

Draft 2023-2031 Housing Element (June 2022) Review

City Council Meeting

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Senior Planner

John Douglas, Housing Consultant

June 28, 2022



Access Interpretation / Acceder a la Interpretación (Image by/Imagen de Jesús Aguilar)



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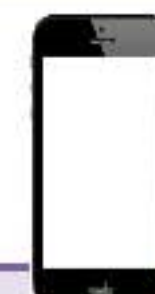
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Public Meeting Agenda

❖ Suggested Format

- Staff Presentation
 - Council Questions
 - Public Comment
 - Council Feedback
-
- Action on Recommendation



Presentation Topics

- Background & State Requirements
- Public Outreach Efforts & Summary of Public Input to Date
- Draft Housing Element
 - Vol. 1: Policies and Programs
 - Vol. 2: Technical Appendix
- Sites Inventory and Regional Housing Needs
- Next Steps



Background – State Requirements

- The Housing Element is a required part of the General Plan
- Extensive legal requirements
- Housing Element updates required every 8 years
- Last updated on December 16, 2014
- 2023-2031 update required by State law (“6th cycle”)
- State oversight & Housing Element “certification”



Background – HCD Review

- HCD review is required by State law
- Initial HCD review lasts 90 days and occurs after review (not adoption) by the Planning Agency
- Second HCD review and consideration of “certification” occurs after City Council adopts the Housing Element
- HCD “Certification” is important
 - Eligibility for Grant Funds
 - Local Control
 - State Enforcement



Background – RHNA Requirements

6 th 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

(5th cycle: 979 units)



Public Outreach

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

May 2 – June 1, 2022

Public Review of Draft 2023-2031 Housing Element

May 9 and 23, 2022

Planning Commission Review of Draft 2023-2031 Housing Element

June 22, 2022

South Coast Housing Element Workshop

September 2021-Present

Housing Element Website Updates and Maintenance



Summary of Public Input

- Housing prices & rents
- UCSB impact on housing in Goleta
- Water supply
- Short-term rentals
- Permit review process
- Environmental regulations
- Expand locations where housing is allowed (e.g., commercial)
- Local preference
- Parking
- Etc. (see Housing Element Technical Appendix)



Changes to Policies and Programs

Revisions to reflect:

- (1) changes in State law;
- (2) public, stakeholder, City Council, & Planning Commission input;
- (3) current City practices;
- (4) updated program responsible parties & City department name changes;
- (5) accomplishments since the adoption of the current Housing Element, such as adoption of Title 17 (Zoning) & adoption of affordable housing fees
- (6) updated program time periods; and
- (7) refined language to better convey the intent of the policies and programs



Changes to Policies and Programs

HE 1: Maintain and Improve Existing Housing and Neighborhoods

- ***HE 1.7 Short-Term Vacation Rentals:*** monitor and address the impact of STVRs on the existing housing stock. Includes annual reporting to City Council and consideration of changes to regulations, if needed (new, revised by Planning Commission)



Changes to Policies and Programs

HE 1: Maintain and Improve Existing Housing and Neighborhoods

- **HE 1.8 Research Impact of Underused Housing Stock:** Research the use of existing housing stock for purposes other than a primary residence and identify methods to address any issues identified during the research and take appropriate action where legally possible (new, added by Planning Commission)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.1(d) Mixed-use Developments:*** allow stand-alone residential in mixed-use zones if part of a larger commercial development (revised)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.1(e) Residential Densities:*** encourage development at the maximum residential density allowed change the residential density standards from net to gross lot area. Would allow greater flexibility to produce additional housing if all other development standards, including protection of environmentally sensitive habitat areas, are met.
(new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.1(f) Replacement of Units Lost in Redevelopment:*** Incorporates new State law to ensure residential units lost due to redevelopment are replaced (new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.2(c) Live/Work Units Permitting:*** remove the Major Conditional Use Permit requirement for live/work units (revised)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.3(d) Parking Standards:*** consider a reduction in parking requirements for studio and one-bedroom dwelling units and clarify parking reductions for affordable & senior housing (revised)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.4(a) Density Bonus:*** ensure consistency with State density bonus law (new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.4(b) Increase Housing Potential in New Developments:*** strengthen City procedures to engage with applicants regarding housing potential, residential density allowance, incentives for housing, potential funding sources, and potential to collaborate with affordable housing providers. Implemented early in the process during public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. (new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.4(f) Reduced Impact Fees:*** consider revisions to the Beneficial Projects Resolution to establish an automatic reduction or waiver of development impact fees for development that includes affordable dwelling units, with priority for 100% affordable and special needs projects (new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.4(g) Affordable By Design:*** research affordable by design principles, in collaboration with other agencies and stakeholders, and pursue regulatory amendments, as warranted (new)



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***Transfer of Development Rights:*** Program 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).



