Table 10-1. Cities are also required to analyze housing needs for a fifth category—extremely low-income households—which is a subset of the very ~~low-income-household~~ category.

~~New housing units completed since the beginning of the projection period (January 1, 2014) are credited toward the City's housing need for this planning period. Table 10-1 shows the City's remaining housing need after accounting for units completed during 2014.~~

~~TABLE 10-1~~
SUMMARY OF REGIONAL HOUSING NEED 2015–2023

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
RHNA	118*	117	157	174	413	979
Units Completed after 1/1/14 or Approved but Unbuilt as of 8/18/14	—	5	5	40	458	478
Remaining Need	118	112	152	164	—	546
* Assumed to be 50% of the assigned very low income need per California Government Code Section 65583(a)(1)						

State law² provides that sites with zoning that allows a density of 20 or more units per acre are deemed to be suitable for housing affordable to extremely ~~low~~-, very ~~low~~- or low-income (collectively referred to as “lower-income”) households in suburban jurisdictions such as Goleta.

¹ Under state law, the “*projection period*” is the timeframe for determining regional housing need, while the “*planning period*” is the 8-year period between the due date for one housing element update and the due date for the next housing element update. The ~~56~~th cycle housing element planning period for jurisdictions in Santa Barbara County runs from February 15, 20~~15~~²³ to February 15, 20~~23~~³¹, while the “projection period” is ~~January 1, 2014 to September~~ [June 30, 2022–](#) ~~5th to February 15, 2031~~. “6th cycle” refers to the ~~five~~^{six} required housing element periods that have occurred since the comprehensive revision to state housing element law that occurred in 1980. Following incorporation, Goleta's ~~first~~ [initial](#) housing element was adopted in 2006 for the 3rd planning cycle.

² [Government Code Section 65583.2\(c\)\(3\)\(B\)](#)

The law presumes that these densities are sufficient to make affordable housing feasible. As shown in ~~Table 10-2 and analyzed in detail in~~ Section V of the Technical Appendix, Goleta ~~has identified sufficient sites at appropriate densities of 20 units or more per acre to accommodate the RHNA requirements for lower-income housing during this planning period. Also as shown in Table 10-2 and analyzed in detail in the Technical Appendix, sufficient sites with densities of less than 20 units per acre can also accommodate the RHNA allocation for the moderate and above moderate income housing need.~~

TABLE 10-1
TABLE 10-2

SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2015-2023-2031)

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA 2015-2023	235682	157324	174370	4613	9791,837
Units completed after 1/1/2014	5	5	40	458	478
Net remaining RHNA Approved projects	38259	1640	0	54674	133
Vacant sites	189		33	357	576
Housing sites ¹ Underutilized sites	905783		67479	40235	1,074297
Future ADUs	80		11	27	118
Adequate Total estimated capacity ²	Yes1,111		Yes ² 523	Yes493	Yes2,124
Surplus (deficit)	105		153	32	287
Notes:					
¹ _____For the analysis of housing site capacity, the very low and low income categories are combined because the zoning standards are the same for these categories.					
² _____Reflects excess capacity within lower income sites. Source: City of Goleta, 2022					

It is important to recognize that the RHNA allocations are *planning objectives*, not development quotas. In establishing the RHNA process, the state legislature recognized that cities do not build housing, and the development process is dependent on willing property owners, developers, lenders, and favorable market conditions. The role of cities in the housing development process is to adopt plans and regulations that enable a variety of housing types to be built, minimize constraints such as fees and permit procedures, and assist affordable housing development to the extent possible. The Technical Appendix includes a detailed discussion of each of these topics and demonstrates that Goleta's policies, regulations, and programs facilitate development of a wide variety of housing types in a manner that is consistent with other city goals and priorities.

10.2 FRAMEWORK FOR ACTION [GP]

This part of the Housing Element sets forth the general framework for developing an action plan for housing. It states the goals, or principles, that guide the more detailed statements of objectives, policies, and implementing programs in the following sections of the element.

Housing Goals

The following goals are intended to respond to housing needs within the context of the entire General Plan. A goal expresses what the community wants to achieve but not how the goal would be accomplished. The goals are broad in scope. The policies and programs that follow are intended to provide more detailed direction and the means for accomplishing the goals.

- A Balanced and Diverse Community. Goleta is a balanced community with a socially and economically diverse population that values preservation of the community's heritage, sense of community, beautiful natural environment, attractive neighborhoods, diverse businesses, and adequate services.
- A Variety of Housing Types and Choices. Goleta has many housing types and choices appropriate for the variety of people who live and work in the community, with sufficient sites to accommodate new housing needs at affordable prices and rents.
- Great Neighborhoods. Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing, and new development occurs in an environmentally sustainable manner. Goleta's residential neighborhoods have parks and green space and engender a strong sense of community.
- Housing for Special Needs. Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single parents with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.).
- Employee Housing. The types and prices of housing are linked to the types and salaries of local workers. Consistent with fair housing laws, opportunities are provided for local workers to find housing in Goleta.
- Community and Regional Collaboration. Goleta encourages active engagement and collaboration between governmental agencies, private organizations, and community stakeholders to create partnerships and share resources to achieve our housing goals.

Quantified Housing Objectives

The programs included in this element identify specific numerical targets for units and anticipated dates by which the targets are proposed to be accomplished. In addition, the entity having primary responsibility for implementation of each program is noted. The programs are intended to be implemented in a timely manner and monitored for effectiveness in achieving the housing goals. Assumptions for program performance are based on past performance, recent trends, and available funding. Table 10-32 identifies the cumulative objectives of all of the City's housing programs during the ~~2015-2023~~2031 planning period.

TABLE 10-2
TABLE 10-3
QUANTIFIED HOUSING OBJECTIVES 2015–2023–2031

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
New Construction	418	417	457	474	413	979
Rehabilitation	24	20	44			82
Preservation		77		2	29	108
Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
New Construction	341	341	324	370	461	1,837
Rehabilitation	-	41	117	-	-	158
Preservation	-	28	18	-	-	46

10.3 CITY POLICIES AND IMPLEMENTATION PROGRAMS

Policy HE 1: Maintain and Improve Existing Housing and Neighborhoods [GP]

Objectives: To protect, conserve, and enhance the existing housing stock and ensure that existing affordable housing at risk of conversion to market rates will remain affordable to the greatest extent feasible.

Implementation Programs [GP]

HE 1.1 Code Compliance. The City will continue its proactive and reactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and, building and maintenance standards. When code violations or deferred maintenance of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs address them and bring the property into compliance.

Time period: Code Enforcement Officer Compliance Division initiates investigation into housing-related code deficiencies violations generally within seven business days of receiving a complaint throughout the planning period

Responsible parties: Planning and Environmental Review Department;
Neighborhood Services and Public Safety Department

HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Throughout the planning period in concert with non-profit planned dedicated services

Responsible party: ~~Neighborhood Services Planning~~ and ~~Public Safety Environmental Review~~ Department

HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all deed-restricted affordable housing—whether provided through government subsidy programs ~~or~~ incentives granted by the City or County in approving projects, ~~through deed restrictions~~, or through City or County inclusionary requirements—will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where ~~the County's active~~ affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents. Specific actions include:

a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and their potential expiration dates.

b. Preservation Efforts for Units at Risk of ~~affordability covenants~~ Conversion. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible.

~~Coordinate b. — Preservation Efforts for Units at Risk of Conversion. Work~~ with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact ~~nonprofits~~ nonprofit organizations, (2) identify support necessary to obtain funding ~~commitments~~ from governmental programs and nongovernmental grants, (3) ~~assist with~~ facilitate expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide ~~local City~~ Affordable Housing Trust Funds, when available, (6) monitor available sources of affordable housing ~~funds when available~~ funding that may be used to negotiate extensions to affordability covenants.

c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.

Time period: Monitor at-risk ~~projects~~ units annually (a); provide project-specific assistance on a case-by-case basis (~~a~~, b); comply with Coastal Zone requirements throughout the planning period (c)

Responsible parties: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department

HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important ~~source~~ source of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of housing through the following actions:

- a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.
- b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a first-right of first refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.
- c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.
- d. Reduced Impact Fees. The City Council will ~~consider providing~~continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks as compared to single-unit detached dwellings commensurate with the lower level of impacts for this type of ~~development as compared to conventional~~ development.

