



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, Consultant

SUBJECT: Housing Element 2023-2031 Adoption Recommendation

RECOMMENDATION:

Adopt Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of the Housing Element 2023-2031 Amendment to the General Plan/Coastal Land Use Plan and to Determine that the General Plan Amendment is Exempt from CEQA Pursuant to CEQA Section 15061(B)(3) (Case No. 21-0002-GPA)”

BACKGROUND:

State law requires each jurisdiction in Santa Barbara County to prepare a comprehensive update to the Housing Element of the General Plan for the 2023-2031 period (also referred to as the “6th planning cycle”). A finding by the California Department of Housing and Community Development (HCD) that a Housing Element substantially complies with State law is referred to as “certification” of the Housing Element. Certification is important to enhance cities’ eligibility for grant funds and to support local land use authority.

HCD review of Housing Elements is required both prior to and after final adoption. State law also requires cities to consider HCD’s comments in their decisions to adopt Housing Elements and to make findings regarding how HCD’s comments have been addressed. Under State law, the statutory due date for City Council adoption of the Housing Element is February 15, 2023.

After extensive public outreach and review by the Planning Commission and City Council, staff submitted a Draft Housing Element to HCD on June 30, 2022 for review as required by State law. On September 27, 2022 HCD issued a letter (Attachment 2) stating that the

draft element addresses many statutory requirements, and identifying revisions necessary to comply with State Housing Element Law.

In response to HCD's comments, staff prepared a Revised Draft Housing Element 2023 to 2031 (Revised Draft) (Exhibit A to Attachment 1) as well as a summary of HCD comments and proposed City responses (Attachment 3). Proposed revisions in the Revised Draft are shown in ~~strikeout~~/underline notation in Attachment 4. The purpose of this public hearing is for the Planning Commission to review HCD's comments and staff's proposed revisions incorporated into the Revised Draft and consider recommending City Council approval of the Revised Draft.

Agendas, staff reports and other materials from prior public meetings provide additional background information regarding Housing Element requirements and issues and are available for review on the City's Housing Element website at <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>.

DISCUSSION:

The Revised Draft is provided as Exhibit A to Attachment 1 and reflects comments provided by HCD. Many of HCD's comments only require technical or clerical revisions, such as additional data and information, while other comments call for more robust City administrative efforts to encourage and facilitate housing development. Some comments raise substantive policy concerns regarding issues such as the City's development standards and permit procedures. In the letter, HCD organized the comments into five topic areas as listed below:

- A. Review and Revision (of the City's 2015-2023 Housing Element)
- B. Housing Needs, Resources, and Constraints
- C. Housing Programs
- D. Quantified Objectives
- E. Consistency with General Plan

Below is a summary of the changes as compared to what was submitted to HCD on June 30, 2022. The summary is organized to focus on the City's responses to HCD's comments, by topic area. Please refer to Attachment 3 for additional details regarding HCD comments and proposed Housing Element revisions.

A. Review and Revision (of the City's 2015-2023 Housing Element)

Section IV of the Technical Appendix was revised to provide additional evaluation of whether the programs in the 2015-2023 Housing Element were effective in addressing housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). More specifically, details regarding Homekey 2.0, a permanent supportive housing project, was included to demonstrate progress towards addressing housing needs of special needs populations. An expanded description of the City's new Affordable Housing Implementation Division was added to highlight public housing

lotteries and other activities that the Division is responsible for. Additional information was also detailed regarding the increase in accessory dwelling units (ADU) under the City's new regulations adopted during the planning period, including many that are expected to be affordable to lower income households. Based on this evaluation, 2023-2031 Housing Element programs, such as HE 2.4 Facilitate Affordable Housing Development and HE 3.1 Affirmatively Further Fair Housing Opportunities, were modified to increase their effectiveness by more specifically referring to meeting the needs of special needs housing.

B. Housing Needs, Resources, and Constraints

1. Affirmatively Furthering Fair Housing (AFFH). Section VII of the Technical Appendix was revised to include expanded AFFH analysis and actions. The Technical Appendix revisions include new maps and related analysis to more comprehensively describe Goleta's fair housing conditions and issues. New mapping and information primarily show Goleta's housing opportunity sites are located with respect to different fair housing metrics, such as racial demographics and renter overpayment. Table 10A-37 in the Technical Appendix was significantly revised to reflect the added AFFH data and analysis included in the Technical Appendix.

The new and revised actions, schedule, and metrics in Table 10A-37 were also added to Program HE 3.1, Affirmatively Further Fair Housing Opportunities, and were informed by recently certified AFFH programs from other jurisdictions. Updated actions focus on furthering housing opportunities and mobility within the City. Revised Program HE 3.1 requires City staff to proactively promote fair housing opportunities, monitor results, and identify additional actions, if the desired outcomes are not being met. Actions include exploration of alternative land use strategies to facilitate a variety of housing choices within the City, such as expanded opportunities for ADUs and projects under Senate Bill 9 (2021), housing on Community Assembly sites and other public and quasi-public lands, homesharing opportunities. Additional revisions to HE 3.1 focus on increased outreach and informational efforts. This revised program will require the City to identify additional actions, in 2027 and 2028, if the quantified objectives for this program are not being met.

2. Extremely Low-Income Housing. The Housing Needs Assessment (Section I of the Technical Appendix) includes analysis of ELI households by tenure and rates of overpayment (Table 10A-5). The analysis was expanded to describe programs to address the needs of ELI households.

3. Inventory of Land. The land inventory is a major component of the Housing Element and must demonstrate that adequate sites are available to accommodate the City's assigned share of regional housing needs. Because relatively little vacant land suitable for housing development remains in Goleta, the majority of future housing development is expected to occur through redevelopment of previously developed, non-residential sites, referred to as "underutilized" sites in the Housing Element. Underutilized site development could occur through demolition/redevelopment or through new housing construction on vacant portions of parcels, such as parking lots.

Parcel Listing: Parcel-level detail of underutilized sites in Table 10A-31 was expanded to include age of structures and improvement to land value ratios. Table 10A-30 was added indicating expressed developer interest on specific sites showing that there is a desire for housing development in the City on non-vacant parcels. The size of lots, zoning, General Plan designation, and the existing uses was included.

Realistic Capacity: The Technical Appendix was revised to clarify that the sites inventory analysis is based on realistic development capacity, excluding sites with constraints, such as easements or environmental conditions. For example, additional text was added noting that sites with residential development potential based on proximity to the Santa Barbara Airport were excluded from the inventory.

Of note, realistic capacity for underutilized sites was conservatively reduced by a factor of 50% from the allowable number of residential units to account for projects that may include less than the maximum allowable number of housing units. This discount factor was applied to address realistic capacity concerns because there are not many examples of redevelopment of underutilized sites in the City to rely upon. The discount factor was not changed in the Revised Draft.

Small and Large Sites: Table 10A-28 and Table 10A-31 identify housing potential on sites smaller than a half-acre and larger than 10 acres and are estimated at the moderate or above moderate-income categories, unless otherwise justified based on a pending project. One site in Table 10A-31 was revised to reassign 3 units to the moderate-income category consistent with the HCD comment.

Sites Identified in Prior Planning Periods: The Revised Draft was changed to confirm that no underutilized sites were identified in the sites inventory in a previous planning period. Because several residentially zoned non-vacant sites were used in two prior planning periods, Program HE 2.1(g), Sites Identified for Lower-Income Housing in a Prior Planning Period, was added to meet Government Code requirements. The new program requires a Title 17 amendment to allow for processing of by-right housing on vacant sites counted in two prior consecutive housing elements, consistent with State law.

Environmental Constraints: A new environmental constraints section was added to the Technical Appendix to expand upon and support the sites description provided in Tables 10A-26 and 10A-31.

Nonvacant Sites: A description of underutilized sites in Table 10A-31 was expanded to include age of structures and improvement to land value ratios. Table 10A-30 was added indicating expressed developer interest on specific sites showing that there is a desire for housing development in the City on non-vacant parcels.

Water Sewer Priority: Program HE 5.2 Community and Regional Collaboration was expanded to include notice to water and sewer providers regarding the City's Housing Element status and requirements for priority service to lower-income housing, consistent with the HCD comment letter. Refer to new Program HE 5.2(g).

Zoning for a Variety of Housing Types: The Technical Appendix was revised to clarify the analysis of City regulations for employee (farmworker) housing, consistent with the Employee Housing Act (Health and Safety Code Sections 17000 et seq.). Of note, the Employee Housing Act is addressed in Section 17.41.150 Farmworker Housing of the Goleta Municipal Code.

Additionally, the Technical Appendix was revised to clarify that emergency shelters are permitted without discretionary action in three zone districts in the City. The revisions included a discussion of parcel sizes in zones that allow emergency shelters to show adequately sized parcels for that use.

Other Sites Inventory Information: While not requested in the HCD comment letter, the inventory was also revised in several ways to illustrate the City has greater capacity for housing than what was illustrated in the previous draft submitted to HCD, increasing the overall estimated capacity from 2,065 to 2,580 units. These revisions include:

- adding in underutilized sites that allow housing but are smaller than 0.5 acres,
- adding in additional sites and increasing density assumptions for sites that qualify under recently adopted legislation (Senate Bill 6), and
- utilizing gross lot area to calculate residential density (see Program HE 2.1(e) Increased Densities).

4. Governmental Constraints. Governmental constraints include policies, procedures and regulations that affect housing development. The Housing Element must include a critical evaluation of whether any of the City's current requirements pose an undue constraint on housing construction. In response to HCD comments, additional analysis has been provided regarding the cumulative effect of land use controls, inclusionary housing requirements, compliance with new transparency requirements, planning and permit fees, and permit processing procedures requirements as potential constraints on housing development. In addition, Program HE 2.3 was revised to include a reduction in parking standards for studio and 1-bedroom units, consistent with HCD comment (refer to HCD letter page 8). Program HE 3.2(i) Reasonable Accommodation was also revised to provide greater clarity in the request processing based on earlier HCD feedback.

5. Nongovernmental Constraints. Nongovernmental constraints are factors affecting housing cost and supply that the City has little or no control over, but State law requires the Housing Element to analyze these issues nonetheless. In Goleta, one of the most critical nongovernmental constraints is water supply. Since domestic water supply is controlled by the Goleta Water District, an independent special district, the City has no control over its policies or operations. The Revised Draft provides additional analysis of potential nongovernmental constraints, such as availability of financing, the price of land, the cost of construction and the length of time between receiving approval for a housing development and submittal of an application for building permits, as well as any hinderances on the City's ability to accommodate RHNA by income category.

6. Analysis of Special Needs Populations. "Special needs" populations include the elderly, persons with disabilities, large families with 5 or more members, female headed households, farmworkers and the homeless. The Revised Draft provides additional

analysis of these special housing needs, including challenges faced by the population, the existing resources to meet those needs, gaps in resources, and proposed policies, programs, and funding to help address those gaps.

C. Housing Programs

HCD stated that programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives and definitive timelines. Deliverables should occur early in the planning period to ensure actual housing outcomes. In response to this comment, programs have been revised to provide additional specific objectives and timing. Substantive revisions were made to six programs to address HCD comments as follows:

- HE 1.3 Preserve Assisted Housing was revised to require assistance to tenant with education and other support.
- HE 2.3 Housing Design Principles for Multiple-Unit and Affordable Housing was revised to include a reduction in parking standards for studio and 1-bedroom units, consistent with HCD comment (refer to HCD letter page 8).
- HE 2.4 Facilitate Affordable Housing Development was revised to include proactive outreach, funding assistance, and priority processing for affordable housing development.
- HE 2.6 Encourage Accessory Dwelling Units was revised to require the City to provide incentives for affordable ADUs and ADU affordability monitoring.
- HE 2.7 Funding for Affordable Housing was revised to include annual monitoring of affordable housing funds and assisting developers in applying for funding.
- HE 3.1 Affirmatively Further Fair Housing Opportunities was significantly revised (see discussion in B.1 above).

D. Quantified Objectives

Housing Elements must include quantified objectives for the construction, rehabilitation and preservation of housing. HCD's comment suggest that the City could consider additional quantified objectives for conservation in addition to below market rate units that are at risk of conversion to market rate housing in the next 10 year period. The City's proposed response notes that, in addition to Program HE 1.3 (Monitor & Preserve Assisted Affordable Units), several other programs include quantified objectives to facilitate housing preservation, including Programs HE 1.2 Housing Rehabilitation, HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership, and HE 4.1 Rehabilitation and Energy Loan Programs. Table 10-2, Quantified Housing Objectives 2023-2031 was updated to include preservation of all mobile home units (approximately 650 spaces) during the planning period.

E. Consistency with the General Plan

The Revised Draft includes a discussion of how General Plan internal consistency will be maintained throughout the planning period. Committing the City to amend the General Plan, as necessary to ensure consistency between elements, including the Housing

Element, is the primary strategy to address this comment from HCD. Refer to Housing Element page 10-5 for more detail.


ENVIRONMENTAL REVIEW:

Staff has determined that the Revised Draft Housing Element is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to State CEQA Guidelines Section 15061(b)(3) (14 Cal. Code Regs. Section 15061(b)(3)), the “common sense exemption” covering activities with no possibility of having a significant effect on the environment, because the Housing Element would not approve any development project or other physical change to the environment. Future housing development projects will be subject to CEQA review to the extent required by law, as well as required compliance with numerous existing City plans and regulations, State laws and regulations, and federal laws and regulations that provide environmental protection outside of the CEQA review process (e.g., air quality standards, cultural and historic resources, sensitive biological habitat areas, water supply, and environmental hazards). A draft Notice of Exemption is provide as Attachment 5.

NEXT STEPS:

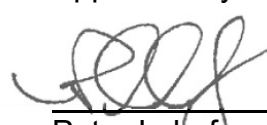
After review of the Revised Draft, the Planning Commission is asked to adopt Resolution No. 22-__, provided as Attachment 1, recommending adoption of the Housing Element 2023-2031 by the City Council. The Planning Commission recommendation will be forwarded to the City Council for consideration at a subsequent public hearing. Following adoption by the City Council, the Housing Element must then be submitted to HCD on or before February 15, 2023 for an additional 60-day review period.

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 Adoption of the Housing Element 2023-2031 Amendment to the General Plan/Coastal Land Use Plan and to Determine that the General Plan Amendment is Exempt from CEQA Pursuant to CEQA Section 15061(B)(3) (Case No. 21-0002-GPA)

Exhibit A: Revised Draft Housing Element 2023-2031

2. HCD Review Letter Dated September 27, 2022

3. Summary of HCD Comments and Proposed City Responses
4. Revised Draft Housing Element 2023-2031 Showing Proposed Tracked Changes
5. Draft Notice of Exemption
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 Adoption of the Housing Element 2023-2031 Amendment to the General Plan/Coastal Land Use Plan and to Determine that the General Plan Amendment is Exempt from CEQA Pursuant to CEQA Section 15061(B)(3) (Case No. 21-0002-GPA)”

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RESOLUTION NO. 22-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE HOUSING ELEMENT 2023-2031 AMENDMENT TO THE GENERAL PLAN/COASTAL LAND USE PLAN AND TO DETERMINE THAT THE GENERAL PLAN AMENDMENT IS EXEMPT FROM CEQA, PURSUANT TO CEQA SECTION 15061(B)(3) (CASE NO. 21-0002-GPA)

WHEREAS State law requires each city in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS jurisdictions within Santa Barbara County are required to prepare an update to their Housing Elements for the 2023-2031 planning period; and

WHEREAS, on July 15, 2021, the Santa Barbara County Association of Governments adopted the 2023-2031 Regional Housing Needs Allocation (RHNA) Plan, which assigned a regional housing need of 1,837 housing units to the City of Goleta; and

WHEREAS, on September 7, 2021, March 14, 2022, May 9, 2022, May 23, 2022, and June 28, 2022, the City conducted public meetings regarding the proposed Housing Element update, at which times all interested persons were given an opportunity to be heard; and

WHEREAS the City published the Draft Housing Element 2023-2031 on May 2, 2022 for a 30-day public comment period that closed on June 1, 2022, and the City considered public comments during a 10-day review period after the close of the comment period; and

WHEREAS, on June 30, 2022, the Draft Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review pursuant to Government Code Section 65585; and

WHEREAS, on September 27, 2022, HCD issued a letter finding that the Draft Housing Element 2023-2031 addresses many statutory requirements but that revisions would be necessary to comply with State Housing Element Law; and

WHEREAS a Revised Draft Housing Element 2023-2031 was prepared addressing HCD comments as described in the Planning Commission staff report dated December 12, 2022; and

WHEREAS, based on the factors and substantial evidence described in the Housing Element Technical Appendix, including in Exhibit A, the existing uses on underutilized sites identified to accommodate the lower-income RHNA allocation are likely to be discontinued during the planning period and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS the proposed Housing Element 2023-2031 is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061(b)(3)), the common sense exemption covering activities with no possibility of having a significant effect on the environment; and

WHEREAS, on December 12, 2022, the Planning Commission conducted a public hearing at which time all interested persons were provided an opportunity to offer comments on the Revised Draft Housing Element 2023-2031; and

WHEREAS the Planning Commission has considered the entire administrative record for the Revised Draft Housing Element 2023-2031, including staff reports, HCD comments, and all written and oral testimony offered at and prior to the public hearing;

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. General Plan Amendment Findings

Pursuant to Goleta Municipal Code subsection 17.67.040(C), the Planning Commission must make two findings when recommending a General Plan Amendment to City Council. These findings are below:

(a) The amendment is consistent with the guiding principles and goals of the General Plan.

Most pointedly, the Land Use Element includes eleven Guiding Principles and Goals for the land use plan of the General Plan. Three of these Principles and Goals specifically address the City's vision for housing within the community. These are shown below:

6. *Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.*
7. *Maintain an appropriate balance between job-generating development and housing supply.*
8. *Maintain a balance of housing types, densities, and sizes and ensure creation and maintenance of quality, livable residential environments.*

The General Plan Amendment seeks to address needed housing, of various types, based on a review of State law requirements, fair housing data, demographic information, and input for the public through an extensive public outreach process. Such actions and policies seek to ensure a balance community with an appropriate mix of housing types to accommodate the needs of the community.

Therefore, the Revised Draft Housing Element 2023-2031 is consistent with the guiding principles and goals of the General Plan.

(b) The amendment is deemed to be in the public interest.

The General Plan Amendment is in response to the requirements of the California Government Code to update the Housing Element every eight years. Adoption of an updated Housing Element is critical to address various requirements of State law and certification of the updated Housing Element is important to enhance the City's eligibility for grant funds and to support the City's local land use authority.