Changes to Policies and Programs

HE 2: Facilitate new Housing Development to Meet Growth Needs for Persons of All Income Levels

- ***HE 2.6 Accessory Dwelling Units:*** updated to reflect current State law and to quantify City objectives for ADU production. Explore incentives for low-and moderate-income ADUs. Incentives for future study include funding sources and homeowner/applicant assistance tools. (revised)



Changes to Policies and Programs

HE 3: Fair Housing and Special Needs

- ***HE 3.1 Fair Housing***: updated to reflect extensive new State requirements regarding fair housing and expand housing opportunities for lower-income households, persons with special needs, and other protected classes. (revised)



Changes to Policies and Programs

HE 3: Fair Housing and Special Needs

- ***HE 3.2(c) Low Barrier Navigation Centers:*** allow low barrier navigation centers in conformance with new State requirements (new)



Changes to Policies and Programs

HE 3: Fair Housing and Special Needs

- ***HE 3.2(e) Large Residential Care Facilities:*** consider Code amendment to allow large (7+) residential care facilities, where currently allowed, without a Major CUP and as an allowed use in the General Commercial district (revised)



Changes to Policies and Programs

HE 4: Energy and Conservation and Sustainable Development

- ***HE 4.4 Transit-Oriented Development:*** reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site (revised)



Changes to Policies and Programs

HE 5: Community and Regional Collaboration

- ***HE 5.2(b) Community and Regional Collaboration:*** pursue more robust efforts to provide housing information and public engagement on housing issues (revised)



Changes to Policies and Programs

HE 5: Community and Regional Collaboration

- ***HE 5.2(f) Water Supply:*** work with Goleta Water District to seek additional water resources to support housing development (new)



Technical Appendix

- ***Housing Needs Assessment:*** analysis of the City's demographic and housing characteristics and trends
- ***Resources and Opportunities:*** land, financial, and administrative resources for addressing housing needs & discussion of opportunities for energy conservation and sustainable housing development



Technical Appendix

- ***Constraints:*** analysis of potential governmental and non-governmental constraints to meeting housing needs. Major changes reflecting new Title 17 as well as other constraints such as water supply.
- ***Evaluation of the 2015-2023 Housing Element:*** analysis of the City's progress in implementing the programs and objectives of the previous Housing Element



Technical Appendix

- ***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



Technical Appendix

- ***Residential Land Inventory***: analysis of potential sites to accommodate the City's RHNA allocation. Includes "underutilized" parcels having potential for additional housing are now included because there are insufficient vacant properties to accommodate the City's higher RHNA allocation in the 6th cycle.



Technical Appendix

- ***Public Participation Summary:*** outreach efforts the City has undertaken for the Housing Element update process
- ***Fair Housing Assessment:*** new section in compliance with recent changes to State law. Extensive data and analysis regarding 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.



Technical Appendix

- ***Glossary***: removed to avoid potential conflicts with definitions elsewhere in the Housing Element, Title 17, and potential changes to State law.



Sites Inventory and RHNA

Components of the Sites Inventory

- Parcel-specific
 - Approved projects
 - Vacant sites
 - Underutilized sites
 - “Default density” for lower-income housing = 20 units/acre
- Future ADUs (*citywide, not parcel-specific*)