Time period: Throughout the planning period ~~(a,b,c); consider adopting a tiered development impact structure by 2018 (d)~~

Responsible party: ~~Neighborhood Services and Public Safety Department;~~
Planning and Environmental Review Department

HE 1.5 **Limit Conversion of Rental Housing to Condominiums ~~and Housing Units to~~ Nonresidential Use.**

- a. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) ~~first~~ right of ~~first~~ refusal of purchase of units by occupants; (4) ~~required~~ percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.
- b. The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.

Time period: Throughout the planning period; ~~Zoning Ordinance (a); Title 17~~ amendment in 20~~15~~23

Responsible party: Planning and Environmental Review Department

HE 1.6 **Assist in the Effective Use of Available Rental Assistance Programs.** The City will ~~make~~facilitate full use of available rental assistance programs ~~through encouraging by providing information to~~ owners of apartment units ~~to accept~~regarding current "source of income" laws regarding the use of Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority of the County of Santa Barbara in publicizing information on rental housing assistance programs. ~~The City will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.~~

Time period: Throughout the planning period. Report annually on the use of Section 8 vouchers in the City.

Responsible party: Neighborhood Services and ~~Public Safety~~Department, Planning and Environmental Review Department

HE 1.7 **Monitor Impact of Short-Term Vacation Rentals on Existing Housing Stock.** The City shall actively monitor the use of short-term vacation rentals in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals.

Time period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations if needed based on annual monitoring

Responsible party: Finance Department, Planning and Environmental Review Department

Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels [GP]

Objectives: *To facilitate a variety of residential development types commensurate with the City's RHNA and needs of the local workforce, designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.*

Implementation Programs [GP]

HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that City plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:

- a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.
- b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.
- c. Facilitate a Wide Variety of Housing Types. The City will ~~adopt and continue to~~ implement regulations and standards for ~~multifamily~~multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing, ~~co-op~~limited-equity housing cooperatives, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.
- d. Mixed-Use Housing. Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in appropriate locations commercial areas, such as by allowing different types of development on separate lots as part of a multiple lot mixed-use development.
- e. Increased Densities. The City will support greater residential density on parcels zoned for residential uses through and amendment to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 amendments to change the residential density standards methodology from applying to the net lot area to the gross lot area and by encouraging development at the maximum residential density buildout during application completeness review, formal Planner Consultations, and during counter inquiries.
- f. Replacement of Units Lost in Redevelopment. Ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

Time period: Throughout the planning period (a, ~~b~~); ~~Zoning Ordinance amendment in 2015~~ (~~c~~, ~~e~~, ~~f~~); ~~Title 17 amendment in 2023~~ (~~d~~); ~~General Plan and GMC Title 17 amendments in 2023~~ (~~e~~)

Responsible party: Planning and Environmental Review Department

HE 2.2 Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:

- a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable ~~and market-rate~~ units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions.
- b. Mitigation of ~~Employee~~Non-Residential Development Impact on Housing Impacts. The City will require new ~~nonresidential~~~~non-residential~~ development and proposed expansion or intensification of existing ~~nonresidential~~~~non-residential~~ development to contribute to providing affordable ~~employee~~-housing. within the City. ~~The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects can be met through the payment of affordable housing impact fees adopted by the City.~~ Alternatives to satisfy this requirement may, at the discretion of the City, include ~~payment of a development impact fee~~, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. ~~The City will prepare an Affordable Employee Housing Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.~~
- c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units.
- d. Housing Opportunities for Existing and New Employees. The City will ~~cooper~~dinate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, ~~and~~ rent subsidies, ~~etc.~~ Moreover, the City will seek the commitment of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or ~~Board~~the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

Time period: Throughout the planning period (a, ~~b~~, ~~d~~); ~~Affordable Employee Housing Plan by 2018~~ (~~b~~); ~~Zoning Ordinance~~Title 17 amendment in ~~2015~~ (~~b~~, ~~2023~~) (~~c~~)

Responsible parties: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department

HE 2.3 Housing Design Principles for ~~Multifamily~~Multiple-Unit and Affordable Housing. The design of new ~~multifamily~~multiple-unit and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:

- a. Reduce the Appearance of Building Bulk. Require designs, as allowed under State law, that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions, as allowed under State law, in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
- d. Parking Standards. Review Multiple-Unit Development parking standards to ~~ensure that they facilitate~~consider reduction of parking requirements for studio and one-bedroom dwelling units and clarify reductions for affordable and senior housing ~~development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following:~~units.
 - ~~1. Multifamily parking requirements.~~
 - ~~2. Opportunities for shared parking for mixed-use developments.~~
 - ~~3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.~~
 - ~~4. Parking requirements for small-sized units, including SRO and accessory dwelling units.~~
 - ~~5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.~~
 - ~~6. Evaluation of opportunities for undergrounding parking and auto-sharing.~~
 - ~~7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.~~
- e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
- f. Provide Buffers between Housing and Nonresidential Uses. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.

- g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
- h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

Time period: ~~Zoning Ordinance amendment in 2015; prepare design guidelines by 2018~~ Throughout the planning period; Title 17 amendments in 2023 (d)

Responsible party: Planning and Environmental Review Department

HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable housing units. Specific actions to be taken include the following:

- ~~a. Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta’s extremely low-, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible. Density Bonus. Continue to monitor changes to State law and update Title 17 of the Goleta Municipal Code as necessary to ensure conformance with Density Bonus law.~~
- ~~b. Increase Housing Potential in New Developments. Engage with potential and new project applicants regarding housing, and in particular affordable housing, potential on their site. Information provided will include, but not be limited to, the residential density allowance for the site, incentives for housing development including density bonus allowances, potential funding sources, and affordable housing providers that may be able to collaborate on development. Engagement will occur during public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.~~
- c. Long-Term Affordability Covenants. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives ~~and/or~~ as a condition of development approval remains affordable to the income group for which it is intended.
- ~~c. Land Banking~~. d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.

~~de.~~ **Lot Consolidation.** The City will facilitate affordable ~~multi-family~~**multiple-unit** housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable **dwelling** units.

~~Time period:~~ ~~When applicable, assist in negotiation of development agreements that result in fullf.~~ **Reduced Impact Fees.** The City will consider establishing **an automatic reduction** or **partial payment waiver** of development impact fees and **provide for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing (projects not already receiving a, b);** ~~Zoning Ordinance amendment in 2015 (c); ongoing (d) reduction or waiver.~~

g. Affordable Housing Design. The City will research affordable design principles, **including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted.**

~~Time period:~~ **Throughout the planning period (a-e); Revision to the Beneficial Projects Resolution (City Council Resolution No. 19-43) in 2023 (f); Research and possible amendments to Title 17 in 2025 (g)**

~~Responsible parties:~~ **Planning and Environmental Review Department;**
~~Neighborhood Services and Public Safety Department~~

HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-~~family~~**unit dwelling** housing, ~~multifamily~~**multiple-unit** housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-~~family unit will be~~**unit dwelling unit per lot when not part of a larger subdivision are** exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall ~~be required to~~ pay an inclusionary housing in-lieu ~~payment~~**fee**.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.
- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

Proposed projects including units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4

percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-)..

Proposed projects including units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-)..

- e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:
 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households.
 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households.
 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households.
 4. 5 percent of the total number of units within the project shall be provided at prices affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-)..
- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment fee or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.
- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 4555 years but not less than 30 years or as otherwise detailed in a City Comprehensive Affordable

Housing Finance Plan, and provide for monitoring and reporting in a manner acceptable to the City Attorney. ~~(Amended by Reso. 19-73, 12/3/19)~~

Time period: ~~Zoning Ordinance amendment in 2015~~

Responsible party: ~~Planning and Environmental Review Department~~

HE 2.6 ~~Transfer of Development Rights.~~ Consistent with ~~Throughout~~ the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.