The General Plan Amendment, including amendments to existing Housing Element policies, is in response to extensive public outreach and analysis of housing trends and issues, including fair housing issues, within the City. The outreach efforts and analysis of housing data and conditions is shown in the Technical Appendix. As such, the General Plan Amendment is prepared to address the public's concerns and needs related to housing within the City.

Additionally, the General Plan Amendment would outline various implementation actions needed to address State law requirements and issues identified during the process of development the General Plan Amendment for housing, including special needs housing, and other actions, that the City could then begin addressing through various zoning amendments and other implementation actions upon adoption of the updated Housing Element.

Therefore, the General Plan Amendment is in the public interest.

SECTION 3. CEQA Finding

The Planning Commission finds that the Revised Draft Housing Element 2023-2031 is exempt from review under the CEQA (California Public Resources Code Sections 21000 et seq.), pursuant to State CEQA Regulation Section 15061(b)(3) (14 Cal. Code Regs. Section 15061(b)(3)), the common sense exemption covering activities with no possibility of having a significant effect on the environment.

SECTION 4. Planning Commission Recommendation

The Planning Commission hereby recommends to the City Council adoption of the Revised Draft Housing Element 2023-2031, provided as Exhibit A, and finding that the Revised Draft Housing Element 2023-2031 is exempt from CEQA.

SECTION 5. Certification

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 ____ day of _____ 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 Resolution No. 22-____ was duly adopted
by the Planning Commission of the City of Goleta at a regular meeting held on
the ____ day of _____, 2022 by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit A

Revised Draft Housing Element 2023-2031

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

Prepared by:



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Andy Newkirk, Senior Planner

Technical Assistance Provided by:

John Douglas, J.H. Douglas & Associates

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

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 §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:

- *Area Median Income (AMI):* Area Median Income is based on the US Department of Housing and Urban Development's estimates of median family income (using the latest American Community Survey data from the US Census Bureau and the Consumer Price Index from the Bureau of Labor Statistics), which are further reviewed and released annually by the California Department of Housing and Community Development.
- *Extremely-Low-Income Households:* Households earning 30 percent or less of AMI.
- *Very-Low-Income Households:* Households earning 30 to 50 percent of AMI.
- *Low-Income Households:* Households earning 50 to 80 percent of AMI.
- *Lower-Income Households:* Households earning less than 80 percent of AMI.
- *Moderate-Income Households:* Households earning 80 to 120 percent of AMI.
- *Above-Moderate-Income Households:* Households earning over 120 percent of AMI.
- *Workforce Households:* Households earning more than 120 percent and up to 200 percent of AMI.

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	5	64
Vacant sites	249		32	378	663
Underutilized sites	1,146		542	47	1,735
Future ADUs	80		11	27	118
Total estimated capacity	1,534		585	457	2,580
Surplus (deficit)	528		215	(4)	743
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)

General Plan Consistency

State law requires that the various elements of the General Plan be consistent. This Housing Element supports the policies of the other General Plan elements. For example, residential development policies established in the Land Use Element are reflected in the Housing Element, and the analysis of environmental and infrastructure constraints in the Housing Element is based upon information from the Conservation, Open Space, Safety, Public Facilities and Noise Elements. As the General Plan is amended from time to time, the Housing Element will be reviewed and amended as necessary to maintain consistency with other elements of the General Plan.

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
Preserve Mobile Home Units	Approximately 650 spaces (all mobile home units within the City)					650

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 throughout the community, with specific attention given to locations within Tract 003001 (Old Town).

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) notify nonprofit organizations three years prior to potential covenant expiration dates, (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.
- d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.

Time period: Monitor at-risk units annually (a); Provide project-specific assistance on a case-by-case basis (b, d); 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 continue to 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. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.
- 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 (a); At the time of every conversion during the planning period (b); Consider actions annually, conversion information posted on City website by December 2023 and updated annually (c); Throughout the planning period (d)

Responsible party: Planning and Environmental Review Department;
Neighborhood Services

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 December 2024 (b)

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 Department, Planning and Environmental Review Department

- 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

Responsible party: Finance Department, Planning and Environmental Review Department

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

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. The City will market the City's available sites for residential and mixed-use development to increase awareness of opportunities for housing within the City.
- 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 §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 throughout the community.
- 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 continue 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 any needed amendments 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. Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments consistent with Government Code §65583.2(g)(3).
- g. Sites Identified for Lower-Income Housing in a Prior Planning Period. Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. A Title 17 amendment to ensure conformance with this requirement will be processed by December 2023.
- h. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

Time period: Throughout the planning period (a, b, c, d, e); Title 17 amendment by December 2024; General Plan amendment, as needed, and Title 17 amendment in 2023 (e); Title 17 amendment by December 2023 (f, g); Annually (h)

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 preference 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. Information regarding local priority will be posted on the City website and in City Hall by December 2023.
- b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to 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 by December 2023.
- d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually 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 annually 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: Title 17 amendments by December 2023 (a, c); Throughout the planning period (b); Annually (d)

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. Reduce Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units and clarify reductions for affordable and senior housing units. Research and map areas of parking scarcity to inform future parking reductions.

- 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 by February 2025 (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 and special needs 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 all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. In addition, the City will contact affordable housing developers annually to identify development opportunities.
- c. Long-Term Affordability Covenants. The City will continue to 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 by February 2025.
- 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. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.

- f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees by December 2024 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, by February 2025.
- h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

Time period: Annually (a); Throughout the planning period (b-e, h); February 2025 (d); Revision to the Beneficial Projects Resolution (City Council Resolution No. 19-43) by December 2024 (f); Research and possible amendments to Title 17 by February 2025 (g); Throughout the planning period (h)

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.

- a. The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024
- b. The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.
- c. The City will monitor ADU production and affordability every two years and if assumptions for production are not being met, ADU regulations will be amended to provide additional incentives within 12 months.

Time period: Research and pursue program by February 2024 (a); Post information on website by October 2023 (b); Title 17 amendments by February 2024; Every two years during the planning period (c)

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 by December 2024 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.
- d. Monitor affordable funding assistance programs annually and assist developers in applying for funding as available.

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); Annually and ongoing (d)

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. Strategies and actions include the following:

- a. 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:
 1. 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 on an annual basis. (see also Program HE 2.7 Funding for Affordable Housing)
 2. Support opportunities to reduce barriers to affordable housing development. (see also Program HE 2.1 Encourage a Diverse Range of New Housing)
 3. Increase access to family-oriented housing (e.g., units with at least two bedrooms). (see also Programs HE 2.1 Encourage a Diverse Range of New Housing and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 4. Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (see also Program and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 5. Proactively monitor and address loss of existing affordable housing units, particularly in "high opportunity" areas. (see also Program HE 1.3 Monitor and Preserve Assisted Affordable Housing Units).
 6. Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols by December 2024.

- b. Reduce homelessness. 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. The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see also Program HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
- c. Fair Housing Education and Training. The City will support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Specific actions include:
 - 1. Coordinate with other fair housing organizations to make training opportunities available 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.
 - 2. Continue to 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, source of income, 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 housing units subject to City-required affordability agreements. Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency.
 - 3. Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see also Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 - 4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.
 - 5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.
 - 6. 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. The Fair Housing website will be promoted through social media annually.

Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Goleta residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%.

- d. Access to Opportunity and Mobility. Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other protected classes, and address housing affordability, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration. These programs will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity and are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. The Mortgage Credit Certificate Program, which is administered by the Housing Authority of the County of Santa Barbara (HASBARCO), also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods.

In addition, Program HE 2.6 Accessory Dwelling Units is expected to facilitate production of at least 118 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods.

These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities exceeding the City's assigned RHNA objectives. Specific objectives include the following:

1. Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021). In coordination with research being conducted at the State level, evaluate and pursue

- opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2021).
2. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 (2021) ordinance, seek to integrate at least five units annually in single-family areas.
 3. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually.
 4. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media.
 5. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.
 6. The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 (2021), such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.
 7. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.
 8. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City.
 9. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters

and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.

10. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.

Time period: Throughout the planning period as described above

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 and amend Title 17 standards by December 2023 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 by December 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 and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code §65583(c)(3)).
- e. Residential Care Facilities. Continue to 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 process amendments to Title 17 of the Goleta Municipal Code by December 2023 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. Contact special needs housing organizations annually to explore development opportunities (see also Program 2.4).

- h. **Family Housing Amenities.** Encourage adequate provisions 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. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.

Time period: Throughout the planning period; Title 17 amendments by December 2023 (b, c, d, e, i); Annual outreach (g)

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, organizations, and the University of California, Santa Barbara to 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 sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include annual consultation with District staff and administrative support in applying for grant funding if available.
- g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.

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); upon adoption of the Housing Element in 2023 (g); 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 10-3 provides a summary of the programs used to implement Housing Element policies and includes quantitative targets where appropriate.

**TABLE 10-3
SUMMARY OF IMPLEMENTATION PROGRAMS**

Implementation Program Number and Name	Responsible Party*	Time Period	Quantified Objective (2023–2031)
HE 1.1 Code Compliance	PER	Ongoing	NA
HE 1.2 Housing Rehabilitation	PER	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 NS	Ongoing; Web posting in 2023	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 2024	NA
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS PER	Ongoing; Report Annually	NA
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Finance PER	Report Annually; Regulation Changes in 2024	NA
HE 1.8 Research Impact of Underused Housing Stock	PER	Report to City Council in 2024	NA
HE 2.1 Encourage a Diverse Range of New Housing	PER	Ongoing; Title 17 amendments in 2023 and 2024; 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 2025	NA
HE 2.4 Facilitate Affordable Housing Development	PER	Ongoing; Reso. No. 19-43 revision in 2024; Possible amendments to Title 17 in 2025	341 Extremely Low 341 Very Low 324 Low 370 Moderate

Implementation Program Number and Name	Responsible Party*	Time Period	Quantified Objective (2023–2031)
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	Incentive program in 2024; Website posting in 2023; Monitoring biennially	8 Very Low 72 Low 11 Moderate 27 Above Moderate
HE 2.7 Funding for Affordable Housing	NS PER Finance	Ongoing; Consolidated Plan in 2025; CAHFP in 2024	NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	NS PER City Attorney	Ongoing; Annually; Biennial presentation; Title 17 Amendment in 2023; Tenant Projection Ordinance in 2024; ADU pilot program in 2024; Biennial funding research; Midterm evaluation in 2027	Increase distribution of fair housing informational materials by at least 25%; Increase annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%; Increase Housing Choice Vouchers by 10%; Integrate at least five units annually in single-family areas; 5 deed restricted ADUs annually; 50 housing opportunities in the planning period through alternative land use strategies; 250 total units by 2028
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	Ongoing; Title 17 amendments in 2023; Annual outreach	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER	Ongoing	NA
HE 4.1 Rehabilitation and Energy Loan Programs	PER	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	Annual	8 Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS	Ongoing; Provide Housing Element in 2023	NA
*Acronyms: NS Neighborhood Services Department PER Planning and Environmental Review Department PW Public Works Department			

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Revised Draft

**Goleta General Plan/
Coastal Land Use Plan**

**Housing Element
2023 to 2031**

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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
GSD	Goleta Sanitary District
GWSD	Goleta West Sanitary District
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.

As discussed in Section I.F (Assisted Housing At Risk of Conversion) below, there are insufficient deed-restricted affordable housing units in Goleta to fully meet the needs of extremely-low- and very-low-income households. Programs intended to address the needs of ELI households include HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of

New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration.

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%	12,302	6%
Manufacturing	1,574	9%	14,552	7%
Wholesale trade	331	2%	3,889	2%
Retail trade	1,428	9%	20,456	10%
Transportation, warehousing, and utilities	497	3%	6,484	3%
Information	466	3%	3,942	2%
Finance, insurance, and real estate rental and leasing	807	5%	9,911	5%
Prof, scientific, mgmt, admin and waste mgmt services	2,285	14%	25,849	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	1,041	6%	11,823	6%
Public administration	557	3%	8,742	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 \$1,048, while the maximum affordable rent for very-low-income households is \$1,746. The maximum affordable rent for low-income households is \$2,798, while the maximum for moderate-income households is \$3,003.

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 = \$100,100	Income Limits	Maximum Affordable Rent	Maximum Affordable Price (estimated)
Extremely Low (<30%)	\$41,900	\$1,048	\$135,000
Very Low (30–50%)	\$69,850	\$1,746	\$255,000
Low (50–80%)	\$111,900	\$2,798	\$415,000
Moderate (80–120%)	\$120,100	\$3,003	\$445,000
Above moderate (>120%)	>\$120,100	>\$3,003	>\$445,000
Workforce (120–200%)*	\$200,200	\$5,005	\$740,000
Assumptions: -Based on a family of 4 -30% of gross income for rent or principal, interest, taxes & insurance (PITI) plus utilities -10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 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”). Several programs in the Housing Plan are intended to address the problems faced by persons with disabilities, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

As an example of the City’s successful efforts to address the housing needs of persons with disabilities, in 2022 the City facilitated the approval of a motel conversion for permanent supportive housing.

**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

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

⁵ www.tri-counties.org

⁶ ZIP Code 93117

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. Several programs in the Housing Plan are intended to address the problems faced by senior households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

**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. According to recent Census estimates, approximately 52 percent of housing units in Goleta have three or more bedrooms. While the total housing stock has sufficient units to accommodate the number of large households in the city, overcrowding still occurs because some large households are unable to afford units with adequate space for their family size. Several programs in the Housing Plan are intended to address the problems faced by large households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

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				

Several programs in the Housing Plan are intended to address the problems faced by female headed households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

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 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 7 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

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

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

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.

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 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 §65583(a)(1).				

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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	5	64
Vacant sites	249		32	378	663
Accessory Dwelling Units	80		11	27	118
Underutilized sites	1,146		542	47	1,735
Total capacity	1,534		585	457	2,580
Surplus (shortfall)	528		215	(4)	743
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.

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.

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

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, 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

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

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 in 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
Minimum Lot Width (feet)	Varies	NA	NA	NA	50	NA	NA	NA	NA	NA
Maximum Residential Density (dwelling units/acre)	5	13 ¹	20 ¹	30 ¹	15	12	20	20	20	NA
Maximum Structure Height (feet) ²	25	25-35	25-35	25-35	25	35	30	35	35	35
Maximum Lot Coverage	NA	30%	30%	40%	75%	NA	NA	NA	40%	NA
Minimum Setbacks (feet)										
<i>Front</i>	20	20	20	20	20	10	0	10	15	20
<i>Interior Side</i>	5-10	10	10	10	15	0	0	0	15	20
<i>Street Side</i>	10	10-20	10-20	10-20	10-20	10	0	10	10-15	10-20
<i>Rear</i>	25	10	10	10	15	0-10	0-10	0-10	15	20
Maximum Floor Area	Varies	NA	NA	NA	NA	NA	NA	NA	NA	NA
Common Open Space (square feet per unit)	NA	150	150	100	100	60-300	60-300	60-300	60-300	NA
Restricted Open Space (square feet per unit)	NA	60-200	60-200	60-200						NA
Minimum Landscaping	NA	NA	NA	NA	NA	NA	NA	5%	10%	NA

1. Units under 500 square feet or less count as 0.75 dwelling units for this calculation.
2. Height is the vertical distance between the existing grade and the uppermost point of the roof of the structure directly above that grade, including mechanical equipment but not including allowed projections. When the entire roof of the structure exhibits a pitch of 4:12 (rise to run) or greater, an additional 3 feet may be added to the applicable height limit.

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

Cumulative Effect of Development Standards

To evaluate the cumulative effect of zoning standards on housing development, an evaluation of recent residential projects was conducted. The evaluation, summarized in Table 10A-29 in Section V – Residential Land Inventory, found that the density for recent multi-family projects varied from 78% to 105% the maximum density allowed under the City’s land use regulations. This analysis demonstrates that development standards do not prevent housing development projects from achieving maximum allowable densities. However, to improve the feasibility of residential development Program HE 2.3 is included in the Housing Plan to reduce multi-family parking requirements.

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. However, factors 5 and 6 may create uncertainty related to the decision-making process for a reasonable accommodation decision, as such a Title 17 amendment is included in Program HE 3.2(i) to remove these factors.

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 is regulated as a residential use as detailed below in GMC subsection 17.41.150(A), 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 (i.e., without discretionary action) 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 620 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.

Parcel sizes in the CG zone average approximately 0.8 acres with a total area of approximately 80 acres. Parcel sizes in the IG zone average approximately 0.8 acres with a total area of approximately 124 acres. Parcel sizes in the BP zone average approximately 3.3 acres with a total area of approximately 367 acres. Parcel sizes in the CR average approximately 6.3 acres with a total area of approximately 57 acres.

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 §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 §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 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.d 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.e Mobile Homes/Manufactured Housing

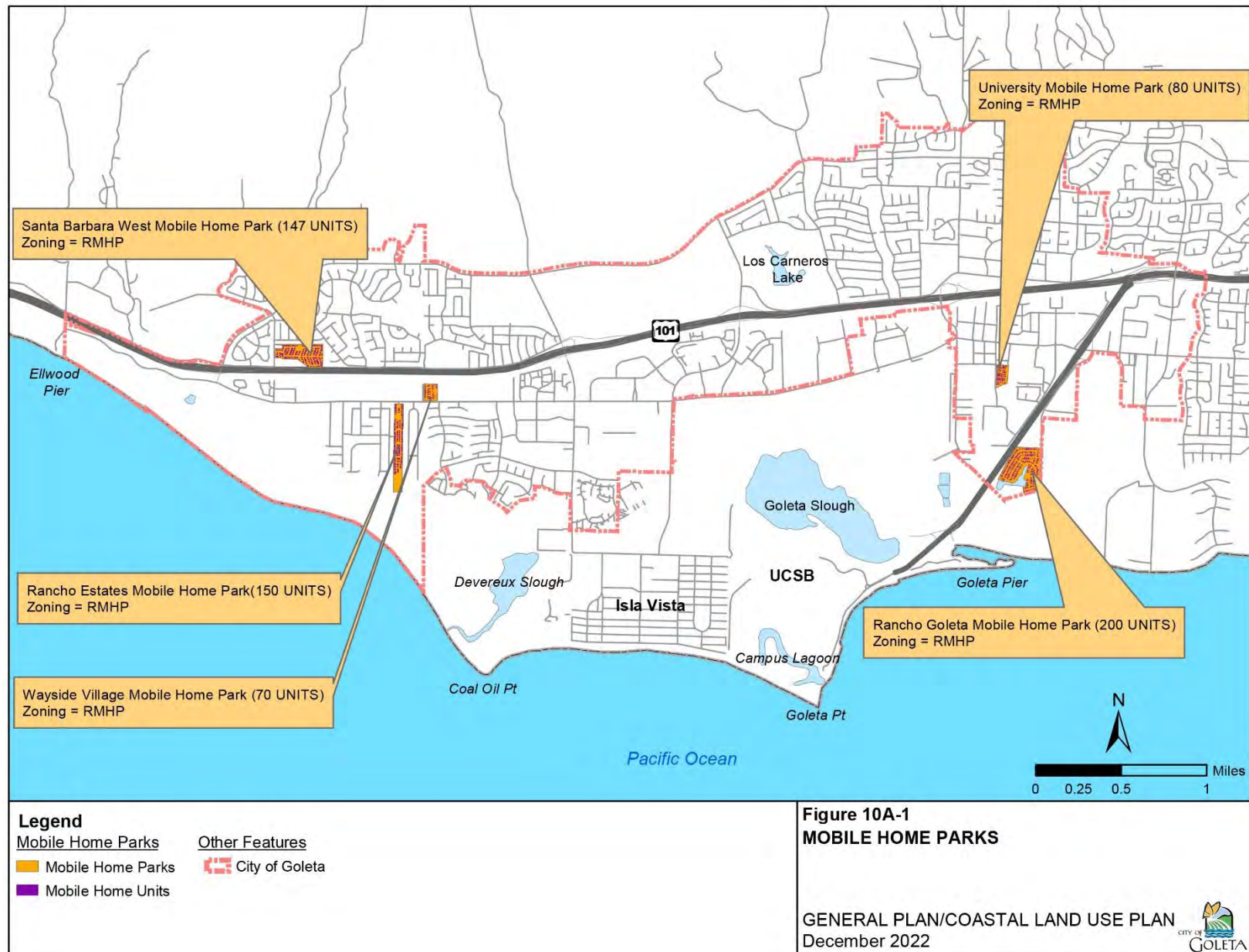
There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted 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.f 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). Recently, the City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development. City building codes do not pose a constraint to the cost and supply of housing in Goleta.