Sites Inventory Table

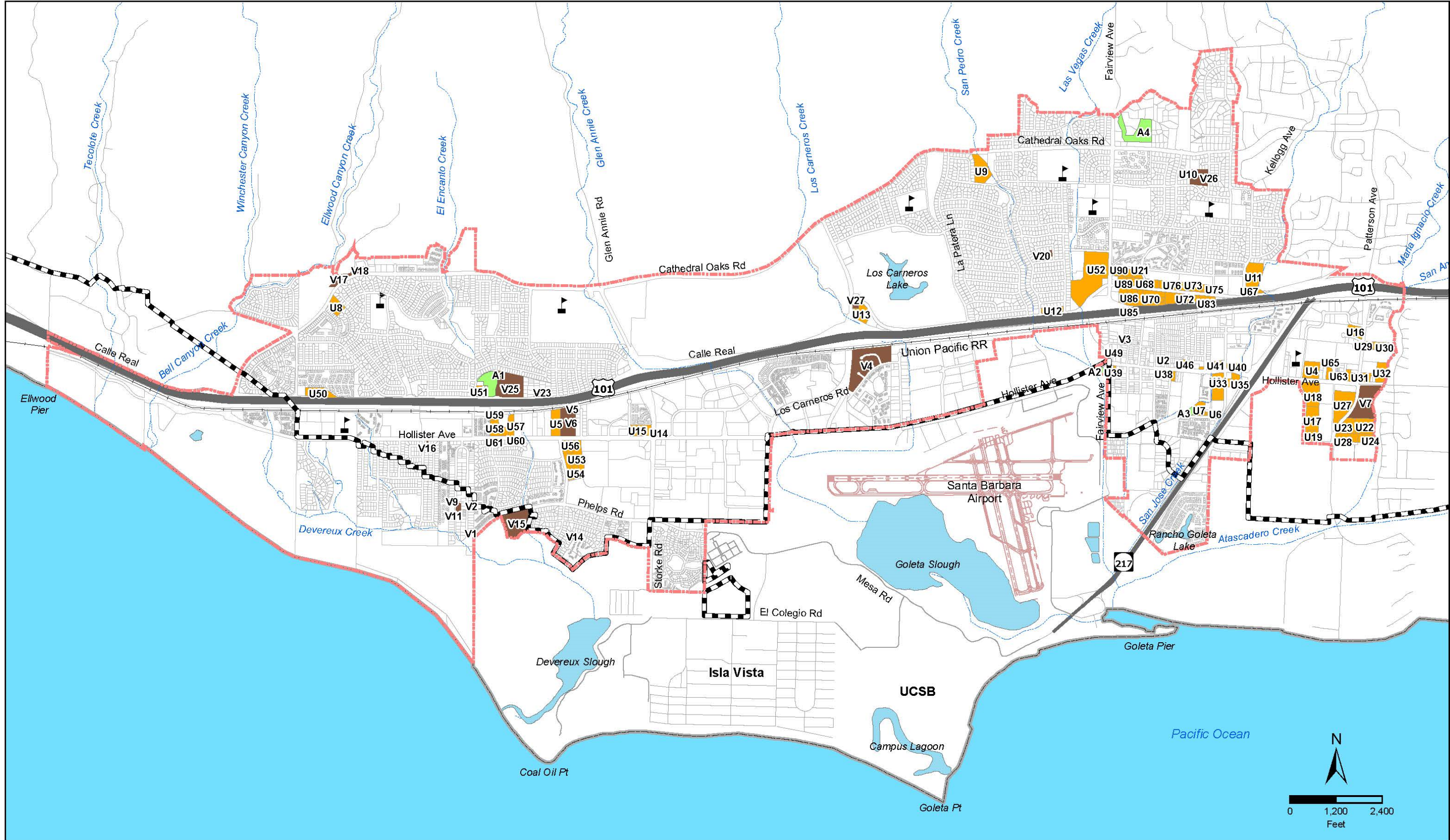
	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA	682	324	370	461	1,837
Approved projects	59	0	0	15	74
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Future ADUs	80		11	27	118
Total estimated capacity	1,111		523	434	2,065
Surplus (deficit)	105		153	-27	228
Notes: For the 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					



Sites Inventory and RHNA

Underutilized Sites

- Residential sites – only parcels significantly underdeveloped
- Commercial sites – only parcels without major constraints and substantial development potential
- 90 total parcels
- Surplus capacity of 228 units vs. RHNA



**Figure 10A-2
HOUSING ELEMENT SITES INVENTORY MAP**

GENERAL PLAN/COASTAL LAND USE PLAN
June 2022





Errata Sheet

- Formatting
- Definition for “Area Median Income”
- 2022 Income Levels
- Removal of 2 Approved Projects from Sites Inventory
- Further information on project processing timelines
- Updated Public Participation Summary
- Additions to Public Comment Summary table



Next Steps

- 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



Recommendation

Adopt Resolution No. 22-___, entitled “A Resolution of the City Council of the City of Goleta, California, Directing Staff to Submit the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development for Review”

*Include Errata Sheet



Council Questions

Public Input

Council Feedback