Timeplanning period: ~~Zoning Ordinance amendment in 2018~~

Responsible party: Planning and Environmental Review Department

HE 2.76 **Encourage Accessory ~~(Second) Residential Dwelling~~ Units.** The City will encourage construction of ~~well-designed new~~ accessory dwelling units ~~on existing single-family lots and in new single-family subdivisions with four or more lots,~~ consistent with ~~minimum lot size, parking, and street capacity.~~ If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower income persons. ~~State law.~~ The City's objective is to encourage ~~20118~~ new accessory dwelling units ~~(five low-income and 15 moderate-income)~~ during the planning period ~~through the following.~~ City actions:

- ~~a. Continue to allow accessory dwelling units as a permitted "use by right" when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards established to incentivize ADUs for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable "by-right" may be limited in size to a maximum of 650 square feet low- and moderate-income households will include exploring and pursuing funding and providing homeowner/applicant assistance tools.~~
- ~~b. Ensure ministerial approval of second units by developing standard design guidelines for second units.~~
- ~~c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.~~

Time period: Throughout the planning period ~~(c); Zoning Ordinance amendment in 2015 (a); prepare design guidelines by 2018 (b)~~

Responsible party: Planning and Environmental Review Department

HE 2.87 **Funding for Affordable Housing.** The City will develop ongoing City and external sources of funding to support affordable housing as follows:

- ~~a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.~~

- b. Participate in external ~~housing grant~~ programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and ~~other programs~~ others when appropriate to leverage the City's affordable housing funds for ~~specific~~ local projects and programs ~~(such as mortgage buy-downs, etc.)~~.
- c. Prepare a Comprehensive Affordable Housing Finance Plan ~~(CAHFP)~~ that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

Time period: Conduct annual audit of Affordable Housing Trust Fund(s) (a); projects receiving funding from the Affordable Housing Trust Fund(s) selected on a case ~~by~~ case basis throughout the planning period (a); annual CDBG action plans (b); develop a CDBG 5-year Consolidated Plan in ~~2018; Zoning Ordinance amendment and CAHFP in 2015~~ (a, 2025; Comprehensive Affordable Housing Finance Plan in 2024) (c)

Responsible parties: Neighborhood Services ~~and Public Safety~~ Department; Planning and Environmental Review Department; Finance Department

Policy HE 3: Fair Housing and Special Needs [GP]

Objectives: *Promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs.*

Implementation Programs [GP]

- HE 3.1** ~~Support Fair Housing Opportunities.~~ The City will support Affirmatively Further Fair Housing Opportunities. Based on the City's Fair Housing Assessment (Section VII of the Housing Element Technical Appendix), the following comprehensive strategy has been developed to affirmatively further fair housing in Goleta. This strategy goes beyond traditional anti-discrimination efforts and includes broader initiatives to expand opportunities for lower-income households, persons with special needs, and other protected classes.
- a. The City will contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period, in support of efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, ~~family~~ (including gender identity or sexual orientation), familial status (due to pregnancy or the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements. ~~The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.~~

~~The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person's income or the use of housing subsidies, including Section 8 and other rental assistance programs.~~

~~Time period: _____ Contract with the City of Santa Barbara Rental Housing Mediation Task Force, or other appropriate agency, to provide fair housing services throughout the planning period; provide referrals to Legal Aid Foundation as needed throughout the planning period; provideb. The City's Equal Opportunity Coordinator will maintain a Fair Housing City of Goleta website that provides contact information for the U.S. Housing and Urban Development's Office of Fair Housing and Equal Opportunity as needed throughout the planning period; Zoning Ordinance amendment in 2015 and other fair housing information and resources and will refer discrimination complaints to the appropriate legal service, County agency, or State agency for review and potential enforcement action.~~

- ~~c. The City will continue to support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law. Assist in the provision of fair housing workshops annually.~~
- ~~d. The City will coordinate with other fair housing organizations to make fair housing information and training opportunities available in both English and Spanish for tenants to clearly inform them of their rights and responsibilities, particularly in the area of disabilities.~~
- ~~e. The City will encourage additional affordable housing opportunities to expand access to housing for protected classes, particularly in areas of high opportunity. Strategies will include:

 - ~~o Continue to use federal, State, and locally administered funds to support affordable housing and seek additional funding opportunities annually to increase production of affordable and special needs housing. (See also Program HE 2.8)~~
 - ~~o Support opportunities to reduce regulatory barriers to affordable and special needs housing development. (See also Program HE 2.1)~~
 - ~~o Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See also Programs HE 2.1 and 3.2)~~
 - ~~o Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care, through ongoing cooperation with non-profit housing providers. (See also Program HE 3.2)~~
 - ~~o Proactively monitor and preserve existing affordable housing units, particularly in high opportunity areas. (See also Program HE 1.3)~~
 - ~~o Work to minimize homelessness through implementation of the Goleta Homelessness Strategic Plan (see also Program HE 3.2)~~~~
- ~~f. The City will adopt a Tenant Protection Ordinance to formalize local tenant projection standards and protocols.~~

Time period: Throughout the planning period (a-e); Tenant Protection Ordinance in 2024 (f)

Responsible parties: Neighborhood Services ~~and Public Safety~~ Department; Planning and Environmental Review Department, City Attorney's Office~~City Attorney~~

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:

- a. Single Room Occupancy (SRO) Housing. ~~Promulgate regulations~~Continue to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower or cooking facilities with other SRO units.
- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters ~~for the homeless consistent with state~~consistent with State law. Review Title 17 standards to ensure consistency with AB 139 of 2019 (Government Code §65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law.
- ~~ec.~~ Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code §65660 et seq.), a Title 17 amendment will be processed in 2023 to allow low barrier navigation centers consistent with State law.
- d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with ~~state law.~~State law. Review Title 17 standards for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code §65583(c)(3)).
- ~~de.~~ Residential Care Facilities. The City will continue facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and ~~establish~~apply standards for larger care facilities in appropriate locations. The City will also consider amendments to Title 17 of the Goleta Municipal Code to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.
- ~~ef.~~ Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code ~~Sections §~~17021.5 and §17021.6.
- ~~fg.~~ Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, ~~fast-track processing,~~ and financial assistance when feasible.
- ~~gh.~~ Family Housing Amenities. The City will ~~ensure that~~encourage adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn

areas, child care, and other amenities throughout the development review process.

- ~~h~~i. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations.

Time period: Throughout the planning period ~~-(b,c,e,f,g,h); Zoning Ordinance amendment in 2015 -(a,d); Title 17 amendments in 2023 (b, c, d, e)~~

Responsible party: Planning and Environmental Review Department

- HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development.** Work with commercial and nonprofit developers, upon inquiry, to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

Time period: Throughout the planning period

Responsible parties: ~~Private and nonprofit housing developers;~~
~~Neighborhood Services and Public Safety Department;~~
 Planning and Environmental Review Department

Policy HE 4: Energy Conservation and Sustainable Development [GP]

Objectives: *Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.*

Implementation Programs [GP]

- HE 4.1 Rehabilitation and Energy Loan Programs.** Coordinate with energy providers to make information available on loan programs to eligible households. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Annually

Responsible party: Planning and Environmental Review Department

- HE 4.2 Resource Conservation in Existing and New Residential Development.** The City will promote the following practices in existing and new residential construction:

- Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.
- The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.

- c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate, and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.

Time period: Ongoing

Responsible party: Planning and Environmental Review Department

HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. Solar access must be protected in accordance with the State of California Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.

Time period: Throughout the planning period; ~~Zoning Ordinance amendment in 2015~~

Responsible party: Planning and Environmental Review Department

HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible. The City will consider requests to reduce required parking for transit-oriented housing developments where alternative transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit.

Time period: ~~When applicable, assist in negotiation of development agreements that result in transit improvements throughout~~ Throughout the planning period

Responsible party: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department; Public Works Department

Policy HE 5: Community Partnerships in Support of Local and Regional Housing Policies [GP]

Objectives: *To enhance the effectiveness of City and regional housing policies through partnerships, collaboration, and ongoing performance monitoring.*

Implementation Programs [GP]

HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals. The City will continue

to monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report. As part of the annual review, the Planning Commission and City Council conduct public meetings with opportunities for public input and discussion regarding Housing Element implementation. The City will continue to refine its monitoring system to track residential development, assess housing needs and achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.

The City will prepare major updates to the Housing Element every 8 years pursuant to ~~s~~State law.