III.A.1.g 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.

III.A.1.h 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 as 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 do not exceed the affordability levels established in AB 1505 (2017), 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. Modifications to development standards available through the density bonus regulations help to reduce development cost and thereby facilitate production of affordable units.

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.

The findings required for a Land Use Permit are found in GMC Section 17.52.070 and are as follows:

- There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.
- The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.
- The proposed development is located on a legally created lot.
- The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

The findings required for Design Review are found in GMC Section 17.58.080 and are as follows:

- The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
- Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.
- The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.
- There is harmony of material, color, and composition on all sides of structures.
- Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.
- The site grading is minimized and the finished topography will be appropriate for the site.
- Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.
- The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.
- All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.
- The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.
- The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

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.

The findings required for a Development Plan include those required for a Land Use Permit and the following findings found in GMC Section 17.58.080:

- The project as proposed is consistent with the General Plan.
- The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- Any significant environmental impacts are mitigated to the maximum extent feasible.
- The project will not conflict with any easements required for public access through, or public use of a portion of the property.

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.

The findings for a Major Conditional Use Permit include those required for a Land Use Permit and the following findings found in GMC Section 17.57.050:

- The use as proposed is consistent with the General Plan.
- The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.
- If processed without an associated Development Plan, these additional findings must also be made:
 - The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 - Any significant environmental impacts are mitigated to the maximum extent feasible.

The Review Authority for the types or projects referenced above vary depending on the type of housing project. Table 10A-22 below details the different decision-making authorities for residential and mixed-use projects. As shown below, Director decisions do not require a public hearing. Design Review Board review for housing projects includes 2 to 3 public hearings, depending on whether preliminary and conceptual review are conducted at the same hearing (see process discussion below). All decisions by the Planning Commission and City Council are conducted at public hearings. As such, housing projects under the authority of the Director typically go through 2 to 3 hearings during the approval process and the potential for 1 to 2 hearings for appeals. Housing projects under the authority of the Planning Commission typically go through 3 to 4 hearings during the approval process and the potential for one hearing on appeal.

Table 10A-22
Land Use Decision Authority

Approval Type	Review Authority			
	Director (no hearing)	Design Review Board (hearing)	Planning Commission (hearing)	City Council (hearing)
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

Approval Type	Review Authority			
	Director (no hearing)	Design Review Board (hearing)	Planning Commission (hearing)	City Council (hearing)
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. The estimated time between receiving an entitlement and submitting a building permit application is estimated at around 6 months. Once the applicant has received an entitlement, it takes time for the applicant's team to prepare the final plans and reports such as the full set of architectural drawings, stormwater plans, a hydrological report, grading plans, and improvement plans (road, sewer, water). This process may be quicker or slower

depending on the complexity of the project and how much risk the applicant wants to take to authorize plan development prior to entitlement.

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 §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. On November 1, 2022, the City Council introduced and conducted the first reading of an ordinance to establish objective design standards and associated ministerial permit procedures for projects that qualify under SB 35 or other State law. These new regulations will be codified as Chapter 17.44 of the GMC. 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.

City review fees include the required land use entitlement, design review fees, and estimate building permit fees. For a single-unit dwelling, the assumed entitlement is a Land Use Permit and the cost for that entitlement is assumed to be the deposit amount for new residence Land Use Permit. That amount of \$4,218 represents the estimated cost for the entitlement based on the recent fee study. Other discretionary approvals like modifications, variances, and General Plan amendments are not typical for new single-unit dwellings and are therefore not included in the estimate. For a multiple-unit project, the typical entitlement is a Development Plan. For the per unit estimate in Table 10A-23, the estimate is derived from a recent 175-unit project. The estimate includes the cost for processing the Development Plan, a General Plan amendment that was needed for the project to change the land use designation on the site, a post-discretionary Land

Use Permit, permit compliance review during construction, permit compliance monitoring, costs for a map clearance, and environmental review (for a Mitigated Negative Declaration).

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.

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 prohibiting DIFs on ADUs under 750 square feet). DIFs for ADUs over 750 square feet are capped at \$5,000. 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.

**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)	\$4,218	\$1,604
Design Review	\$1,561	\$1,561
Estimated building permit fees	\$10,782	\$1,421
City Development Impact Fees		
Public Administration	\$3,488	\$2,531
Library	\$1,085	\$788
Park (non-subdivision)	\$13,588	\$8,979
Storm Drain	\$4,065	\$2,959
Transportation ³	\$14,068	\$7,315
Bicycle and Pedestrian	\$3,496	\$2,536
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	\$80,577	\$44,239
Fees as percent of total development cost⁶	10.1%	9.9%
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.		

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

This section provides information regarding the effects of non-governmental constraints on the cost and supply of housing. Topics addressed include environmental conditions, availability of infrastructure, the cost of land and construction, and the availability of financing.

As with other coastal jurisdictions in California, these issues make housing development challenging and expensive. In Goleta, the most significant constraint is currently the moratorium on new water connections by the Goleta Water District (GWD). As an independent special district, the City of Goleta has no authority to control GWD policies and operations.

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 included account any environmental constraints that affect development. However, environmental constraints were not considered in reducing residential development potential due to the inclusion of Program HE 2.1(e) in the Housing Plan. Program HE 2.1(e), Increased Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the residential density methodology in the City from a net lot area (that excludes public rights-of-way,

public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology.

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 currently 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). However, Program HE 2.1(e), Increased Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the residential density methodology in the City from a net lot area (that excludes public rights-of-way, public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology. Therefore, biological resources do not preclude the City's ability achieve the RHNA allocation.

III.B.1.f Agricultural Resources

Consistent with California Government Code §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 3.2(f) is included in the Housing Plan

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

describing actions the City will take to work cooperatively with GWD to obtain water supplies to serve new residential development.

Wastewater treatment. Two separate special districts, Goleta Sanitary District (GSD) and Goleta West Sanitary District (GWSD), provide wastewater collection, treatment, and disposal services to the Goleta Valley and territory within the City. GWSD serves the western portion of the city with a collection system only. The eastern portion of the city is served by GSD, which collects, treats, and disposes all wastewater, including wastewater received from GWSD. 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.

GWD, GSD, and GWSD comply with the requirements of SB 1087 (2005) as codified in Government Code Section 65589.7 through their own policies and procedures. GWD included SB 1087 compliance in its June 2020 Standards and Specifications (Section 2.01.05). GSD adopted a resolution in 2006 to address SB 1087. GWSD adopted an update to its own policies and procedures to address SB 1087 through GWSD Resolution No. 06-692.

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. Some real estate professionals estimate the typical land cost in the south coast area as approximately \$65 per square foot. 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. Construction cost data published by RS Means (2021) indicated the per square foot cost of single-family construction in the Santa Barbara area is a minimum of approximately \$224 per square foot, excluding site improvement, labor, and soft costs. According to the City of Santa Barbara, estimated multi-unit construction cost ranges from \$437 to \$447 per square foot of gross building area, inclusive of hard and soft costs.¹⁵

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.

¹⁵ City of Santa Barbara, Draft 2023 Housing Element

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.

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) administering public housing lotteries and housing preferences for local residents/employees, special needs populations, or other groups, (4) 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 (5) enforcing Fair Housing Act and tenant protections, including through rental housing mediation.
- Adoption of new regulations to support the development of ADUs. After the adoption of these new regulations, the City saw a significant increase in the development of ADUs within the City. Prior to 2019, the City issues no Building Permits for ADUs during the planning period. The City issued 8 Building Permits in 2019, 18 in 2020, and 18 in 2021. As of November 1, 2022, the City had issued 21 Building Permits for ADUs in the calendar year of 2022, making 2022 the year with the most ADU Building Permits issued in the City's history. Based on expected rent information provided by ADU applicants, many of the ADUs processed in the past four years will be affordable to lower-income households.
- The City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development.
- Adoption of fees for non-residential development and in-lieu fees for inclusionary housing to address affordable housing within the City.

The City recognizes the importance of housing lower-income and special-needs individuals and families. Unfortunately, past efforts by the City have focused on allowing projects for such populations, rather than facilitating or actively supporting such projects. More recently, the City has made an effort to assist special-needs projects, such as the Homekey 2.0 project in Goleta (the “Buena Tierra” project for formerly homeless individuals in the converted motel building), with permit-process guidance, public-meeting facilitation, and partial funding. Similar interdepartmental and interagency efforts will be made in the future to support projects for special-needs populations.

**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

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<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>
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.				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.
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	NS&PS PER	2015-2022	Preserve approx. 650 mobile homes	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

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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>

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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>

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<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>

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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>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<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 November 1, 2022, the City approved (building permit issuance) 65 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>				
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.	PER; NS&PS Nonprofit developers	Ongoing		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.
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.	NS&PS	Ongoing	Encourage residential energy conservation retrofits	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

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.				alternatives or measures necessary to mitigate unavoidable impacts during the planning period. 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.
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	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). 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.).
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
<p>achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.</p> <p>The City will prepare major updates to the Housing Element every 8 years pursuant to state law.</p>				
<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>	<p>City Manager; PER NS&PS</p>	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>
<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</p>				<p>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</p>

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.						

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 §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	5	64
Vacant sites	249		32	378	663
Accessory Dwelling Units	80		11	27	118
Underutilized sites	1,146		542	47	1,735
Total capacity	1,534		585	457	2,580
Surplus (shortfall)	528		215	(4)	743
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	Super 8 Project Homekey	073-080-028	CC	59	0	0	1	60
A2	Winslowe	071-130-071	C-OT	0	0	0	3	3
A3	Hanson	069-070-036, -037, -038	RS	0	0	0	1	1
	Totals			59	0	0	5	64
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 not considered in estimating the realistic capacity of these sites due to Program HE 2.1(e). Sites without residential development potential based on proximity to the Santa Barbara Airport were also removed. One sites that qualifies under SB 6 (2022) that would otherwise not allow housing was included, at a density consistent with State law. 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%.

Table 10A-28
Housing Element Vacant Sites

Map #	Site Name	APN	Site Size (ac)	GP/ Zoning¹	Max. Density (DU/acre)	Max. Units	Net Site Area (ac)	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
V1	Mathilda Drive	079-554-022	0.23	RP	10	2	0.23	2	0	0	2	0	ESHA: Full site included for density per HE 2.1(e)
V2	Mathilda Drive	079-554-021	0.24	RP	10	2	0.24	2	0	0	2	0	
V3	Mathilda Drive	079-553-025	0.25	RP	10	3	0.25	3	0	0	3	0	
V4	Mathilda Drive	079-553-024	0.25	RP	10	3	0.25	3	0	0	3	0	
V5	Mathilda Drive	079-553-023	0.25	RP	10	3	0.25	3	0	0	3	0	
V6	Mathilda Drive	079-553-022	0.23	RP	10	2	0.23	2	0	0	2	0	
V7	Ellwood Beach Drive	079-551-024	0.25	RH	30	7	0.25	7	0	0	7	0	Used in 1 HE Cycle. Moderate per Government Code Section 65583.2(c)(2)(A). Full site included for density per ESHA: HE 2.1(e).
V8	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).
V9	Ellwood Small Lot	079-421-018	0.04	RS	5	1	0.04	1	0	0	0	1	
V10	Cathedral	079-110-040	1.33	RS	5	7	1.33	7	0	0	0	7	
V11	Off Cat Oaks	079-110-040	1.17	RS	5	6	1.17	6	0	0	0	6	
V12	Cathedral	079-110-026	0.38	RS	5	2	0.38	2	0	0	0	2	
V13	Ravenscroft Subdivision	077-183-014	0.26	RS	5	1	0.26	1	0	0	0	1	
V14	Ravenscroft Subdivision	077-183-012	0.18	RS	5	1	0.18	1	0	0	0	1	
V15	Ravenscroft Subdivision	077-183-010	0.17	RS	5	1	0.17	1	0	0	0	1	
V16	Los Carneros Roundabout	077-160-040	0.53	OI	20	11	0.53	14	0	2	0	12	Pending SB330 application. Utilizing density bonus.
V17	Glen Annie	077-150-004	1.3	CI	20	26	1.3	26	13	13	0	0	SB6 Site
V18	Robinson Subdivision	077-141-069	0.24	RS	5	1	0.24	1	0	0	0	1	
V19	Robinson Subdivision	077-141-053	0.23	RS	5	1	0.23	1	0	0	0	1	
V20	Kenwood Village	077-130-006	5.63	RS	5	28	5.21	28	0	0	0	28	ESHA: Full site included for density per HE 2.1(e).
V21	U. Village	073-182-009	0.16	RP	10	2	0.16	2	0	0	2	0	Used in 2 HE Cycles.
V22	School District Site	073-090-026	9.28	RP	8	74	9.28	74	0	0	0	74	Used in 2 HE Cycles. School district owned; ESHA: Full site included for density per HE 2.1(e).
V23	Heritage Ridge	073-060-031 to 073-060-043	17.36	RM	20	347	14.2	332	51	51	0	228	Park: easement; Used in 2 HE Cycles. Adjusted per pending project scheduled for recommendation hearing at City Planning Commission on November 15, 2022. ESHA: Full site included for density per HE 2.1(e).
V24	Westen	073-030-009	1.83	RM	20	37	1.83	37	19	18	0	0	ESHA: Full site included for density per HE 2.1(e).
V25	Westen	073-030-006	2.23	RM	20	45	2.23	45	22	23	0	0	ESHA: Full site included for density per HE 2.1(e).

Map #	Site Name	APN	Site Size (ac)	GP/ Zoning ¹	Max. Density (DU/acre)	Max. Units	Net Site Area (ac)	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
V26	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.
V27	625 Dara Road	12 Parcels	4.23	RS	5	12	4.23	12	0	0	0	12	Pending GPA: 069-373-064
V28	Hospital B28	065-090-028	1.99	RM	20	39	1.99	39	19	18	0	0	Used in 2 HE Cycles. ESHA; Full site included for density per HE 2.1(e).
							47.06	663	124	125	32	378	

1. The General Plan land use designation and zone district have a one-to-one relationship.

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)

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. However, sites that qualify under SB 6 (2022) that would otherwise not allow housing were included, at densities consistent with State law.

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 and those sites with recent development.

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 based on City General Plan density maximums, the City has capacity for approximately 7,400 additional dwelling units. Densities were increased beyond the maximum densities allowed in the General Plan where sites qualified for additional density under SB 6 (2022). Next, the analysis in this step was intended to present a more realistic scenario for the planning period. The analysis included local staff knowledge of site-specific information, such as long-term vacancies, expressed interest by the property owner(s) in residential development, the age of structural development, improvement value to land value (I/L) ratios, and the status of development on the site (e.g., federally or State owned, existing residential or assisted-living uses, recently approved development). The age of structural development, where the data was available, and the I/L ratios for the sites used in the inventory are included in Table 10A-30. These data show that the age of structures should not be seen as an impediment to residential development on these sites. Additionally, the I/L ratios show that in many instances, the land value is significantly greater than the value of improvements on site. The analysis also included the presence of site constraints such as environmentally sensitive habitat areas (ESHAs) on the sites. However, gross lot areas were used pursuant to the provisions of Program HE 2.1(e).

During this fourth step of the analysis, units on sites smaller than 0.5 acres and greater than 10 acres were assigned to the moderate-income level even when the sites allow for 20 dwelling units per acre. This approach 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) for lower-income units.

A grand total of 160 underutilized parcels (1.58% 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 to account for projects that may include less than the maximum allowable number of housing units due to the nature of mixed-use. Of note however, the City's most recent mixed-use developments include the Winslowe project (shown above in Table 10A-29) that was built at 88.9% of the maximum residential density allowed on the project site and the pending project at the Los Carneros Roundabout (Site V16 in Table 10A-28) that is proposed at 127.3% of the maximum residential density allowed on the site, through the use of a density bonus.