Time period: Annual General Plan Progress Reports; refinements to policies and programs as appropriate; Housing Element updates pursuant to ~~s~~State law

Responsible party: Planning and Environmental Review Department

HE 5.2 Community and Regional Collaboration. Since its incorporation in 2002, civic engagement has been a high priority for the City and its residents. The City will continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner. Specific actions the City will take to facilitate collaboration on housing issues include the following:

- a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, and organizations ~~in the south coast area to~~ address housing needs on ~~a regional basis~~ the South Coast of Santa Barbara County, as well as more regionally in Ventura and San Luis Obispo Counties.
- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all ~~socio~~-economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
 1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.
 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
 3. Work with local nonprofit and service organizations to distribute information to the public.
 4. Provide public information through ~~articles in the local newspaper and cable TV public service announcements~~ press releases, City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19.
 5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
 6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.

7. Conduct public meetings at suitable times and accessible to persons with disabilities. Resources will be invested to provide interpretation services when requested at public meetings when feasible.

- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:
 - 1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
 - 2. Identifying information resources.
 - 3. Enhancing relationships and partnerships with nonprofit providers of housing services.
 - 4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.
- d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem-solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.
- e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in ~~s~~State law or regional policies to implement local housing solutions and achieve housing goals.

f. The City will work with the Goleta Water District to seek additional water resources to support the development of new housing in the City.

Time period: Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments (a, e); provide training and digital and physical informational material when appropriate throughout the planning period (b); seek opportunities and monitor information throughout the planning period (b, c, f); when applicable, recommend developers host neighborhood meetings (d); monitor legislation and provide input when appropriate throughout the planning period (e); enhanced regional and community collaboration throughout the planning period

Responsible parties: City Manager's Office; Planning and Environmental Review Department; Neighborhood Services ~~and Public Safety~~ Department

10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]

Table 10-4 provides a summary of the programs used to implement Housing Element policies, and includes quantitative targets where appropriate.

**TABLE 10-4
SUMMARY OF IMPLEMENTATION PROGRAMS**

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015-2023 -2031)	
HE 1.1 Code Compliance	PER	Ongoing	No	NA	
HE 1.2 Housing Rehabilitation	NS&PS	Ongoing		No 41 Very Low 117 Low	82
HE 1.3 Monitor & Preserve Assisted Affordable Units	NS&PS PER	Annually Ongoing	No	Preserve 334 6 affordable units	
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	NS&PS PER	Ongoing; 2018	No	Preserve approximately 650 mobile homes	
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	PER	2015 ZO Ongoing; Title 17 Amendment in 2023	Yes	NA	
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS&PS PER	Ongoing; <u>Report Annually</u>		No NA	75 Very Low
<u>HE 1.6 Monitor Impact of Short-Term Vacation Rentals on Existing Housing Stock</u>	<u>Finance</u> PER	<u>Report Annually</u>		NA	
HE 2.1 Encourage a Diverse Range of New Housing	PER	2015 ZO; ongoing Ongoing; General Plan and Title 17 Amendments in 2023	Yes	418 Ex 341 Extremely Low 417341 Very Low 457324 Low 474370 Moderate 4613 Above Moderate	
HE 2.2 Linkage of Housing and Jobs	NS&PS PER	Ongoing; 2015 ZO; 2018 AEHP Title 17 Amendment in 2023	Yes	NA	
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	PER	2015 ZO; 2018 Design Guidelines Ongoing; 17 Amendment in 2023	Yes	NA	
HE 2.4 Facilitate Affordable Housing Development	NS&PS PER	Ongoing; Reso. 2015 ZO No. 19-43 revision in 2023; Possible amendments to Title 17 in 2025	Yes	418 Ex 341 Extremely Low 417341 Very Low 457324 Low 474370 Moderate	

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015–2023–2031)
<u>HE 2.5 Inclusionary Housing</u>	<u>PER</u>	<u>Ongoing</u>		<u>46 Extremely Low</u> <u>46 Very Low</u> <u>92 Low</u> <u>92 Moderate</u> <u>92 Above Moderate (Workforce)</u>
<u>HE 2.6 Encourage Accessory Dwelling Units</u>	<u>PER</u>	<u>Ongoing</u>		<u>8 Very Low</u> <u>72 Low</u> <u>11 Moderate</u> <u>27 Above Moderate</u>
<u>HE 2.7 Funding for Affordable Housing</u>	<u>NS</u> <u>PER</u> <u>Finance</u>	<u>Annually; Ongoing; 2015 ZO; Consolidated Plan in 2025; CAHFP in 2024</u>		<u>NA</u>
<u>HE 3.1 Affirmatively Further Fair Housing Opportunities</u>	<u>NS</u> <u>PER</u> <u>City Attorney</u>	<u>Ongoing; Tenant Protection Ordinance in 2024</u>		<u>NA</u>
<u>HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs</u>	<u>PER</u>	<u>Ongoing; Title 17 amendments in 2023</u>		<u>NA</u>
<u>HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development</u>	<u>PER</u>	<u>Ongoing</u>		<u>NA</u>
<u>HE 4.1 Rehabilitation and Energy Loan Programs</u>	<u>NS</u>	<u>Annually</u>		<u>10 outreach efforts per year</u>
<u>HE 4.2 Resource Conservation in Existing and New Residential Development</u>	<u>PER</u>	<u>Ongoing</u>		<u>NA</u>
<u>HE 4.3 Use of Renewable Energy Sources</u>	<u>PER</u>	<u>Ongoing</u>		<u>NA</u>
<u>HE 4.4 Transit Oriented Development</u>	<u>PER</u> <u>PW</u>	<u>Ongoing</u>		<u>NA</u>
<u>HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs</u>	<u>PER</u>	<u>Ongoing</u>		<u>Annual progress reports</u>
<u>HE 5.2 Community and Regional Collaboration</u>	<u>City Manager;</u> <u>PER</u> <u>NS</u>	<u>Ongoing</u>		<u>NA</u>
¹ Acronym Definitions: <u>NS</u> Neighborhood Services Department <u>PER</u> Planning and Environmental Review Department <u>PW</u> Public Works Department				

(continued on next page)
TABLE 10-4 (CONTINUED)

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015–2023)
<u>HE 2.5 Inclusionary Housing</u>	<u>PER</u>	<u>2015-ZO</u>	<u>Yes</u>	<u>18 Ex-Low</u> <u>17 Very Low</u> <u>35 Low</u> <u>5 Moderate</u> <u>5 Above Mod</u>

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015–2023)
HE 2.6 Transfer of Development Rights	PER	2018 ZO	Yes	NA
HE 2.7 Encourage Accessory (Second) Residential Units	PER	2015 ZO; 2018 Design Guidelines	Yes	20 new second units
HE 2.8 Funding for Affordable Housing	NS&PS PER Finance	Annually; 2015 ZO; 2018 ConPlan	Yes	NA
HE 3.1 Support Fair Housing Opportunities	NS&PS City Attorney	2015 ZO; ongoing	Yes	NA
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	2015 ZO; ongoing	Yes	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER; NS&PS Nonprofit developers	Ongoing	No	NA
HE 4.1 Rehabilitation and Energy Loan Programs	NS&PS	Ongoing	No	712
HE 4.2 Resource Conservation in Existing and New Residential Development	PER	Ongoing	No	NA
HE 4.3 Use of Renewable Energy Sources	PER	2015 ZO; ongoing	Yes	NA
HE 4.4 Transit-Oriented Development	PER NS&PS PW	Ongoing	No	NA
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	PER	Ongoing	No	Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS&PS	Ongoing	No	NA
¹ Acronym Definitions: NS&PS—Neighborhood Services and Public Safety Department PER—Planning and Environmental Review Department PW—Public Works Department ZO—Zoning Ordinance				

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Attachment 4

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

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Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Non-Governmental Constraints		
Impacts of UCSB	UCSB growth putting strain on housing in Goleta.	While housing demand generated by UCSB affects the housing market in Goleta and the South Coast area generally, this issue is outside the scope of the City's Housing Element because UCSB is not within the City boundaries. Housing need related to UCSB was one of the planning factors considered by SBCAG in the RHNA allocation to the County. The City coordinates with UCSB on growth impacts as part of a separate process and via a UCSB Long Range Development Plan settlement agreement. The settlement agreement includes mechanisms to pace UCSB student/faculty growth with UCSB-provided housing.
Water	Lack of water for new development.	Program HE 5.2 in the Housing Plan includes a commitment to work cooperatively with Goleta Water District to seek a solution to the water supply issue. However, water will remain an issue under the SAFE Ordinance for the foreseeable future. The City only processes applications for development that have access to water.
Construction Costs	Increases in construction costs provide financial challenges to development.	The impact of construction cost on the cost of housing is noted in the constraints analysis but this issue is determined primarily by broader forces in the economy (such as the cost of materials and the availability of skilled construction labor) and therefore is beyond the City's control.

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Airport	Limits on development adjacent to runway ends of the Santa Barbara Airport.	Discussion of the impact of the airport (such as hazard zones where residential uses are prohibited) is included in the constraints analysis. The inventory of sites to accommodate Goleta's share of regional housing needs does not rely upon potential housing development in such areas impacted by the Airport.
City Regulations		
Short-Term Vacation Rentals (STVRs)	STVRs can reduce available housing stock for permanent residential use.	A discussion of STVR is included in the Technical Appendix. Program HE 1.7 includes a commitment to monitor, report, and possibly revise STVR regulations, as needed.
Development Impact Fees	Amount of fees can inhibit development and/or create funding challenges.	Although impact fees add to the cost of housing, due to statewide limitations on local property tax revenues imposed by Proposition 13, cities must rely on impact fees or special taxes to fund the cost of infrastructure needed to serve new housing. Program 2.4 includes a commitment to revisit the Beneficial Projects resolution as it relates to affordable and special needs housing projects.
Environmental Regulations/Constraints	Environmentally Sensitive Habitat Area (ESHA) regulations can limit development or create uncertainty in the process.	The presence of ESHAs can limit housing development on affected properties. To address this issue, Program 2.1 includes a commitment to review the residential density standards methodology and consider using gross rather than net lot area in determining the allowable housing density while still applying ESHA and ESHA buffer protections.
Project Certainty	Discretionary processes required by the City can create uncertainty, adding cost and time to entitlement process.	The City is currently in the process of preparing Objective Design Standards that will facilitate streamlined project review. In addition, Program HE 3.2 includes a commitment to review the Major Use Permit requirement for large residential care facilities.

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
<p>Allowances for Residential:</p> <ul style="list-style-type: none"> • Primary use in Commercial • In Public and Quasi-Public (P-PQ) • In Business Park (I-BP) • Greater density in Community Commercial (C-C) 	<p>Various comments related to allowing residential in additional zones, allowing residential as a stand-alone use where currently only allowed as part of mixed-use, and allowing greater density of residential in commercial zone(s) where currently allowed.</p>	<p>Program HE 2.1(d) includes a commitment to review allowing different types of development on separate lots as part of a multiple lot mixed-use development.</p> <p>The Planning Commission and City Council could also consider the appropriateness of amending Title 17 to allow stand-alone residential development and/or higher density residential development in some non-residential zone districts to expand housing development opportunities. Amendments to the Land Use Element of the General Plan/Local Coastal Plan would also be needed.</p>
<p>Local Preference</p>	<p>Desire to facilitate housing opportunities for local residents/employees.</p>	<p>The details of local preference, as allowed under applicable fair housing laws, will be presented in a new Affordable Housing Implementation Policy Resolution under preparation by the City's Senior Housing Analyst.</p>
<p>Parking</p>	<p>Lack of available parking, Old Town specifically mentioned.</p>	<p>The adequacy of parking is a common concern in many neighborhoods. The required provision of off-street parking is one of the major factors affecting the cost of housing development, and the State adopted limitations on required parking as one strategy for reducing housing cost, such as for ADUs and projects that provide affordable housing. In it's review of Housing Elements, HCD frequently notes that city parking standards for small apartments and condos (i.e., studio and 1-bedroom) can pose a constraint to the production of housing.</p> <p>Program 2.3(d) includes a commitment to consider reducing parking requirements for studio and 1-bedroom units and also clarify parking reductions for affordable and senior housing units.</p>

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Other Issues		
High Rents	Monthly rents and security deposits challenging for renters.	High rents and housing prices, especially in coastal areas, are a major barrier to adequate housing for all residents. Unfortunately, this problem is widespread throughout many parts of the nation and is affected by many factors beyond the control of any city. Rents compared to the amount a household can afford to pay is documented based on American Community Survey (ACS) data in the Technical Appendix Table 10A-10 and demonstrates the challenges the City faces in the rental market. The Housing Element includes a variety of programs intended increase housing production and reduce housing cost, but given the broad scope of this problem, high housing cost is likely to remain a problem in the foreseeable future.

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Rent Control	Survey responded interest, and to a lesser extent aversion to, rent control as a way to address high rents in the City.	Assembly Bill 1482 (California Civil Code § 1946.2, Tenant Protection Act of 2019) established a cap on annual rent increases of 5% plus the rise in CPI (capped at 10%). However, the City remains restricted by the Costa-Hawkins Rental Housing Act of 1995. Costa-Hawkins preserves the landlord's right to establish rental rates for dwellings built and certified for occupancy after February 1, 1995, among other rent control exemptions that restrict universal application of the Tenant Protection Act. The issue of rent control would, however, require a deeper analysis and broader discussion that goes beyond the scope of the Housing Element update. HE 3.1 is expanded to address affirmatively furthering fair housing, including informing tenants regarding their rights and responsibilities. Also included in HE 3.1 is a new requirement for the City to adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.
Revenue Neutrality	Lack of funding due to City's Revenue Neutrality Agreement with the County of Santa Barbara.	The Revenue Neutrality Agreement is outside the scope of the Housing Element.
Floodplains	Floodplains present a challenge to development, specifically for funding of affordable housing projects.	Analysis of flood hazards is included in the Housing Element constraints analysis. Remedies for floodplain designations are covered in the City's Capital Improvement Program.

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Attachment 5

**Draft 2023-2031 Housing Element Review Staff Report from May 9,
2022 Planning Commission Meeting (excluding attachments)**

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TO: Planning Commission Chair and Members

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner
John Douglas, Housing Consultant

SUBJECT: Draft 2023-2031 Housing Element Review

RECOMMENDATION:

- A. Review the Draft 2023-2031 Housing Element and provide additional comments to staff regarding any changes to the element that may be appropriate; and
- B. Adopt Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review” (Attachment 1).

BACKGROUND:

State Housing Element Requirements

State law requires each city to adopt a General Plan to guide land use and development. Among the required “elements” of a General Plan is the Housing Element, which establishes City policies and programs for maintaining and improving existing housing, as well as accommodating development of new housing to meet the City’s assigned share of housing needs under the Regional Housing Needs Assessment (RHNA).

In addition to the Housing Element, the Goleta General Plan¹ includes the following elements: Land Use, Open Space, Conservation, Safety, Visual and Historic Resources, Transportation, Public Facilities, and Noise. While most elements of a General Plan have a time horizon of approximately 20 to 30 years into the future, State law requires Housing Elements be updated every eight years. Housing Element planning periods are sometimes referred to as “cycles.” The City’s current Housing Element was adopted in

¹ <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/general-plan>

2014 and covers the planning period extending from 2015 to 2023, which is referred to as the “5th Housing Element Cycle” in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in Santa Barbara County is required to prepare a Housing Element update for the 6th planning cycle by February 15, 2023, which spans the 2023-2031 planning period, regardless of when the other elements of the General Plan were adopted.

HCD Review and Certification

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, many aspects of land use and development policy are generally within the authority of local governments (cities and counties) through the adoption of General Plans and municipal codes. However, State law establishes many specific limitations on local land use authority with regard to housing.

The State also declared that an adequate supply of housing is a matter of statewide importance and delegated authority to the California Department of Housing and Community Development (HCD) to review local government Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as “certification” of the Housing Element. Certification is a threshold requirement for cities’ eligibility for certain state-sponsored grant funds and also to support local land use authority.

HCD review of Housing Elements is required both prior to and after final adoption by the City Council. The initial HCD review lasts 90 days. After this period, the City will receive comments from HCD that the City will need to address prior to bringing a Final Draft Housing Element forward for Planning Commission and City Council review and adoption. The second HCD review, and consideration of “certification,” would occur after the City adopts the updated Housing Element. Typically, a major issue in HCD’s review is whether the Housing Element demonstrates adequate properties (or “sites”) that could accommodate the amount of additional housing assigned through the RHNA process.