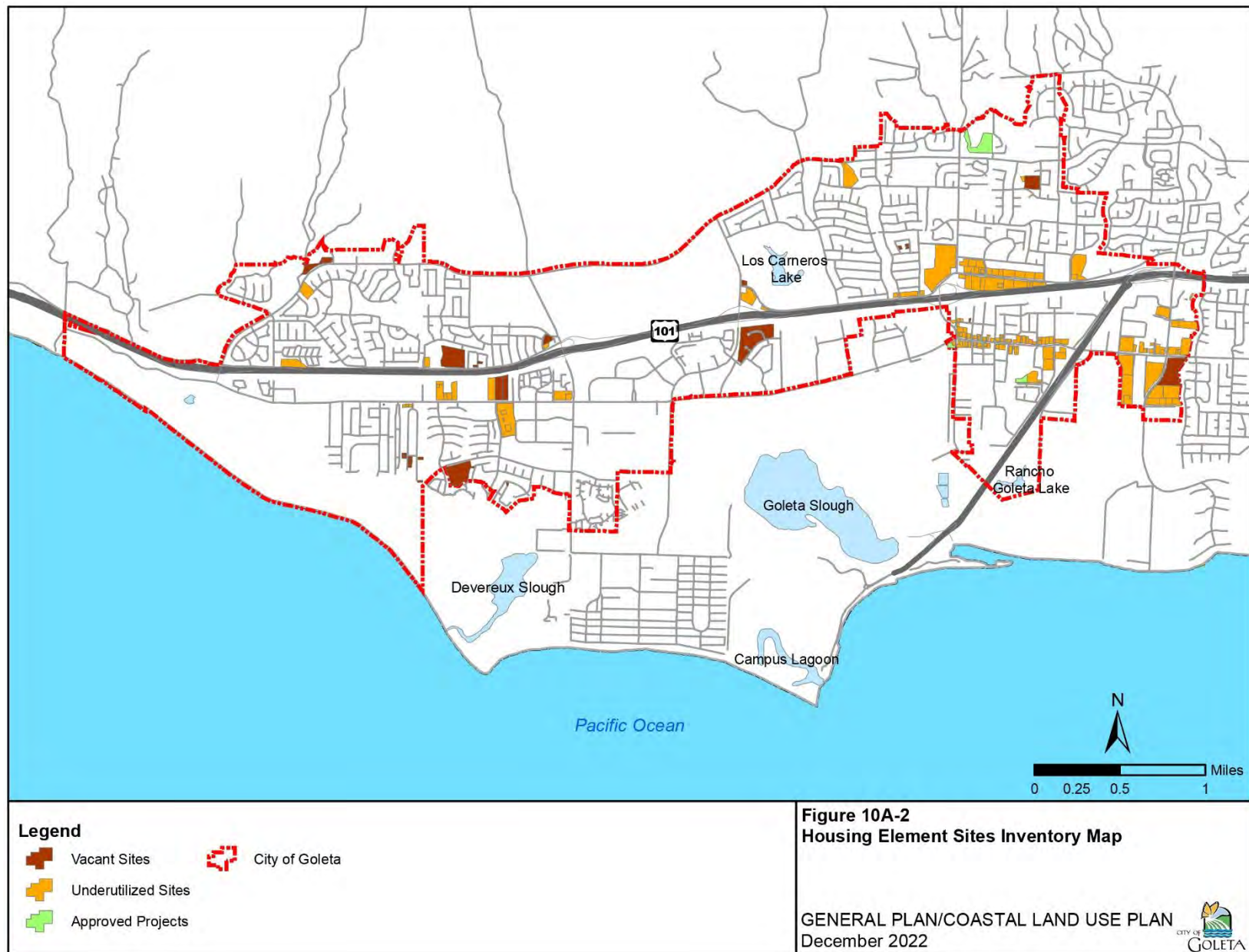


Table 10A-30 shows examples of recent housing development interest on nonvacant sites. These potential projects illustrate that market conditions in Goleta support the development of additional housing on underutilized properties.

Table 10A-30
Recent Redevelopment Interest on Nonvacant Sites

Project	APN	Lot Size (acres)	Zoning/GP	Existing Use	Project Description
7390 Calle Real	077-490-041	1.05	CC	Various Commercial (7-11, Restaurants, Bar)	Interest in residential on existing commercial sites
University Plaza	073-440-003, 073-440-002, 073-440-001	10.56	CC	Commercial mall	Interest in adding residential or full residential project.
Bragg	073-020-035, 073-020-034, 073-020-003	2.93	CC	Mostly vacant, 1-2 SFDs	Property owner expressed interest in high density residential development.
Winn (469 Kellogg Wy)	071-130-010	2.49	RP	Outdoor Storage	Property owner expressed interest in high density residential development.
Fairview Plaza	077-170-042	18.94	CC	Commercial Mall	Staff initiated discussion for potential of mixed-use on the site.
550 Cambridge Drive	069-560-030	2.24	RS	Church	Plan for a 3-D printed house on church property.

Environmental Constraints

Government Code §65583.2(b)(4) requires the sites analysis to include “A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.” An evaluation of potential environmental constraints on housing development is included in Section III.B, including geological conditions, flood hazards, noise, hazardous materials, biological resources, agricultural resources, historic and archeological resources, and aircraft hazards. That analysis includes a general description of any environmental constraints to the development of housing consistent with statutory requirements and concluded that those environmental conditions are not expected to prevent housing development commensurate with the RHNA allocation. In addition, Tables 10A-28 and 10A-30 identify any known specific environmental conditions that could affect development of sites listed in the inventory. As noted in Section III.B, the analysis of potential sites to accommodate the City’s RHNA allocation has taken into account any environmental constraints that affect development.

Sites Identified in a Prior Planning Period

Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. Table 10A-28 identifies vacant sites that were identified to accommodate lower-income housing in two prior planning periods. No underutilized sites listed in Table 10A-30 were identified for lower-income housing in a prior planning period. Program HE 2.1 in the Housing Plan includes a Code amendment to ensure conformance with these requirements.

Table 10A-31
Underutilized Sites

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U1	7433 Hollister	079-554-043	0.27	CC	Yes	20	5	10	3	0	0	3	0	1974	0.21	Vacant	
U2	7435 Hollister	079-554-042	0.16	CC	Yes	20	3	10	2	0	0	2	0		0	7/11 parking and vacant	
U3	7443 Hollister	079-554-002	0.23	CC	Yes	20	5	10	2	0	0	2	0		0.49	7/11 store	
U4	7730 Evergreen	079-121-015	3.09	RS		5	15	2.5	8	0	0	0	8	1992	12.82	SFD/Horse Grounds	Existing SFD.
U5	10 Winchester Canyon Rd	079-121-007	3.53	CC	Yes	20	71	10	35	18	17	0	0		0.41	Timbers Restaurant	Historic structure.
U6	7390 Calle Real	077-490-041	1.05	CC	Yes	20	21	10	11	5	6	0	0	1972	0.96	Various Commercial (gas station)	
U7	6134 Calle Real	077-245-008	0.38	OI		20	8	10	4	0	0	4	0	1969	0.76	Medical Office	
U8	6144 Calle Real Unit 100	077-244-021	1.84	OI		20	37	10	18	9	9	0	0		2.11	Gym/Offices	
U9	25 Carlo Dr.	077-241-008	0.44	OI		20	9	10	4	0	0	4	0	1979	1.00	Offices/Services	
U10	Fairview Plaza	077-170-042	18.94	CC	Yes	20	227	10	189	0	0	189	0		6.49	Shopping Plaza (retail, bank, movie theater)	
U11	6445 Calle Real	077-160-056	0.40	OI		20	8	10	4	0	0	4	0	1985	0.57	Electrical Services	
U12	6489 Calle Real Unit A	077-160-055	3.56	OI		20	71	10	36	18	18	0	0	?	5.75	Manu (Captain Fatty's)	
U13	7020 Calle Real	077-155-003	0.52	CI	Yes	20	10	10	5	2	3	0	0	1979	1.00	Liquor Store	
U14	6230 Stow Canyon	077-060-045	5.7	RS		5	29	4	23	0	0	0	23		0.19	Ag (orchard)	ESHA: Full site included for density per HE 2.1(e).
U15	University Plaza	073-440-012	9.13	CC		12	110	6	55	0	0	55	0	1975	0.29	Shopping Center	
U16	University Plaza	073-440-003	0.85	CC		12	12	6	5	0	0	5	0		3.36	Shopping Center	
U17	University Plaza	073-440-002	0.09	CC		12	1	6	1	0	0	1	0		2.68	Shopping Center	
U18	University Plaza	073-440-001	0.49	CC		12	6	6	3	0	0	3	0		3.32	Shopping Center	
U19	6900 Hollister Ave # 101	073-140-030	0.81	OI		20	16	10	8	4	4	0	0		0.36	Retail	
U20	6950 Hollister Ave # 100	073-140-029	2.75	OI		20	55	10	28	14	14	0	0		1.65	Offices	
U21	6015 Hollister	073-080-029	0.33	CC	Yes	20	7	10	3	0	0	3	0	1962	1.22	Jiffy Lube	
U22	109 South Fairview	073-080-018	0.33	OT	Yes	20	7	10	3	0	0	3	0	1963	1.01	Various Retail	
U23	7190 Hollister - Church on Frontage	073-030-005	3.52	RM /C/G		20	70	16	56	28	28	0	0	1965	0.19	Church	
U24	7300 Hollister Ave	073-020-036	2.06	CC		12	25	6	12	0	0	12	0		0.10	Various Commercial	ESHA: Full site included for density per HE 2.1(e).
U25	Bragg (7360 Hollister) - Winn	073-020-035	2.29	CC		12	27	6	14	0	0	14	0		0	SFD	Existing SFD.
U26	Bragg (7360 Hollister) - Winn	073-020-034	0.48	CC		12	6	6	3	0	0	0	3		0	Accessory Structures/Garden	
U27	7320 Hollister Ave	073-020-028	0.83	CC		12	10	6	5	0	0	5	0	1970	1.30	Various Commercial	
U28	7340 Hollister Ave	073-020-025	0.55	CC		12	7	6	3	0	0	3	0		0.15	Dog Care	
U29	Bragg (7360 Hollister) - Winn	073-020-003	0.16	CC		12	2	6	1	0	0	0	1	1941 & 1957	1.37	SFD	Existing SFD.
U30	5410 Hollister - Sumida Nursery	071-330-011	4.2	RM		20	84	16	67	33	34	0	0	1921	0.04	Nursery	
U31	5346 Hollister	071-270-011	0.13	CC		20	3	10	1	0	0	1	0	1984	1.28	Offices	
U32	89 S Patterson Ave	071-220-026	2.58	OI		20	52	10	26	13	13	0	0		1.17	Medical Office	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U33	425 Kellogg Ave	071-140-084	2.31	OT		20	46	10	23	11	12	0	0		NA	Car Dealership	ESHA: Full site included for density per HE 2.1(e).
U34	5611 Hollister Ave	071-140-083	2.78	OT	Yes	20	56	10	28	14	14	0	0		NA	Car Dealership	ESHA: Full site included for density per HE 2.1(e).
U35	301 Mentor Dr	071-140-079	5.3	OI		20	106	10	53	27	26	0	0		1.00	Offices/Manu	
U36	5425 Hollister Ave	071-140-078	5.45	OI		20	109	10	55	28	27	0	0	1991	4.39	Offices	
U37	5427 Hollister Ave	071-140-077	1.48	OI		20	30	10	15	8	7	0	0		1.09	Manu	
U38	5575 Hollister Ave	071-140-058	1.56	OT		20	31	10	16	8	8	0	0		4.94	Various Commercial (Bicycle Bob's)	ESHA: Full site included for density per HE 2.1(e).
U39	5555 Hollister Ave	071-140-056	0.76	OT	Yes	20	15	10	8	4	4	0	0	1967	3.14	Commercial (Sizzler)	ESHA: Full site included for density per HE 2.1(e); Historic structure.
U40	Lopez Trust (485 Kellogg Way)	071-130-016	0.17	RP		12.3	2	6.15	1	0	0	0	1	1958	1.1	SFD (maybe 2)/Salon	Existing SFD.
U41	Winn (469 Kellogg Way)	071-130-010	2.49	RP		12.3	32	6.15	15	0	0	15	0	1890 & 1960	0.06	RV/Boat Storage	ESHA: Full site included for density per HE 2.1(e).
U42	5723 Hollister	071-122-006	0.12	OT		20	2	10	1	0	0	1	0	1953	NA	Restaurant	
U43	5727 Hollister	071-122-005	0.18	OT		20	4	10	2	0	0	2	0	1957-63	0.80	Various Retail	
U44	5735 Hollister	071-122-003	0.13	OT		20	3	10	1	0	0	1	0	1956	0.80	Habit	
U45	5739 Hollister	071-122-002	0.06	OT		20	1	10	1	0	0	1	0	1956	2.65	Vacuum Retail	
U46	5755 Hollister	071-122-001	0.23	OT	Yes	20	5	10	2	0	0	2	0	1954	0.09	Gas Station	
U47	5799 Hollister	071-121-018	0.34	OT		20	7	10	3	0	0	3	0	1959	2.69	Car Parts Store	
U48	5777 Hollister Ave	071-121-002	0.74	OT		20	15	10	7	4	3	0	0		0.72	Various Commercial (Santa Cruz Market)	Historic structure.
U49	230 Magnolia	071-114-012	0.11	OT		20	2	10	1	0	0	1	0	1957	0.72	Gift basket store	
U50	5827 Hollister	071-114-002	0.31	OT		20	6	10	3	0	0	3	0	1957	0.62	Bank	
U51	5841 Hollister	071-114-001	0.18	OT	Yes	20	4	10	2	0	0	2	0	1957	0.57	Car Stereo/Outdoor Retail	
U52	5887 Hollister	071-112-011	0.20	OT	Yes	20	4	10	2	0	0	2	0	1981	2.11	Bike Shop	
U53	234 Orange Ave	071-112-010	0.16	OT		20	3	10	2	0	0	2	0	1959	0.54	Auto Repair	
U54	231 Magnolia	071-112-005	0.15	OT		20	3	10	2	0	0	2	0	1953	0.79	Vacant	
U55	5871 Hollister	071-112-004	0.40	OT	Yes	20	8	10	4	0	0	4	0	1958	1.39	Coffee Shop/Retail/Restaurant	
U56	5877 Hollister	071-112-003	0.09	OT		20	2	10	1	0	0	1	0		0.79	Coffee shop	
U57	5879 Hollister	071-112-002	0.08	OT		20	2	10	1	0	0	1	0		2.65	Vintage Clothing	
U58	5959 Hollister Ave	071-111-040	0.58	OT		20	12	10	6	3	3	0	0	1935	0.10	Various Commercial	
U59	5901 Hollister	071-111-008	0.38	OT		20	8	10	4	0	0	4	0	1977	0.15	Car Repair	
U60	NA - Parking	071-111-007	0.20	OT		20	4	10	2	0	0	2	0		0.00	Parking for Thrift Store	
U61	NA - Parking	071-111-006	0.20	OT		20	4	10	2	0	0	2	0		0.00	Parking for Thrift Store	
U62	5949 Hollister	071-111-005	0.45	OT		20	9	10	4	0	0	4	0	1964	0.23	Thrift Store	
U63	5979 Hollister	071-111-002	0.19	OT	Yes	20	4	10	2	0	0	2	0	1934	0.27	Physical Therapy	
U64	5300 Hollister Ave	071-102-022	1.27	CC		12	15	6	8	0	0	8	0	1987	1.57	Various Commercial (South Coast Deli)	
U65	5300 Hollister Ave	071-102-021	0.54	CC		12	6	6	3	0	0	3	0	1987	0.88	Medical Office	
U66	173 Chapel St	071-101-030	0.23	CC	Yes	20	5	10	2	0	0	2	0	1979	2.53	Property management	
U67	5342 Hollister	071-101-025	0.42	CC	Yes	20	8	10	4	0	0	4	0	1970	0.54	7/11 Store	
U68	5378 Hollister Ave	071-101-024	1.1	CC		12	13	6	7	0	0	7	0	1965	2.20	Offices	
U69	5362 Hollister	071-101-017	0.29	CC	Yes	20	6	10	3	0	0	3	0	1928	0.52	Medical Office	
U70	5392 Hollister	071-101-015	0.49	CC		12	6	6	3	0	0	3	0	1900	0.40	Bakery/Cafe	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
														1940-41			
U71	5580 Hollister	071-090-089	0.96	OT	Yes	20	19	10	10	5	5	0	0	1962	0.00	Used Cars	Floodplain.
U72	5610 Hollister Ave	071-090-067	0.66	OT	Yes	20	13	10	7	4	3	0	0	1977	1.83	Retail	
U73	5624 Hollister Ave	071-090-066	0.61	OT	Yes	20	12	10	6	3	3	0	0	1977	0.48	Retail (Hutton)	
U74	5638 Hollister Ave Unit 100	071-090-065	0.56	OT	Yes	20	11	10	6	3	3	0	0		2.71	Offices (Hutton)	
U75	5590 Hollister	071-090-063	0.49	OT	Yes	20	10	10	5	0	0	5	0	1958	0.07	Used Car Sales	Floodplain.
U76	5648 Hollister	071-082-006	0.31	OT	Yes	20	6	10	3	0	0	3	0	1957	0.38	Gas Station	
U77	164 Kinman	071-082-005	0.23	OT	Yes	20	5	10	2	0	0	2	0	1962	1.36	Office/Retail	
U78	5708 Hollister	071-081-037	0.33	OT	Yes	20	7	10	3	0	0	3	0	1960	1.93	Various Retail	
U79	5710 Hollister	071-081-036	0.19	OT	Yes	20	4	10	2	0	0	2	0		0.33	Various Retail	
U80	5718 Hollister Ave Unit 101	071-081-035	0.51	OT	Yes	20	10	10	5	3	2	0	0	1990	1.43	Various Commercial	
U81	5698 Hollister	071-081-032	0.35	OT	Yes	20	7	10	4	0	0	4	0	1964	0.43	Restaurant	
U82	5724 Hollister	071-081-014	0.68	OT	Yes	20	14	10	7	4	3	0	0		0.47	Fast food	
U83	5720 Hollister	071-081-013	0.25	OT		20	5	10	3	0	0	3	0	1967	0.01	Car rental/storage	
U84	5680 Hollister	071-081-009	0.23	OT		20	5	10	2	0	0	2	0	1961	0.31	Used Car Sales	Floodplain.
U85	5772 Hollister	071-063-012	0.11	OT	Yes	20	2	10	1	0	0	1	0	1958	1.43	Church/Restaurant	
U86	5776 Hollister	071-063-011	0.11	OT	Yes	20	2	10	1	0	0	1	0	1958	0.69	Retail	
U87	5750 Hollister	071-063-010	0.23	OT	Yes	20	5	10	2	0	0	2	0	1958	1.77	Auto Parts Store	
U88	5748 Hollister	071-063-009	0.06	OT	Yes	20	1	10	1	0	0	1	0		0.43	Spa/Massage Parlor	
U89	5730 Hollister	071-063-006	0.21	OT	Yes	20	4	10	2	0	0	2	0	1959	0.73	Various Retail	
U90	5798 Hollister	071-061-014	0.33	OT	Yes	20	7	10	3	0	0	3	0	1927	0.93	Various Retail	
U91	5784 Hollister	071-061-013	0.07	OT	Yes	20	1	10	1	0	0	1	0	1927	1.65	Bakery	
U92	5780 Hollister	071-061-012	0.19	OT	Yes	20	4	10	2	0	0	2	0	1927	1.62	Various Retail	
U93	Behind Domingo's	071-061-010	0.13	RH		30	4	24	3	0	0	3	0		0.13	Domingo's parking (same owner)	
U94	Behind Domingo's	071-061-009	0.14	RH		30	4	24	3	0	0	3	0		0.13	Domingo's parking (same owner)	
U95	5840 Hollister	071-053-024	0.28	OT	Yes	20	6	10	3	0	0	3	0	1949	1.46	Various Retail	
U96	5838 Hollister	071-053-014	0.06	OT	Yes	20	1	10	1	0	0	1	0	1949	2.25	Restaurant	
U97	5836 Hollister	071-053-013	0.31	OT	Yes	20	6	10	3	0	0	3	0	1949	1.80	Electronics Store	
U98	5810 Hollister	071-053-011	0.29	OT	Yes	20	6	10	3	0	0	3	0	1978	0.60	7/11 Store	
U99	5880 Hollister	071-052-021	0.26	OT	Yes	20	5	10	3	0	0	3	0		1.15	Various Retail	
U100	5890 Hollister	071-052-014	0.13	OT	Yes	20	3	10	1	0	0	1	0		1.69	Restaurant	
U101	5878 Hollister	071-052-011	0.06	OT	Yes	20	1	10	1	0	0	1	0		1.37	Florist	
U102	5860 Hollister	071-052-010	0.19	OT	Yes	20	4	10	2	0	0	2	0	1926	1.11	Various Retail	
U103	171 Magnolia	071-052-009	0.15	OT	Yes	20	3	10	1	0	0	1	0		0.14	Parking Lot	
U104	5970 Hollister	071-051-028	0.18	OT	Yes	20	4	10	2	0	0	2	0	1915	0.63	Thrift Store	
U105	5968 Hollister	071-051-027	0.28	OT	Yes	20	6	10	3	0	0	3	0	1915	0.76	Furniture Store	
U106	5960 Hollister	071-051-026	0.44	OT	Yes	20	9	10	4	0	0	4	0	1927	0.57	Thrift Store/Sales	
U107	146 S Fairview Ave	071-051-025	0.72	OT	Yes	20	14	10	7	4	3	0	0	1969	3.87	McDonald's	
U108	5980 Hollister	071-051-024	0.18	OT	Yes	20	4	10	2	0	0	2	0	1915	1.66	Taco Bell	
U109	102 South Fairview	071-051-023	0.18	OT	Yes	20	4	10	2	0	0	2	0	1963	1.10	Restaurant/Vet	
U110	146 S. Fairview Ave	071-051-016	0.38	RH		30	11	24	9	0	0	9	0		0.14	McDonald's Excess parking	Needs access from adjacent parcel.
U111	5930 Hollister	071-051-013	0.12	OT	Yes	20	2	10	1	0	0	1	0	1931	0.74	Muffler and Brake Shop	
U112	5918 Hollister	071-051-012	0.45	OT	Yes	20	9	10	5	0	0	5	0		1.25	Restaurant	
U113	92 South Fairview	071-021-040	0.22	OT	Yes	20	4	10	2	0	0	2	0		1.40	Laundromat	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U114	5960 Mandarin	071-021-039	0.21	OT	Yes	20	4	10	2	0	0	2	0	1964	2.35	Offices	
U115	RS Lot with Garage	069-463-017	0.34	RS		5	2	2.5	1	0	0	0	1	1925	0.33	Garage for SFD	
U116	5669 Calle Real	069-160-055	0.46	CC	Yes	20	6	10	5	0	0	5	0	1975	0.91	Gun Shop	
U117	5582 Calle Real	069-160-050	0.65	CC	Yes	20	8	10	7	4	3	0	0	1979	1.56	Offices	
U118	150 N Kellogg Ave	069-160-013	4.9	RS / C	Yes	5 and 20	49	2.5 and 10	33	11	12	0	10	1970	4.66	Elks Lodge	ESHA: Full site included for density per HE 2.1(e).
U119	5900 Calle Real	069-110-099	0.8	CC		12	10	6	5	0	0	5	0		0.02	Pharmacy Parking Lot	
U120	5900 Calle Real	069-110-098	0.28	CC		12	3	6	2	0	0	2	0	2002	3.79	Pharmacy	
U121	5801 Calle Real	069-110-097	4.48	CC	Yes	20	54	10	45	23	22	0	0	2013	0.98	Shopping Plaza	
U122	5811 Calle Real	069-110-096	0.47	CC	Yes	20	6	10	5	0	0	5	0	1971	1.21	Supermarket	
U123	5733 Calle Real	069-110-095	2.01	CC	Yes	20	24	10	20	10	10	0	0		1.93	Shopping Plaza	
U124	5700 Calle Real	069-110-094	1.56	CC	Yes	20	19	10	16	8	8	0	0		4.15	Shopping Plaza	
U125	5688 (5660) Calle Real	069-110-093	1.43	CC	Yes	20	17	10	14	7	7	0	0	1973	3.1	Shopping Plaza	
U126	52 N. Fairview Ave	069-110-091	0.53	CI	Yes	20	11	10	5	3	2	0	0	1987	1.00	Fitness Center	
U127	5652 Calle Real	069-110-090	1.31	CC	Yes	20	16	10	13	6	7	0	0		1.23	Diagnostics Lab	
U128	5748 Calle Real	069-110-085	1.71	CC	Yes	20	21	10	17	9	8	0	0	1977	2.31	Shopping Plaza	
U129	5820 Calle Real	069-110-084	0.67	CC	Yes	20	8	10	7	3	4	0	0	1976	4.62	Fast Food	
U130	5880 Calle Real	069-110-082	1	CC	Yes	20	12	10	10	5	5	0	0	1974	0.61	Shopping Plaza	
U131	5951 Encina Rd	069-110-080	1.14	OI		20	23	10	11	6	5	0	0		1.37	Offices	
U132	5901 Encina Rd	069-110-079	1.19	OI		20	24	10	12	6	6	0	0	1973	1.59	Offices	
U133	5956 Calle Real	069-110-071	1.1	CC		12	13	6	7	0	0	7	0	1964	0.18	Bank	
U134	5697 Calle Real	069-110-070	0.35	CC	Yes	20	7	10	4	0	0	4	0	1971	1.34	Fast Food	
U135	5785 Calle Real	069-110-067	2.03	CC	Yes	20	24	10	20	10	10	0	0		1.77	Shopping Plaza (Trader Joe's)	
U136	5892 Calle Real	069-110-061	0.66	CC	Yes	20	8	10	7	4	3	0	0	1971	0.75	Bank	
U137	5677 Calle Real	069-110-059	0.69	CC	Yes	20	8	10	7	3	4	0	0		1.81	Homewares	
U138	5687 Calle Real	069-110-058	0.31	CC	Yes	20	6	10	3	0	0	3	0	1968	2.13	Restaurant	
U139	160 N Fairview Ave	069-110-055	1.2	CC / OI		12 and 20	18	6 and 10	8	2	2	4	0	1968	0.37	Retail/Offices	
U140	5897 Calle Real	069-110-052	1.37	CC		20	16	10	14	7	7	0	0	1967	1.15	Motel	
U141	5925 Calle Real	069-110-051	2.69	CC	Yes	20	32	10	27	13	14	0	0	2002	1	Bowling Alley/Shopping Plaza	
U142	5934 Calle Real	069-110-046	0.57	CC		12	7	6	3	0	0	3	0		1.18	Pizza Parlor	
U143	5940 Calle Real	069-110-045	0.46	CC		12	6	6	3	0	0	3	0	1969	1.21	Gym	
U144	5595 Calle Real	069-110-018	1.98	CC		20	24	10	20	10	10	0	0	2008	0.21	Vacant Commercial	
U145	5290 Overpass Rd	065-660-084	0.10	OI		20	2	10	1	0	0	1	0	1983	1.00	Offices	
U146	5290 Overpass Rd	065-660-083	0.09	OI		20	2	10	1	0	0	1	0	1983	2.33	Offices	
U147	5290 Overpass Rd	065-660-058	0.05	OI		20	1	10	1	0	0	1	0	1983	1.23	Offices	
U148	424 S Patterson Ave	065-090-042	4.53	OI		20	91	10	45	22	23	0	0	1983	0.84	Storage/Truck Yard	ESHA: Full site included for density per HE 2.1(e).
U149	454 S Patterson Ave	065-090-041	3.42	OI		20	68	10	34	17	17	0	0	1983	1.00	Offices	
U150	No Address - Jordano's	065-090-039	1.19	OI		20	24	10	12	6	6	0	0	1983	0.00	Storage/Truck Yard	ESHA: Full site included for density per HE 2.1(e).
U151	No Address - Jordano's	065-090-038	1.01	OI		20	20	10	10	5	5	0	0	1983	0.00	Storage/Truck Yard	
U152	5324 Ekwil St	065-090-037	1.01	OI		20	20	10	10	5	5	0	0	1974	0.62	Offices (Jordano's)	
U153	351 S Patterson Ave	065-090-022	9.35	OI		20	187	10	94	47	47	0	0	2014	3.14	Hospital	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U154	470 S Patterson Ave	065-090-017	2	OI		20	40	10	20	10	10	0	0	1968	2.81	Medical Office (Sansum)	
U155	122 S Patterson Ave	065-050-034	1.06	OI		20	21	10	11	6	5	0	0	1985	6.49	Offices	
U156	122 S Patterson Ave	065-050-033	2.27	OI		20	45	10	23	11	12	0	0	1975	5.71	Offices	ESHA: Full site included for density per HE 2.1(e).
U157	5276 Hollister Ave Bldg C 453	065-050-032	1.58	OI		20	32	10	16	8	8	0	0	1971	2.30	Offices	
U158	5270 Hollister	065-050-027	0.26	OI		20	5	10	3	0	0	3	0		0.69	Church	
U159	5266 Hollister Ave Bldg A	065-050-022	2.31	OI		20	46	10	23	11	12	0	0	1977	2.17	Offices	ESHA: Full site included for density per HE 2.1(e).
U160	5272 Hollister	065-050-015	0.21	OI		20	4	10	2	0	0	2	0	1955	3.19	Church	
							2,970		1,727	575	571	542	47				

1. The General Plan land use designation and zone district have a one-to-one relationship.

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 3-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. As of November 1, 2022, the City issued 21 Building Permits for ADUs in the calendar year of 2022, making 2022 the year with the most ADU Building Permits issued in the City's history. As such, the estimate for ADUs using 2019-2021 likely reflect a conservative estimate for the 8-year housing cycle.

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 (California 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-32.
 - 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 §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 June 28, 2022, the City received no Tribal consultation requests.
- Public workshops. Three 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.
- Workshop #3 – June 22, 2022. The City participated in a South Coast Housing Element Workshop that brought together the Cities of Goleta, Carpinteria, and Santa Barbara and the County of Santa Barbara to discuss each jurisdiction's Housing Element process, regional housing needs, and local challenges. The event included a panel discussion and breakout groups for each jurisdiction. Spanish interpretation was provided at the event and a recording was posted on the City's project webpage.
- Public Review of the Draft Housing Element. The City published a Draft 2023-2031 Housing Element on May 2, 2022 for a 30-day public comment period that closed on June 1, 2022. The City received one comment during the review period and considered the comment during a 10-day review of comments after the close of the review period.
- 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. The Planning Commission considered the Draft 2023-2031 Housing Element and continued its consideration to May 23, 2022.
 - May 23, 2022. The Planning Commission continued its review of the Draft 2023-2031 Housing Element. At the conclusion of the meeting, the Commission recommended to City Council submittal of the Draft 2023-2031 Housing Element to the State for a 90-day review with revisions to subprograms HE 1.7 and 5.2 and a new subprogram HE 1.8.
 - 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. The City Council reviewed the Draft Housing Element, invited public comments, and unanimously directed staff submit the Draft Housing Element as presented with the changes provided in an Errata Sheet, updated to reflect public comment received at the meeting, and with minor revisions to subprograms HE 2.2(a) and HE 2.3(d), to the State for a 90-day review

- Public hearings – the Planning Commission and City Council conducted 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 June 30, 2022 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-32.

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

Table 10A-32
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.	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. 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.
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.	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. 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
Condominium Conversions	Desire for more flexibility for conversions (see Program HE 1.5)	No change made. Intent of policy is to provide housing security for apartment denizens.
ADUs	Expressed desire to allow larger ADUs, particularly on larger lots.	The ADU regulations went through a public hearing process twice in the last five years to address changes in State law. As such, subprogram HE 2.6 does not include further ordinance updates for ADUs.
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.
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

Housing Element Topic	Issue Raised During Public Input	City Staff Response
		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.
Implementation Actions	The city needs to do more than 'consider' changes (such as removing/reducing the existing 2 parking spot per unit requirements for studios and 1 bedrooms) and propose real changes that project meaningful improvements to housing production	See response above.
Inclusionary Policy	It is not AFFH to exempt the most expensive types of housing used by the wealthiest people from affordable housing fees.	An inclusionary requirement is a policy that attempts to balance the increased cost of development against the public benefit of generating funds to assist in the production of affordable housing. The City Council has established inclusionary requirements that are considered to be a reasonable balance of competing priorities in the City of Goleta. This comment will be considered by decision-makers in the ongoing review of the Housing Element update.
Sites Inventory	Many sites seem highly unlikely to be torn down to build large housing developments, let alone 85%, in the next 8 years.	The Housing Element sites inventory is not a prediction of parcels expected to be developed or redeveloped in the next 8 years. Rather, the inventory is a list of parcels with appropriate zoning and development standards that provide realistic opportunities for housing development. The City's methodology for selecting the sites in the inventory is described in Section V of the draft Housing Element. Actual development of any particular parcel will be dependent on a variety of factors that are unrelated to City regulations, many of which are beyond the City's control, such as property owner financial plans, alternative investment opportunities, state and federal tax policies, general economic conditions, cost of labor and materials, cost and availability of financing, etc. The parcels considered suitable for development during the 2023-2031 period based on reasonable assumptions are listed in the Housing Element.
Indigenous municipality	Would the City support a new indigenous municipality with a trust fund account that will	The Housing Element includes programs that encourage non-profit affordable housing development (see Programs HE 2.1, HE 2.3, HE 2.4 and HE 2.7).

Housing Element Topic	Issue Raised During Public Input	City Staff Response
	begin actively building a new multifamily community to address the needs of indigenous, Black, and other groups impacted by systematic housing violence that has both rental housing and homeownership but the land will always belong to the municipality so even if a homeowner sales their home, a portion of the sale would go back into the trust?	

VII. Affirmatively Furthering Fair Housing

VII.A Overview

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 Housing¹⁶ 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).

VII.B Historic Development Patterns

The area now occupied by Goleta was first described as “The Good Land” by the diarist Fr. Juan Crespi, a member of the Portola expedition, in 1769 (Walker A. Tompkins, *Goleta: The Good Land*, 1966). This occurred as members of the expedition first set sight upon the rich soils, verdant vegetation, and harmonious climate of the narrow coastal plain between the Santa Ynez Mountains and the Pacific Ocean. Although it now encompasses the suburban city of Goleta, as well as other nearby communities, it still retains extensive tracts of natural open space and agriculture as well as broad scenic vistas of mountains and sea.

Although the community of Goleta had its post-European beginnings more than 150 years ago, the area currently occupied by the City of Goleta was governed by the County of Santa Barbara until 2002. After several unsuccessful previous efforts to incorporate, voters approved Measure H in November 2001, thereby creating the new City of Goleta and electing its first City Council. The City of Goleta was officially incorporated on February 1, 2002. Because Goleta has only existed as a city for about 20 years, much of the existing development pattern was the result of County land use decisions prior to incorporation.

The City first adopted a General Plan/Coastal Land Use Plan on October 6, 2006. Included in the document is the City’s Land Use Plan Map, Figure 2-1. The objective of the Land Use Plan map was, and is, to maintain a land use pattern that provides continuity with the past and present use and development of the City and locates the various uses in a manner that is consistent with the fundamental goals and principles of the General Plan. One significant action associated with the initial adoption of Figure 2-1 was the redesignation of certain parcels in the Mid-Hollister Avenue area from the previous County designations of M-RP (Industrial Research Park) and C-2 (Retail Commercial) zoning to Medium Density Residential, with a residential density maximum of 20 units per acre. These land use changes facilitated significant residential development in the intervening years. These sites include the completed Village at Los Carneros housing development (465 total units, 69 income-restricted units), Willow Springs II (100 residential units), and Cortona Apartments (176 rental units) as well as the site of the pending Heritage Ridge project (332 total units, 102 income-restricted units).

¹⁶ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

VII.C Data Sources

This analysis incorporates State and Federal data sources as well as local data and knowledge, where available. The primary Federal data sources include the U.S. Census and the U.S. Department of Housing and Urban Development (HUD). The primary State data source is the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Resources website (<https://affh-data-resources-cahcd.hub.arcgis.com/>). Additional data is published by The Urban Displacement Project (UDP), a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Its research aims to understand and describe the nature of gentrification, displacement, and exclusion, and also to generate knowledge on how policy interventions and investment can support more equitable development (<https://www.urbandisplacement.org/>).

Most of the maps provided in this appendix are based upon data generated at the census tract level. Figure 10A-3 shows the census tracts that include land within the Goleta city boundaries. It should be noted that some census tracts contain territory outside the city boundaries and therefore the statistics for those tracts may not accurately reflect conditions within Goleta. For example, Tract 002933 includes new residential development and business park uses in the City, but also includes graduate student family housing (Storke Family Student Housing Apartments), the undergraduate Santa Catalina Residence Hall, the San Joaquin Villages student housing, and the Santa Ynez Apartments at the University of California, Santa Barbara (UCSB). Tract 002937 includes some residential development within the City, but also includes the Sierra Madre student housing complex and the West Campus Apartments at UCSB. The demographics from these large student housing complexes significantly impact the data from these tracts as they relate to Goleta due to the fact that students typically have much lower incomes than the population as a whole.

Local Data and Knowledge

The primary local data sources are the County of Santa Barbara, the Santa Barbara County HOME Consortium, and the City of Goleta. The Santa Barbara County HOME Consortium prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI utilized a variety of community participation tools to evaluate local fair housing issues including interviews, focus groups, community meetings and a fair housing survey. Issues addressed in the outreach efforts included disabilities and access, education, employment, transportation, and healthy neighborhoods. Findings from this outreach program are incorporated into this analysis of fair housing issues, contributing factors and recommended actions.

Other local data and knowledge was obtained through the public participation program for the City's Housing Element update, as discussed in the Outreach section below and in Section VI (Public Participation) of this document.