RHNA Requirements

The Planning Commission previously discussed the basics of RHNA at public meetings on August 24, 2020 and March 14, 2022. In short, RHNA is the process by which each city is assigned a share of the region’s need for additional housing units in four income categories during the next Housing Element planning period (2023-2031). RHNA allocations are determined by the Santa Barbara County Association of Governments (SBCAG) for each city within Santa Barbara County and the unincorporated County area based on criteria established in State law. As discussed at previous Housing Element public meetings, the City’s final RHNA allocation is shown in the table below.

6th Cycle Final RHNA by Income Category – Goleta				
Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

Public Outreach Efforts

As part of the Housing Element update process, an extensive series of study sessions, workshops, public meetings, and a survey were conducted on the following dates:

June 22, 2020	Planning Commission Meeting: Housing Law Update
August 24, 2020	Planning Commission Meeting: RHNA Update
September 15, 2020	City Council Meeting: RHNA Update
December 1, 2020	City Council Meeting: RHNA Update
May 18, 2021	City Council Hearing: Housing Element Amendment Initiation
September 7, 2021	City Council Meeting: Housing Element Update Approach
March 14, 2022	Planning Commission Workshop: Housing Topics
February/March 2022	5 Stakeholder Meetings with Community Groups
March 2022	Individual Meetings with Councilmembers
February-April 2022	Online Housing Survey
September 2021-Present	Housing Element Website Updates and Maintenance

Summary of Public Input

A wide range of issues were raised during the public outreach process to date regarding housing needs in Goleta and how the City could address those needs. The City prepared the Draft 2023-2031 Housing Element (Attachment 2) with consideration for this early outreach along with direction provided by the Planning Commission and City Council. An underline-strikethrough changes version comparing the policies and programs updates with the existing, adopted, 2015-2023 Housing Element policies and programs is provided in Attachment 3. Attachment 4 summarizes public comments and how those comments have been addressed in the Draft 2023-2031 Housing Element.

DISCUSSION:

The primary purposes of this public meeting are to allow the Planning Commission and members of the public to review the Draft 2023-2031 Housing Element, to provide additional comments to staff regarding any changes to the element that may be appropriate, and to recommend to the City Council submittal of the Draft 2023-2031 to HCD for HCD's 90-day review. As noted below in Next Steps, a second Planning Commission meeting is tentatively scheduled for May 23, 2022 to continue review of the Draft 2023-2031 Housing Element in the event Commissioners require additional time for review.

Draft Housing Element Policies and Programs

Pursuant to State law, a Housing Element must address the following broad topics:

- Analysis of the City's demographic characteristics and housing needs;
- Evaluation of resources and opportunities available to address housing needs;
- Analysis of potential constraints to meeting the City's housing needs;
- Assessment of fair housing issues;
- A review of the City's accomplishments during the previous planning period and the effectiveness of current policies and programs in meeting housing needs; and
- Policies and programs to address the City's housing needs during the 8-year planning period.

The Draft 2023-2031 Housing Element includes updates to the policies and programs in the current Housing Element to reflect (1) changes in State law; (2) public, stakeholder, City Council, and Planning Commission input; (3) current City practices; (4) updated program responsible parties and City department name changes; (5) accomplishments since the adoption of the current Housing Element, such as the adoption of Title 17 (Zoning) of the Goleta Municipal Code (Title 17) and adoption of affordable housing fees; (6) updated program activity time periods; and (7) improved language to better convey the intent of the policies and programs.

A summary of the Draft 2023-2031 Housing Element policies and substantive revisions associated with those policies are highlighted for Planning Commission's review and consideration below.

Policy HE 1: Maintain and Improve Existing Housing and Neighborhoods. The objective of this policy is to protect, conserve, and enhance the City's existing housing stock. Seven programs implement this policy to address code compliance, housing rehabilitation, preservation of affordable housing units, preservation of mobile home parks, rental housing protection, rental assistance, and short-term vacation rental impacts on housing supply. Substantive changes to Policy HE 1 programs are summarized below.

- ***Short-Term Vacation Rentals:*** HE 1.7 is a proposed new program that requires the City to monitor the impact of short-term vacation rentals on the existing housing stock. Included are requirements for annual reporting to City Council and consideration of changes to the City's short-term vacation rental regulations, if needed, based on the annual monitoring.

Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels. The objective of this policy is to facilitate a variety of residential development types commensurate with the City's RHNA and needs of the local workforce. Because the City's RHNA allocation is higher than the previous cycle and less vacant residential land remains, increased efforts to encourage development of underutilized non-residential properties will be necessary. Seven programs implement this policy, including encouraging a diverse range of new housing, linkage of housing and jobs, housing design principles for multiple-unit and affordable housing, affordable

housing development, inclusionary housing, accessory dwelling units, and funding for affordable housing. Substantive changes to Policy HE 2 programs are summarized below.

- **Mixed-use Developments:** HE 2.1(d) is revised to expand the scope of mixed-use housing zoning amendments to include design flexibility, such that housing proposals may be considered as part of the larger commercial development instead of by individual lot comprising the development. To implement this revision, Title 17 amendments are proposed for 2023.
- **Residential Densities:** HE 2.1(e) is a proposed new sub-program intended to support greater residential density by encouraging development at the maximum residential density allowed. To implement this new sub-program, requirements to amend Land Use Element subpolicy LU 2.2 and Title 17 (Section 17.03.060) are specified. The amendments would change the residential density standards methodology from applying to the net lot area to the gross lot area. This change would not guarantee greater density of residential units but would allow greater flexibility to produce additional housing as long as all other development standards, including protection of environmentally sensitive habitat areas, are met.
- **Replacement of Units Lost in Redevelopment:** HE 2.1(f) is a proposed new sub-program that highlights the City's obligation under State law to ensure residential units lost due to redevelopment are adequately addressed.
- **Live/Work Units Permitting:** HE 2.2(c) is revised to require consideration of a Title 17 amendment to remove the requirement for a Major Conditional Use Permit for live/work units.
- **Parking Standards:** HE 2.3(d) is revised to require consideration for a reduction in parking requirements for studio and one-bedroom dwelling units and clarification regarding parking reductions for affordable units and senior housing units as part of Title 17 amendments.
- **Density Bonus:** HE 2.4(a) is a new sub-program requiring the City to ensure consistent application of State density bonus law.
- **New Housing Project Engagement:** HE 2.4(b) is a new sub-program to replace the existing sub-program HE 2.4(a) to strengthen City procedures to engage with potential and new project applicants regarding housing potential, residential density allowance, incentives for housing, potential funding sources, and potential to collaborate with affordable housing providers. The program revisions add clarity regarding the timing of this engagement such that development inquiries and applicants are advised early in the process during public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.
- **Reduced Impact Fees:** HE 2.4(f) is a new sub-program requiring consideration of revisions to the Beneficial Projects Resolution (City Council Resolution No. 19-43)

to establish an automatic reduction or waiver of development impact fees for development that includes affordable dwelling units, with priority for 100 percent affordable, and any special needs housing projects that do not already qualify for a waiver or reduction.

- ***Affordable-By-Design:*** HE 2.4(g) is a new sub-program requiring City staff to research affordable-by-design principles, including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted based on the results of the research.
- ***Transfer of Development Rights:*** HE 2.6 is proposed for deletion from the Housing Element because a more broadly defined transfer of development rights ordinance/program is already included in the Land Use Element (Implementation Action IA-LU-5).
- ***Accessory Dwelling Units:*** HE 2.6 (previously HE 2.7) is updated to reflect current State law and to quantify City objectives for ADU production. Requirements to explore incentivizing ADUs for low-and moderate-income households are added to this program. Suggested incentives for future study include funding sources and homeowner/applicant assistance tools.

Policy HE 3: Fair Housing and Special Needs. The objective of this policy is to promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs. Extensive new State requirements related to affirmatively furthering fair housing require a significantly higher level of analysis and programmatic actions to address this issue. Substantive changes to Policy HE 3 programs are summarized below.