VII.D Outreach

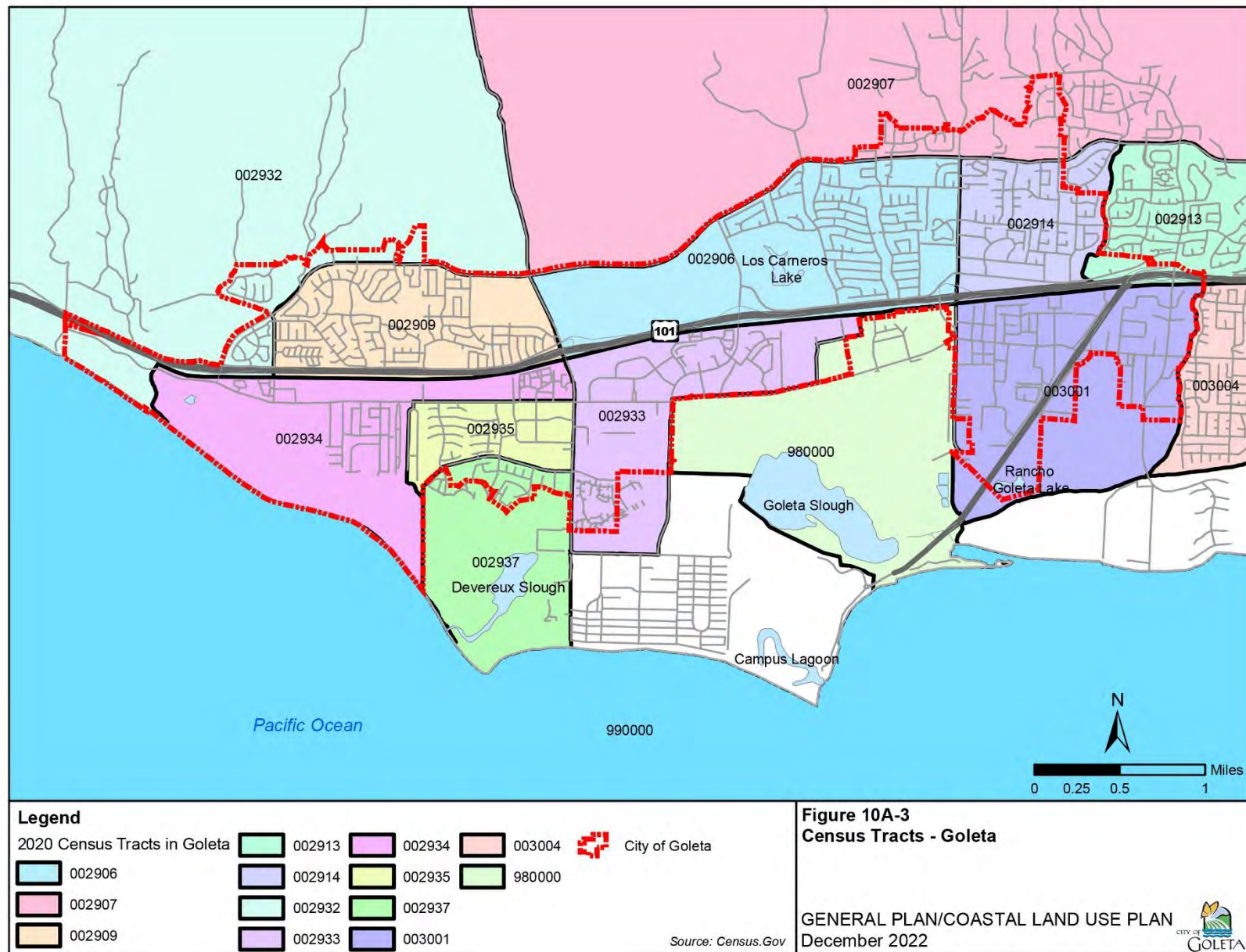
As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing 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

website¹⁷ 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.

¹⁷ <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>



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 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.

VII.E 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.

VII.E.1 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.

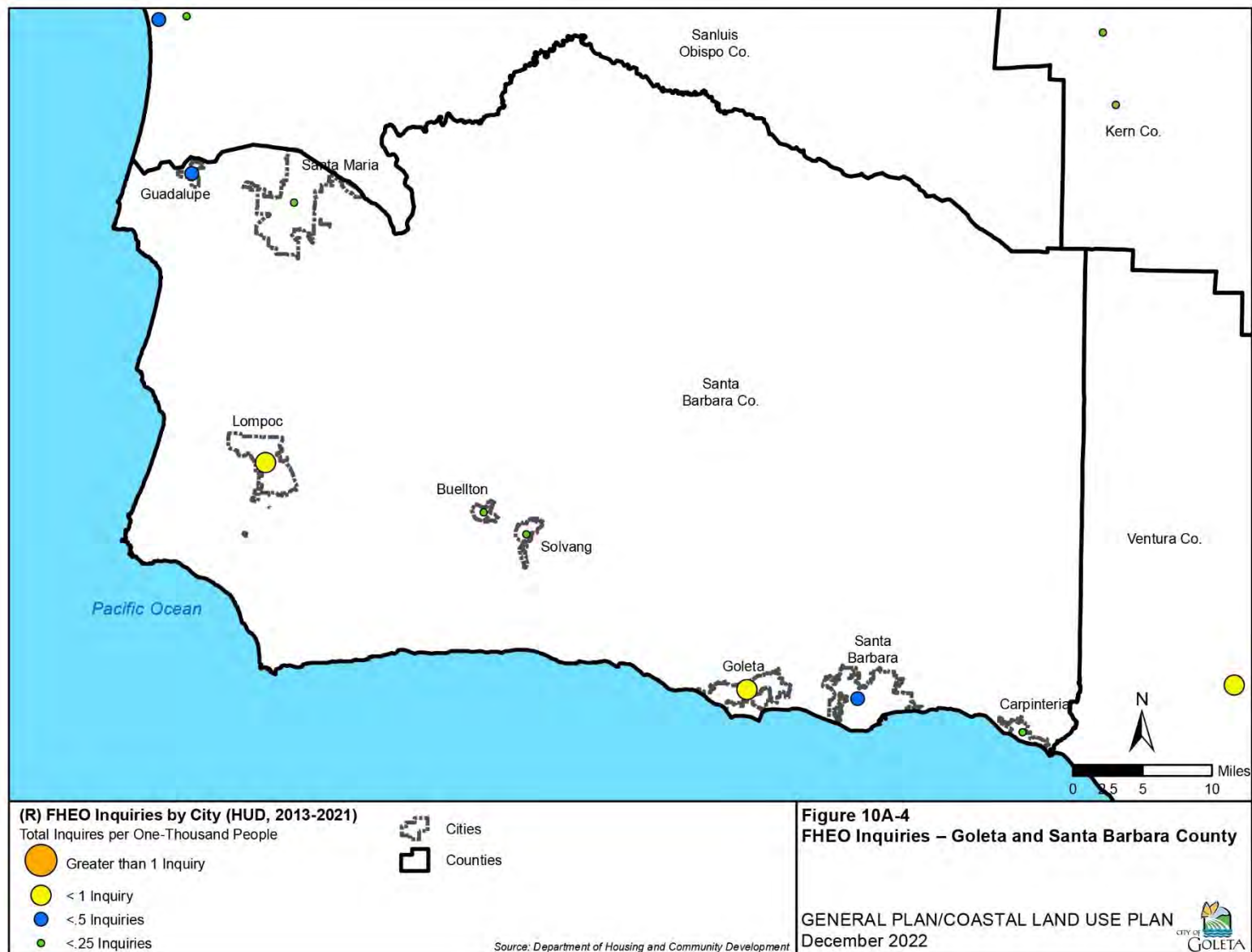
The AI reviewed housing discrimination as evidenced by complaint filings, investigations of violations, and residents' self-reported experience with discrimination. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national 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 webpage¹⁸ 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-4, 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. As discussed below, the Housing Plan includes a variety of strategies to prevent fair housing problems and effectively address those problems that may occur.

¹⁸ <https://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/neighborhood-services>



VII.E.2 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-33
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.

The City of Goleta does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not have any local fair housing laws. The City works to facilitate local compliance with State and Federal fair housing laws through collaboration with the City of Santa Barbara's Rental Housing Mediation Program.

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(i)) 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 VII.L – Goals, Policies and Actions and in Program HE 3.1 of the Housing Plan.

VII.F Patterns of Integration and Segregation

VII.F.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-5.

As seen in Figure 10A-6, 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. Higher non-white concentrations are generally correlated with lower residential densities. Strategies to facilitate greater mobility for minority households in low-density residential areas are described in Table 10A-37 below and in Program HE 3.1 of the Housing Plan.

VII.F.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-7).

As shown on Figure 10A-8, 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%. This area is also identified as a Racially Concentrated Area of Affluence, as seen in Figure 10A-16.

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.

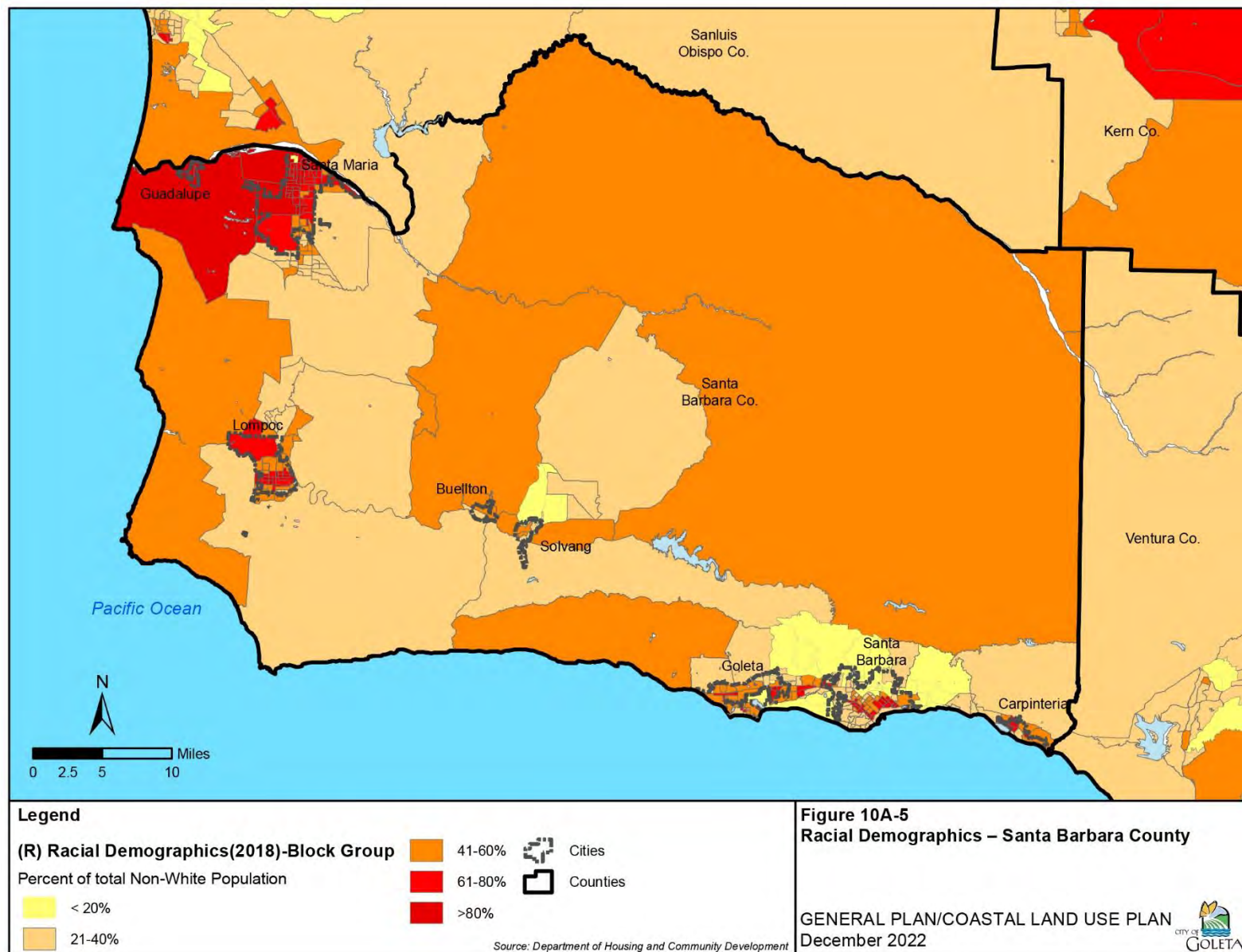
The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require 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.

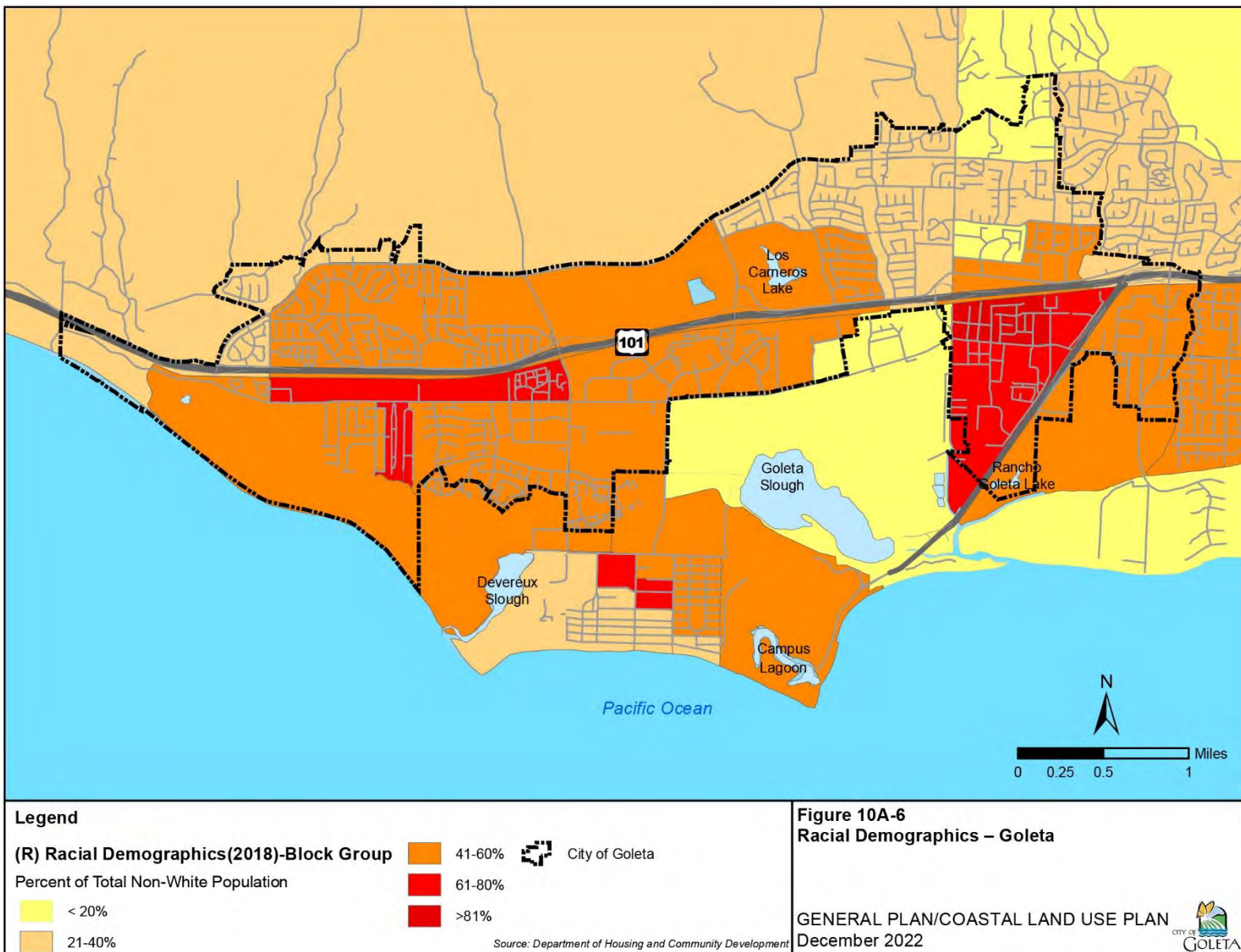
VII.F.3 Familial Status

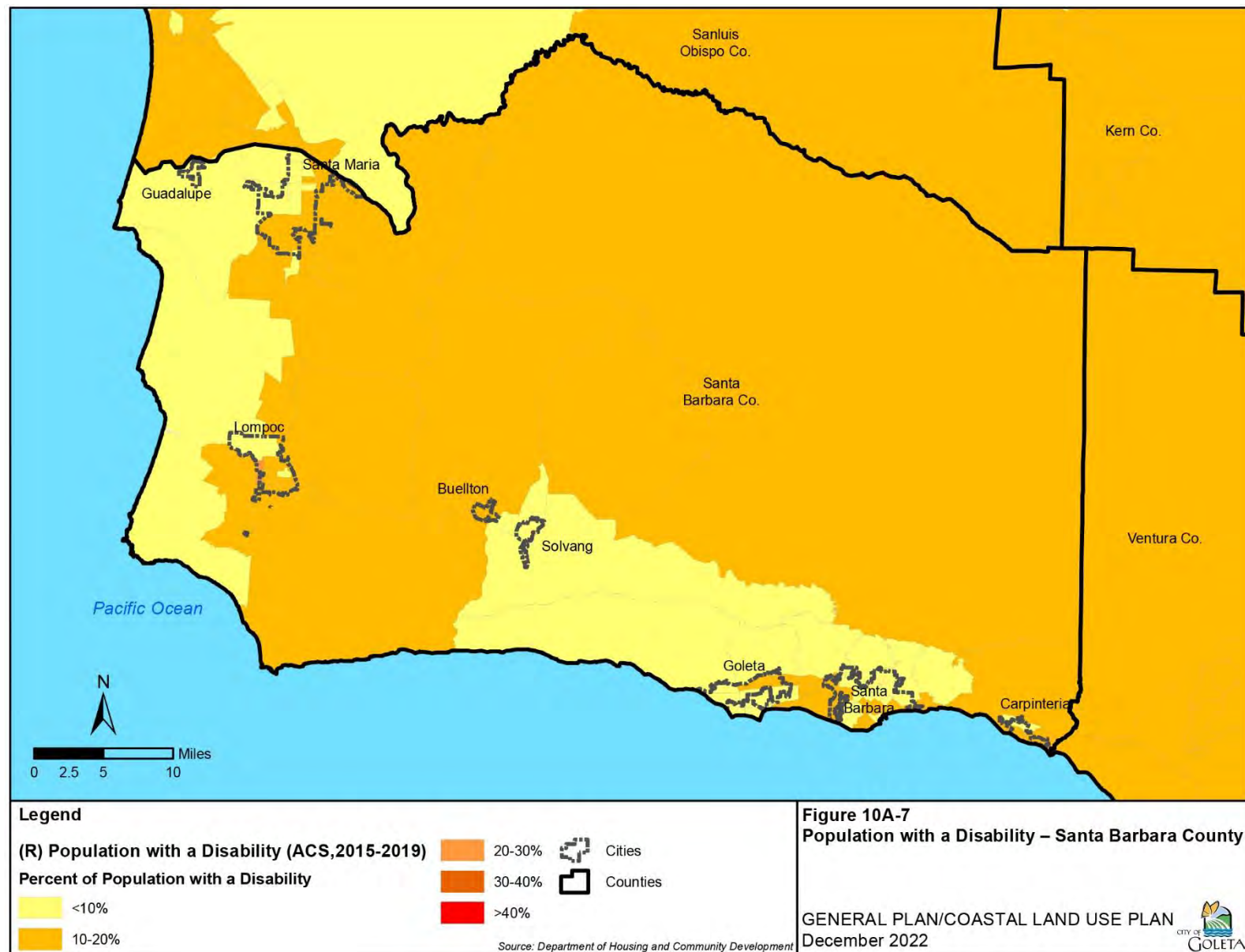
Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property 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.

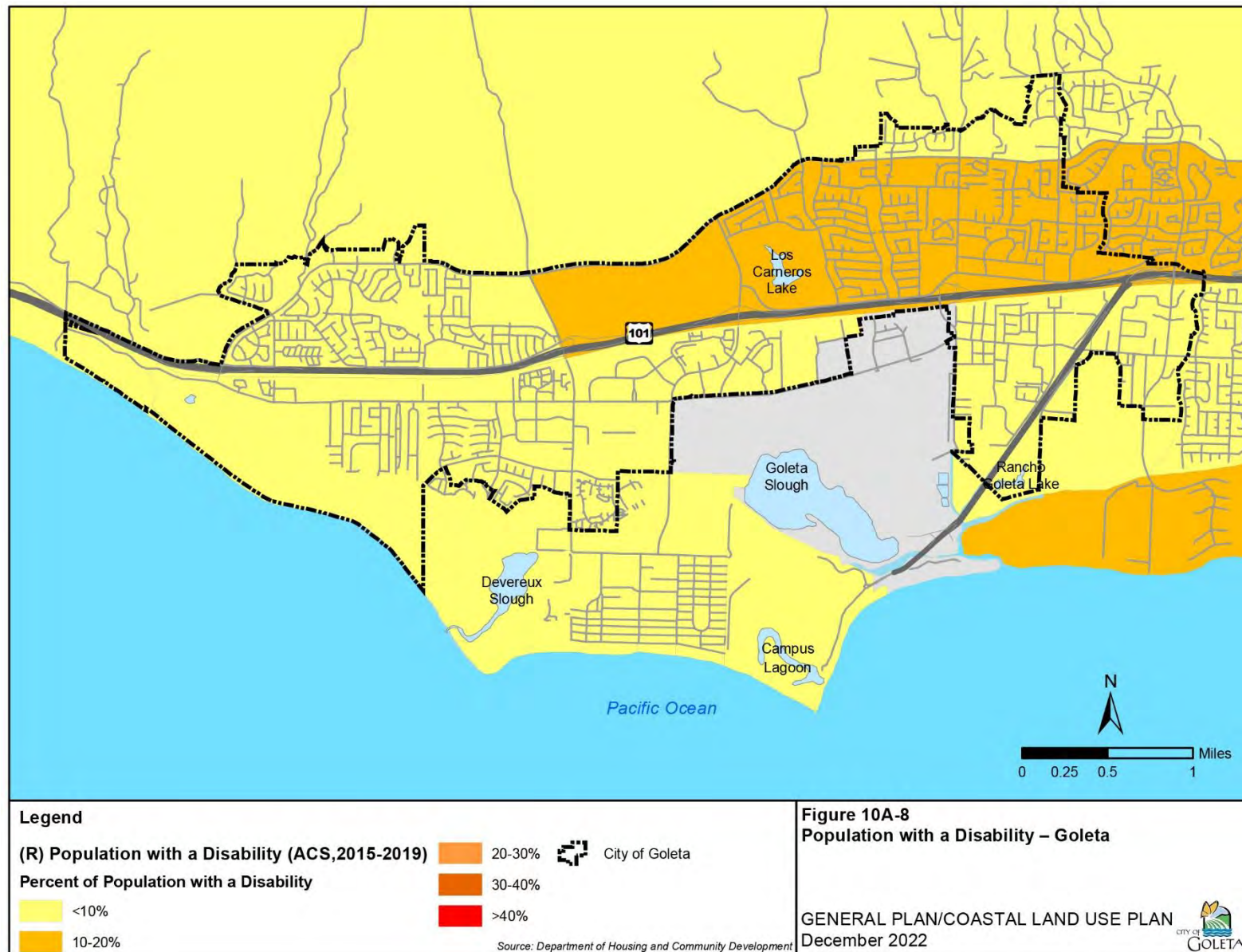
Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable

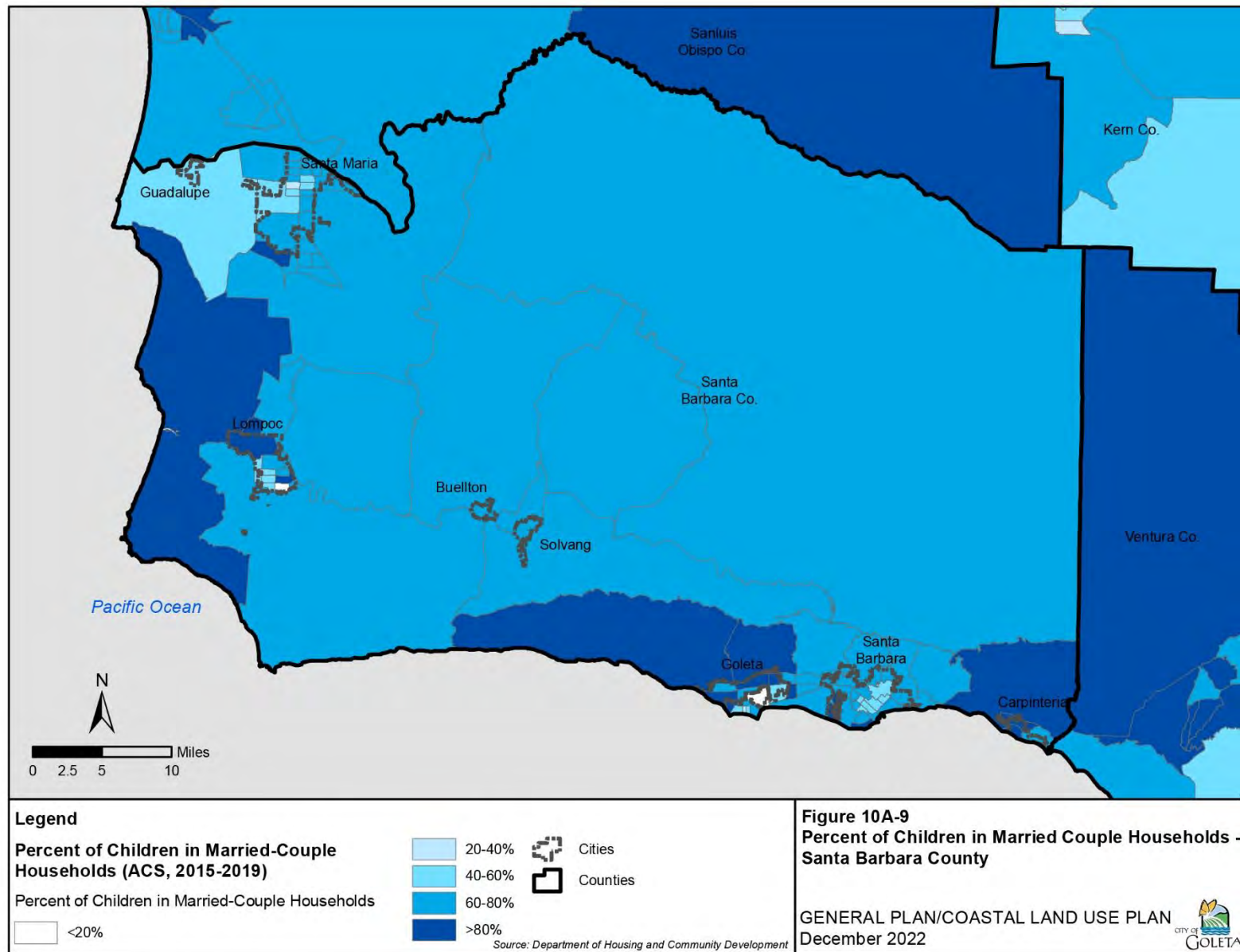
housing and accessible day care, health care, and other supportive services. Figure 10A-9 shows the percentage of children living in married couple households for the County as a whole while Figure 10A-10 shows the distribution in Goleta. These maps indicate that most areas of Goleta have a high percentage of children living in married couple households (>80 percent).

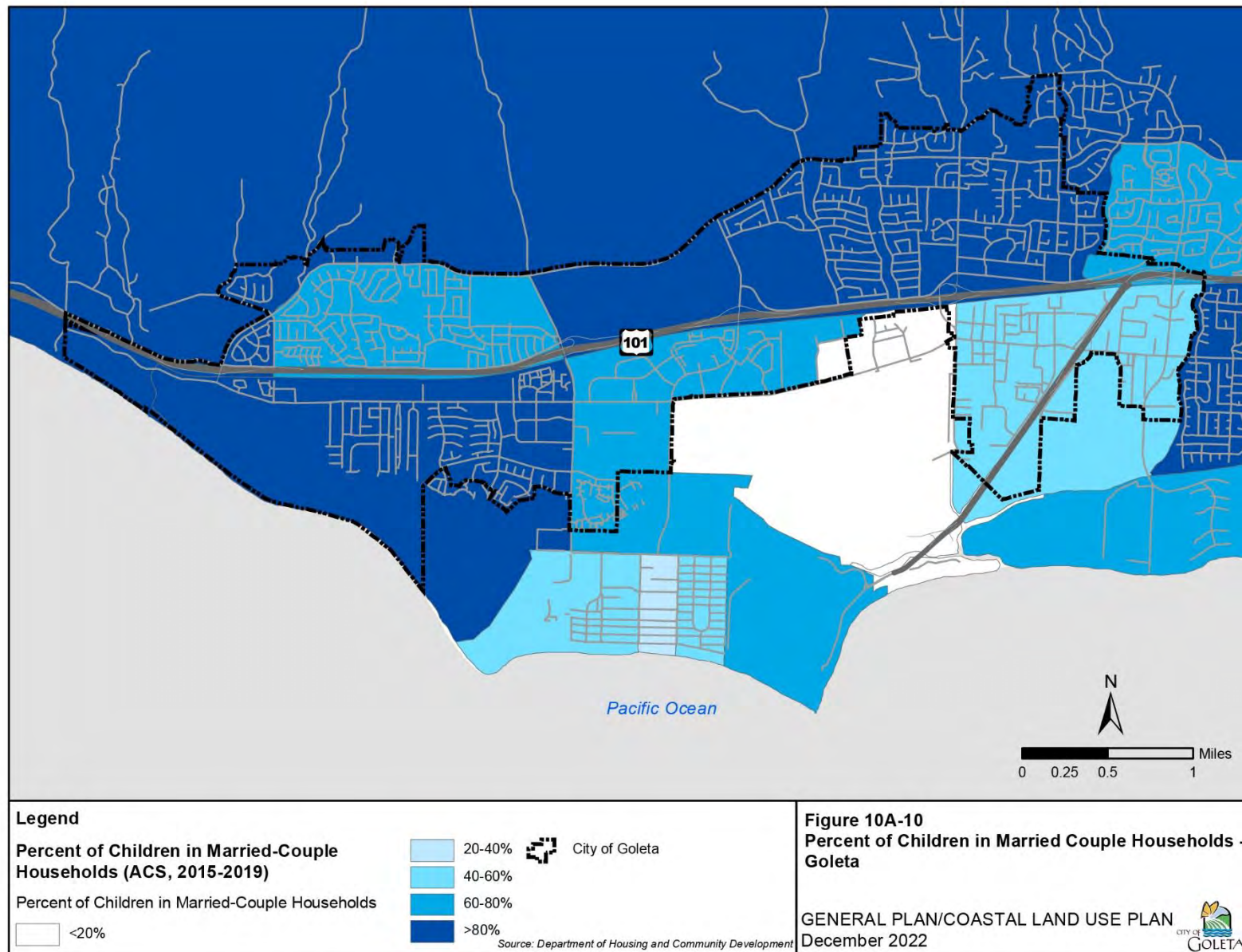












VII.F.4 Income

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-11, 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-12). Census tracts with higher percentages of low-income households are generally located in areas with higher residential density where housing costs are lower. 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 college students near the UC Santa Barbara campus.

VII.G Racially/Ethnically Concentrated Areas

VII.G.1 Racially/Concentrated Areas of Poverty

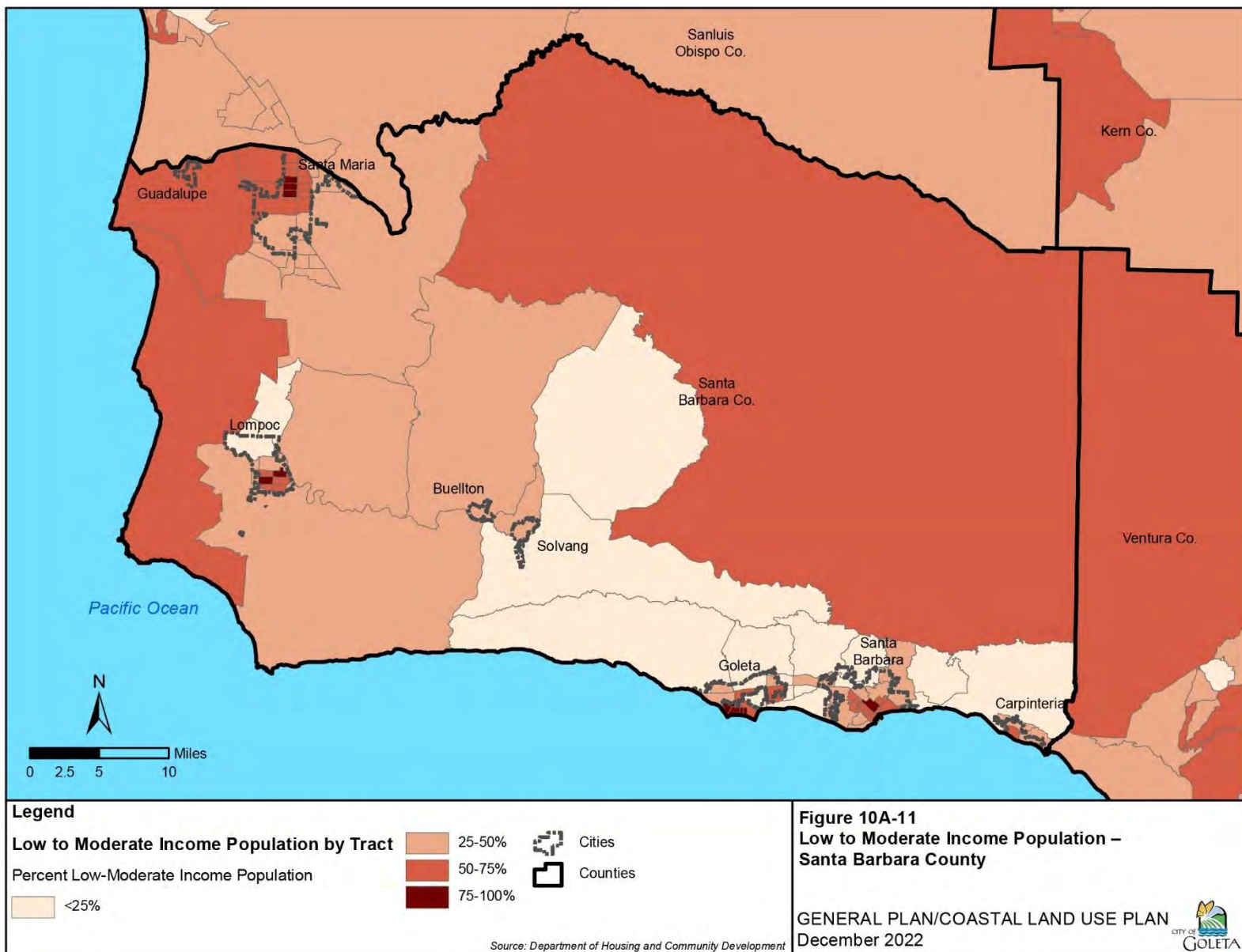
According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. There are no designated R/ECAP areas identified in Santa Barbara County (Figure 10A-13).