- ***Fair Housing:*** HE 3.1 is updated to reflect extensive new State requirements regarding fair housing. The revisions seek to expand housing opportunities for lower-income households, persons with special needs, and other protected classes.
- ***Low Barrier Navigation Centers:*** HE 3.2(c) is a new sub-program that addresses State law requirements to allow for low barrier navigation centers by right in certain zones, subject to certain conditions. This sub-program includes required Title 17 amendments to reflect recent changes in State law including, but not limited to, definitions, permit procedures, and application review requirements.
- ***Large Residential Care Facilities:*** HE 3.2(e) (previously HE 3.2(d)) is revised to require the consideration of Title 17 amendments to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.

Policy HE 4: Energy and Conservation and Sustainable Development. The objective of this policy is to promote energy conservation by encouraging energy efficiency,

renewable energy sources, sustainable building materials, and transit-oriented development. A substantive change to Policy HE 4 summarized below responds to increased State emphasis on minimizing housing cost by reducing residential parking requirements in locations where public transportation alternatives are available.

- ***Transit-Oriented Development:*** HE 4.4 is revised to include opportunities to reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit as detailed in Title 17.

Policy HE 5: Community Partnerships in Support of Local and Regional Housing Policies. The objective of this policy is to enhance the effectiveness of City and regional housing policies through partnerships, collaboration, and ongoing performance monitoring. Substantive changes to Policy HE 5 programs are intended to expand opportunities for collaboration as summarized below.

- ***Community and Regional Collaboration:*** HE 5.2(b) is expanded to include more robust efforts to provide housing information and increase opportunities for broad engagement by all stakeholders to address issues including special needs housing. Requirements to provide public information through press releases, the City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19 are added to this sub-program. Public meeting accessibility and interpretation service goals are also added to this sub-program.
- ***Water Supply:*** HE 5.2(f) is a new sub-program requiring the City to work with the Goleta Water District to seek additional water resources to support the development of new housing.

Technical Appendix:

The Technical Appendix provides data and analysis required by State law that supports the policies and programs in the Housing Element. The Technical Appendix follows the same general format as the current Housing Element Technical Appendix, with proposed revisions as summarized below.

- I. **Housing Needs Assessment.** This section includes an analysis of the City's demographic and housing characteristics and trends and has been comprehensively updated to incorporate recent information from the U.S. Census and other relevant sources.
- II. **Resources and Opportunities.** This section analyzes the City's land, financial, and administrative resources for addressing housing needs as well as discussion of opportunities for energy conservation and sustainable housing development. The discussion of land resources reflects the updated parcel-

specific analysis of potential sites for housing development presented in Section V as described below.

- III. Constraints. This section provides a review of potential governmental and non-governmental constraints to meeting housing needs. Major changes to this section include revisions reflecting the adoption of Title 17 as well as other constraints such as current water supply limitations.
- IV. Evaluation of the 2015-2023 Housing Element. This section includes analysis of the City's progress in implementing the programs and objectives of the previous Housing Element, which has provided important guidance in updating the policies and programs for the next 8 years.
- V. Residential Land Inventory. This section identifies sites adequate to accommodate the City's RHNA allocation and has been comprehensively updated. Most noteworthy about the inventory of sites is that "underutilized" parcels that have additional housing development or redevelopment are now included because there are insufficient vacant properties to accommodate the City's RHNA allocation. A significant component of the total capacity for additional housing is in non-residential zoning districts that allow mixed-use development (see additional discussion in the following section).
- VI. Public Participation Summary. This section details the outreach efforts the City has undertaken for the Housing Element adoption process and has been comprehensively updated to describe the City's efforts to engage community stakeholders and decision makers in the process of updating the Housing Element.
- VII. Fair Housing Assessment. This new section has been added to the Housing Element in compliance with recent changes to State law. This section provides extensive additional data and analysis regarding issues of fair housing, discrimination, disproportionate housing needs of lower-income households, persons with special needs and other protected classes, and City efforts to expand housing opportunities and affirmatively further fair housing.
- VIII. Glossary. The existing Technical Appendix has a small glossary of terms. This section has been removed to avoid potential conflicts with definitions elsewhere in the Housing Element, Title 17, and potential changes to State law.

Sites Inventory and Regional Housing Needs:

One of the most important components of the Housing Element is demonstrating that adequate sites are available with appropriate zoning to accommodate the RHNA allocation. The analysis must be prepared at a parcel-specific level of detail and estimate the realistic development capacity of sites based on existing conditions, market trends, and City policies and regulations. As shown in Section V of the Technical Appendix, sufficient sites with appropriate densities have been identified to accommodate the RHNA

allocation at all income levels during 2023-2031 planning period. Goleta's future housing unit potential is comprised of four components – approved projects, vacant sites, underutilized sites, and ADUs – as summarized in the table below.

SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2023–2031)

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA	682	324	370	461	1,837
Approved projects	59	0	0	74	133
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Future ADUs	80		11	27	118
Total estimated capacity	1,111		523	4493	2,124
Surplus (deficit)	105		153	32	287
Notes: For the analysis of housing site capacity, the very low and low income categories are combined because the zoning standards are the same for these categories. Source: City of Goleta, 2022					

As shown in this table, underutilized sites represent the largest source of potential housing development. Since housing development is a more complex process on non-vacant properties, the City's analysis of realistic potential on each site has been estimated based on conservative assumptions that incorporated the following four steps:

- 1) The first step in the process was to delete any residentially designated land with existing development, unless the parcel was clearly well short of the maximum allowed density on the site. Only 11 residentially zoned parcels (two of which are split-zoned with commercial) met this standard and are included in the underutilized sites inventory.
- 2) The second step in the underutilized sites analysis was to remove all parcels that do not allow residential development (i.e., parcels zoned CI, VS, I-BP, IG, IS, OS-AR, OS-PR, or P-QP). Sites zoned CG were also removed because the only residential uses currently allowed in the CG zone are large residential care facilities as part of mixed-use developments.
- 3) The third step was to remove sites where constraints would significantly limit the potential for residential development, in particular, multiple-dwelling developments. Sites removed in this step include those that allow mixed-use development, but that are precluded from such development due to noise or safety restrictions related to their proximity to the Santa Barbara Airport.
- 4) In step four, the remaining sites in the CC, C-OT, and OI zone districts were examined, including local staff knowledge of site-specific information, such as long-term vacancies, expressed interest by the property owner(s) in residential development, and the status of commercial development on the site. During this fourth step of the analysis, sites smaller than 0.5 acres and greater than 10 acres were also removed from consideration, unless site-specific reasons justified

inclusion (for example, common ownership with an adjacent property). This factor is consistent with State guidance to focus on sites between 0.5 and 10 acres in size.

Based on these four steps, a total of 90 parcels were listed in the underutilized sites inventory. To estimate the realistic potential for additional housing on each site, the maximum number of units for each parcel based on development standards for the zone district was conservatively reduced by 50% for non-residential and low-density residential sites and 20% for medium and high-density residential sites from the allowable number of residential units. The underutilized sites inventory is included in the Technical Appendix as Table 10A-30.

As seen in the previous table, the sites inventory results in a surplus capacity of 287 units compared to the RHNA allocation. It is important to note that this estimated realistic capacity is based on current General Plan and zoning regulations and is significantly less than the maximum theoretical “buildout” of the General Plan.

While the sites inventory demonstrates that realistic potential exists for housing development to fully accommodate the RHNA allocation, State law also requires cities to adopt and implement programs to encourage and incentivize housing development, as discussed previously in this report.

CONCLUSION:

It is staff’s opinion that the draft Housing Element and Technical Appendix accurately reflect current conditions in Goleta and substantially comply with the requirements of State law. The primary purpose of this public meeting is to allow the Planning Commission and members of the public to review the Draft 2023-2031 Housing Element and provide additional comments to staff regarding any changes to the element that may be appropriate. Ultimately, staff seeks a Planning Commission recommendation to City Council regarding authorization to submit the Draft 2023-2031 to HCD for HCD’s 90-day review.

NEXT STEPS:

In addition to this meeting, a second Planning Commission meeting is tentatively scheduled for May 23, 2022 to continue review of the Draft 2023-2031 Housing Element in the event Commissioners require additional time for review. After review of the Draft 2023-2031 Housing Element, the Planning Commission is asked to adopt the Resolution provided as Attachment 1, recommending to the City Council submittal of the Draft 2023-2031 Housing Element to the HCD for review. The Draft 2023-2031 Housing Element is provided in Attachment 2. Refer to Attachment 3 for an underline-strikethrough changes version comparing the proposed policies and programs with the existing, adopted, 2015-2023 Housing Element policies and programs.

Once the Planning Commission and City Council have reviewed the Draft 2023-2031 Housing Element, staff will make any necessary updates, and submit the element to HCD

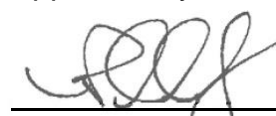
to start the 90-day initial review period. Staff continues to add information to the Housing Element Update project webpage at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031> and encourages the public to visit the webpage for up-to-date information and resources.

Legal Review By:



Winnie Cai
Assistant City Attorney

Approved By:



Peter Imhof
Director of Planning and
Environmental Review

ATTACHMENTS:

1. Resolution No. 22-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review"
2. Draft 2023-2031 Housing Element
3. Underline-Strikethrough Comparing the Draft 2023-2031 Housing Element Policies and Programs to the Adopted 2015-2022 Housing Element Policies and Programs
4. Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)
5. Staff Presentation

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Attachment 6
Staff Presentation

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City of Goleta

Draft 2023-2031 Housing Element Planning Commission Meeting

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Senior Planner

John Douglas, Housing Consultant

May 23, 2022

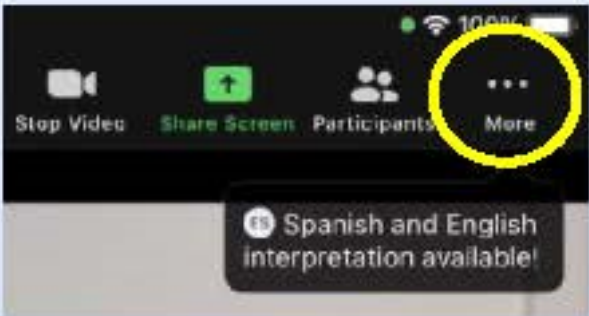


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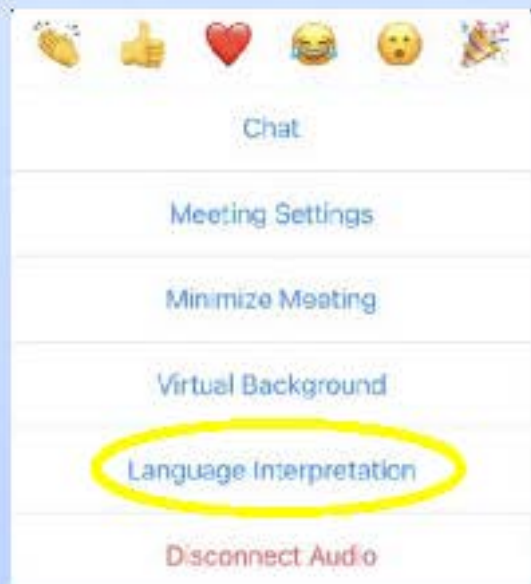


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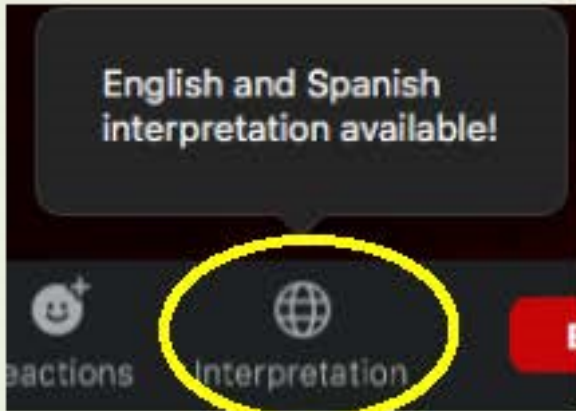


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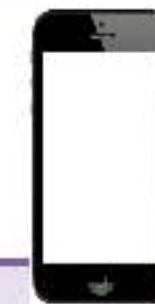

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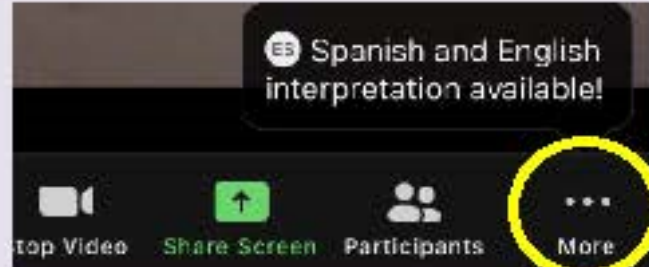


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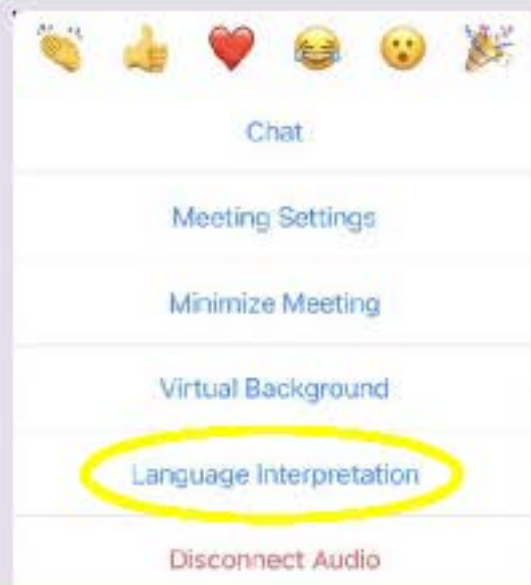


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Public Meeting Agenda

❖ Suggested Format

- Staff Presentation
 - Commissioner Questions
 - Public Comment
-
- Action on Recommendation



Presentation Topics

- Background
- Issues Discussed May 9th
- Next Steps and Contact Information
- Action on Recommendation



Background

- The Housing Element is a required part of the General Plan
- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”
- Extensive public outreach to date
- Draft 2023-2031 Housing Element Published May 2, 2022
 - Existing Housing Element utilized, with relevant updates made
 - 30-Day Public Review
- Planning Commission considered Draft 2023-2031 Housing Element on May 9, 2022



Short-Term Vacation Rentals (STVRs)

- Regulated by GMC Chapter 5.08, no specific limitations based on land use
- New subprogram HE 1.7 proposed - Requires the City to monitor the impact of STVRs on the existing housing stock and consideration of changes to the City's STVR regulations, if needed, based on the annual monitoring
- Concern expressed about deferring action to further regulate STVRs



Short-Term Vacation Rentals (STVRs)

HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock. The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and unpermitted STVRs. The City shall actively address any identified unpermitted STVRs through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

Time Period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations in 2024~~if needed based on annual monitoring~~

Responsible party: Finance Department, Planning and Environmental Review Department



Primary Residences

- Concern regarding corporate or outside investors purchasing units in the City and from owners using limited City housing stock as second homes
- New proposed subprogram:

HE 1.8 Research Impact of Underused Housing Stock. The City shall research the use of existing housing stock for purposes other than a primary residence. Based on this research, the City shall identify methods to address any issues identified during the research and take appropriate action where legally possible.

Time period: Report to City Council in 2024; consider changes to the City's regulations, if needed and legally permissible, based on report

Responsible party: Planning and Environmental Review Department



Incentives for New Housing Development

- Reducing Fees
- Relaxing Development Standards
- Expanding Areas Where Multiple-Unit Development is Allowed
- Simplifying the Permit Process



Other Topics of Discussion

- Accessory Dwelling Unit Tracking
 - No changes proposed.
- Regulation of Rental Conditions
 - Could be considered with Tenant Protection Ordinance
- Transit-Oriented Development
 - Defined in General Plan Glossary



Next Steps

- City Council Housing Element Review (June 28, 2022)
- Transmittal to HCD for 90 Day Review (July – September 2022)
- Housing Element Revisions (October – November 2022)
- Public Hearings – Planning Commission (December 2022)
- Public Hearings – City Council (January 2023)
- Adopted Housing Element Transmittal to HCD (by February 15, 2023, the statutory deadline)



Contact and More Information

Webpage:

<https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

Email:

HousingElement@CityofGoleta.org



Commissioner Questions

Public Input



Recommendation

Adopt Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Submittal of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review”

Include any additional changes in motion.