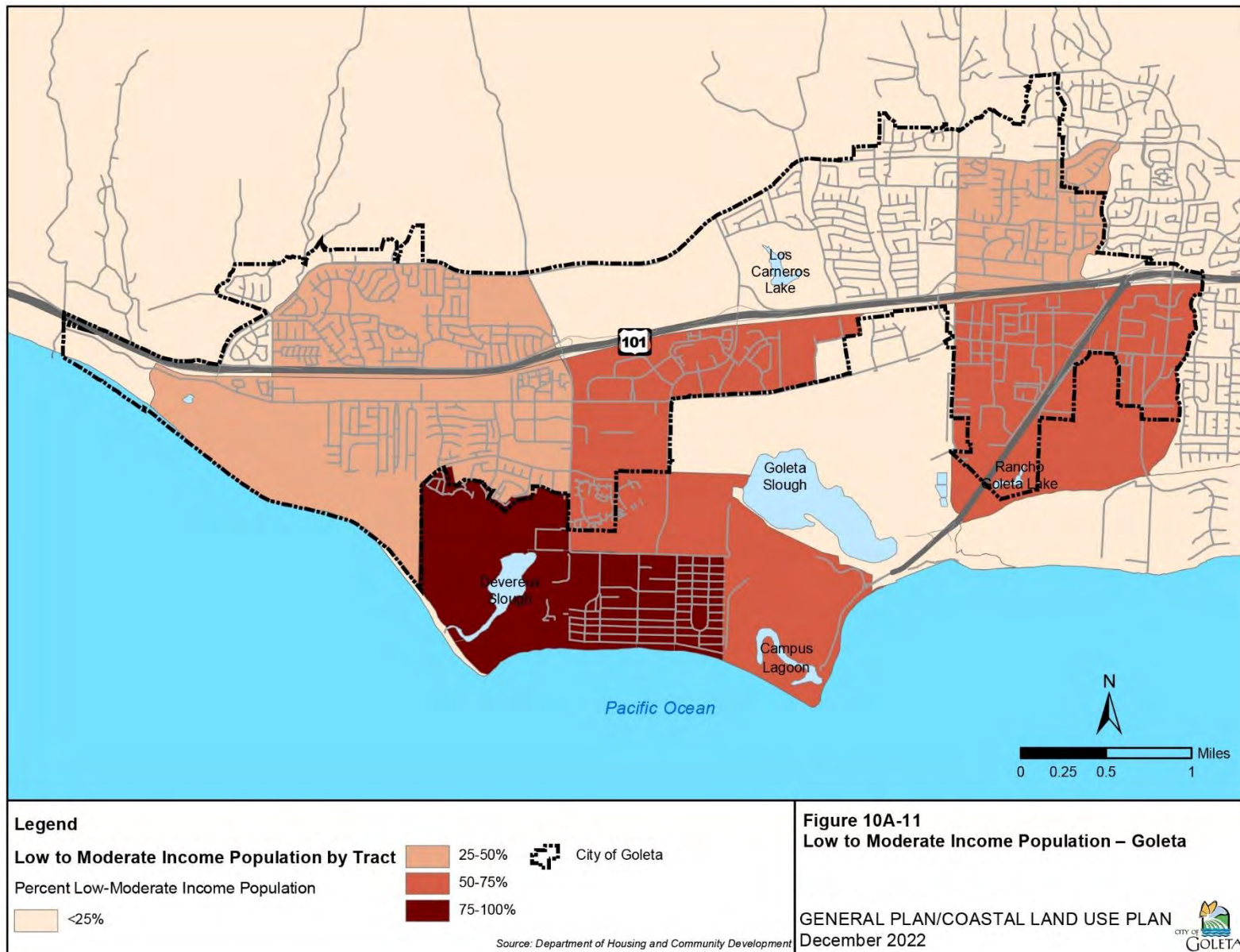
Recent Census estimates regarding poverty status of households in Goleta are shown in Figure 10A-14. As seen in this map, poverty rates are highest (10-20%) in the southern portions of the City. The south central area of the City is near the UC Santa Barbara campus and is likely influenced by the relatively low incomes of college students.

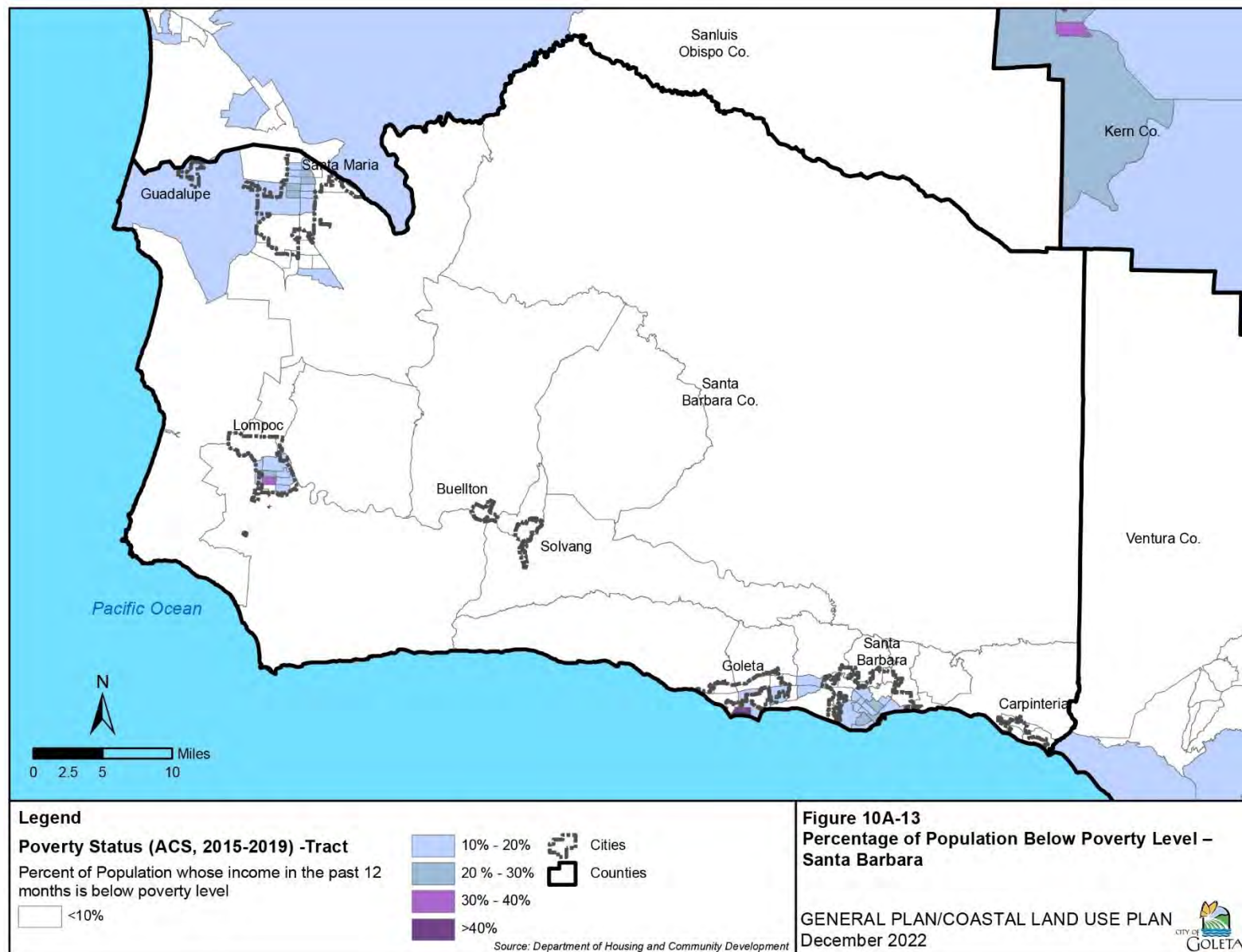
Program HE 3.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers (see also Program HE 1.6), and programs such as Programs HE 2.2 and 2.4 will help to expand the supply of affordable housing to provide more options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

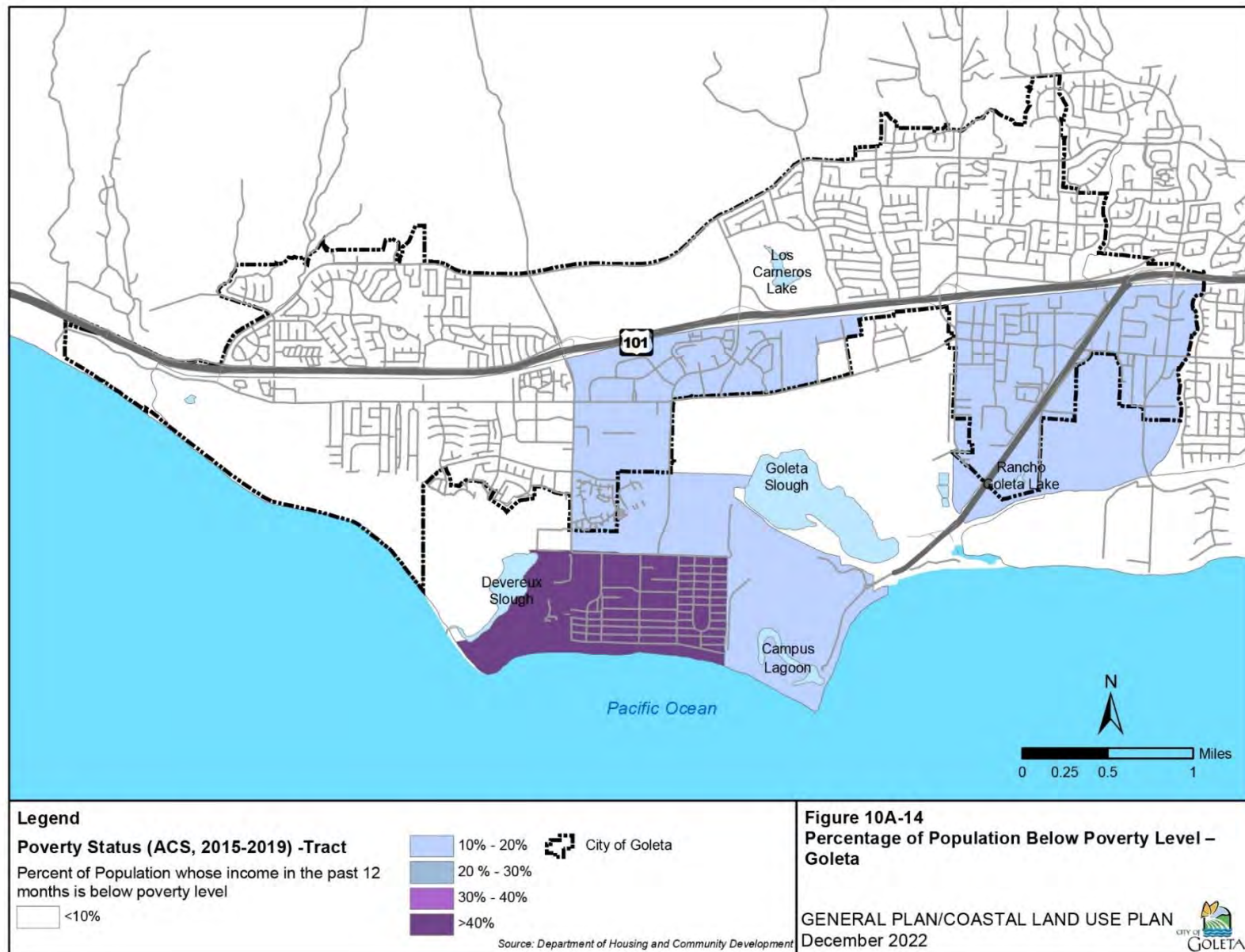
VII.G.2 Racially Concentrated Areas of Affluence

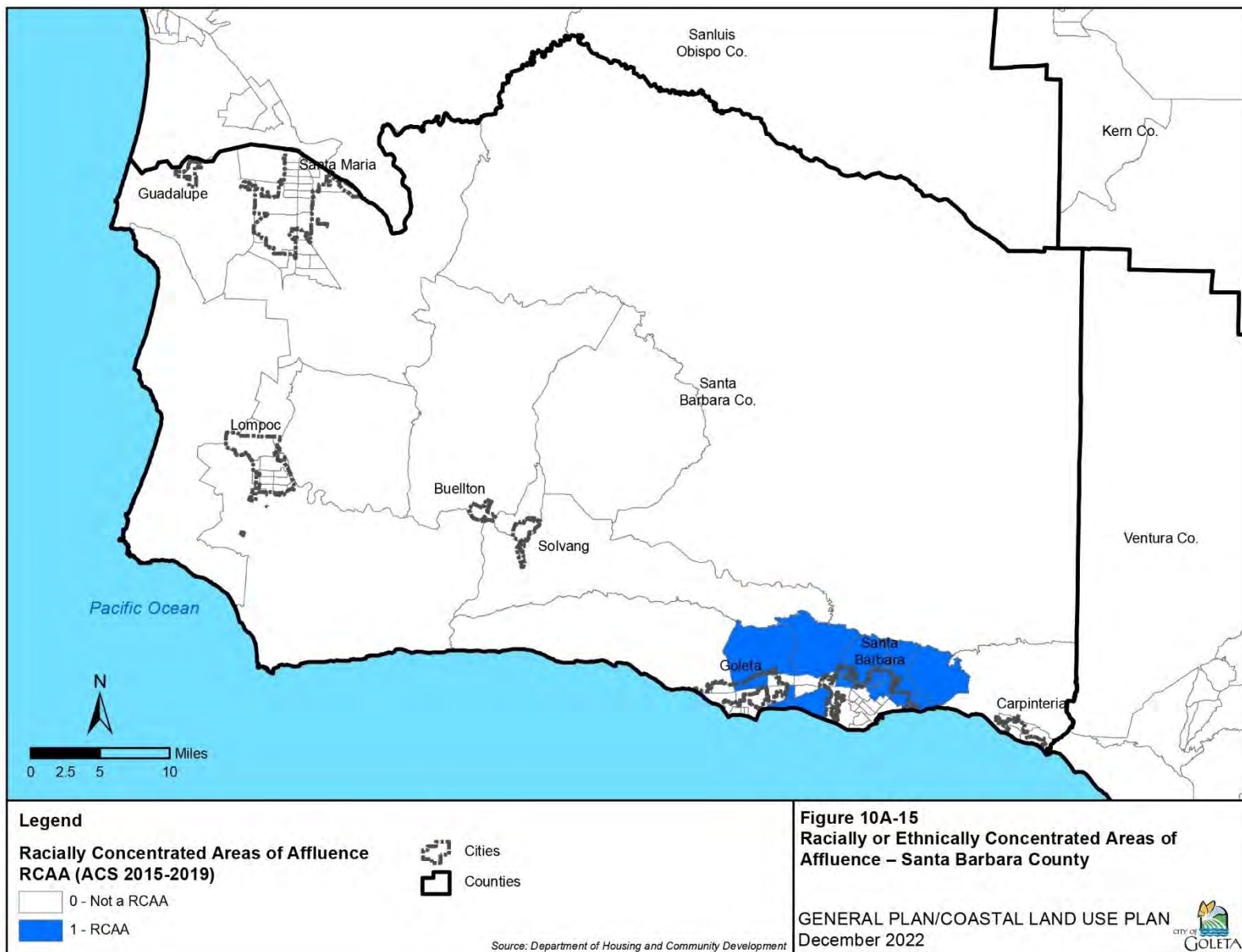
According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. Racially/ethnically concentrated areas of affluence (RCAAs) in Santa Barbara County are illustrated in (Figure 10A-15). In Goleta, the north-central portion of the city is identified as an RCAA (Figure 10A-16). This area generally includes larger single-family lots that tend to correlate with higher housing prices. Program HE 3.1 in the Housing Plan includes strategies and actions to expand opportunities for lower-income households in these areas, such as by encouraging accessory dwelling units and urban lot splits.

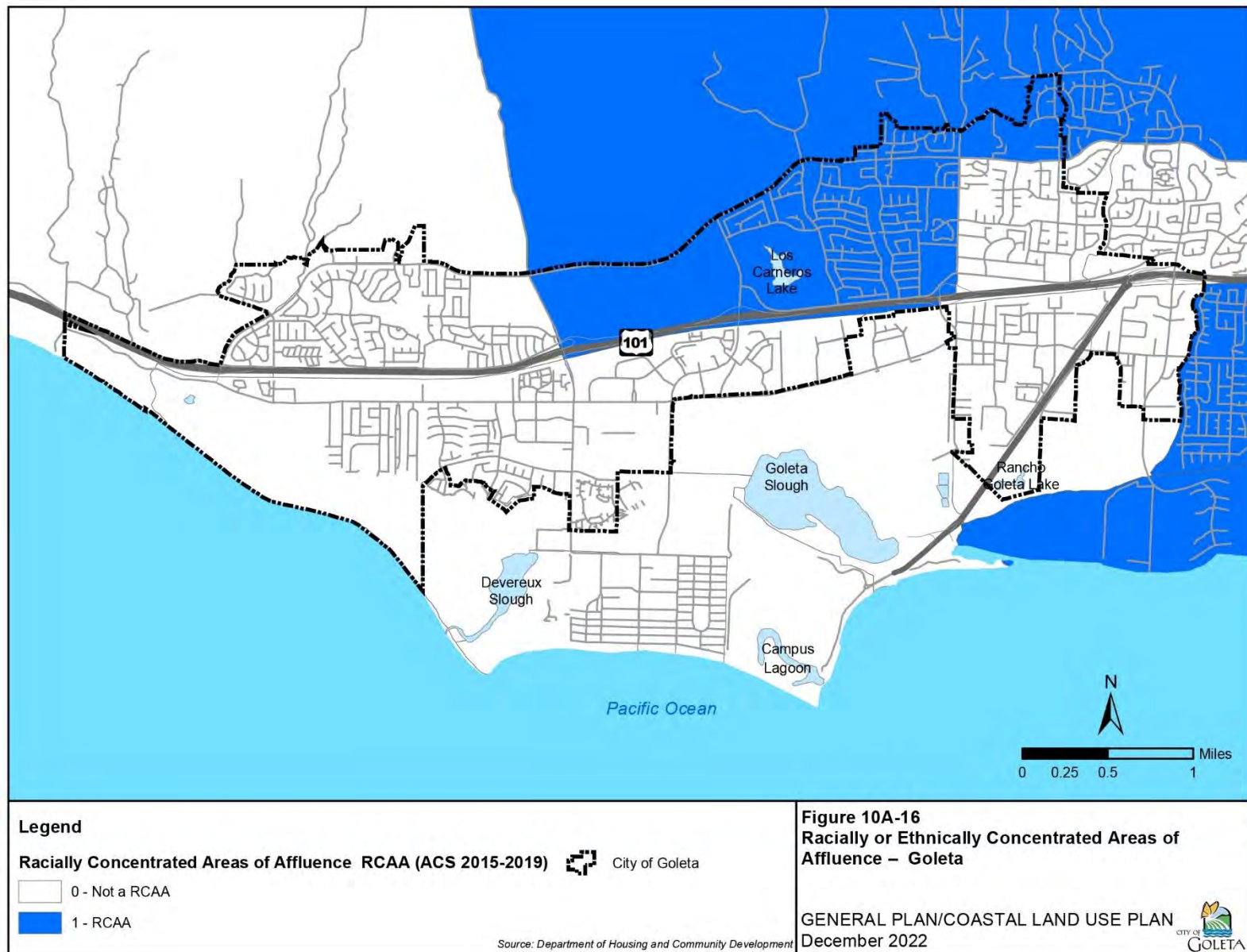












VII.H Disparities in Access to Opportunity

VII.H.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.

VII.H.2 Educational Opportunity

Educational opportunity scores for Santa Barbara County as a whole are shown in Figure 10A-17. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

As shown in Figure 10A-18, TCAC educational opportunity scores are highest in the eastern portion of the City and lowest in the southeastern portion of the City. Higher educational opportunity appears to be somewhat associated with higher incomes, as illustrated in Figure 10A-16.

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,¹⁹ 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.

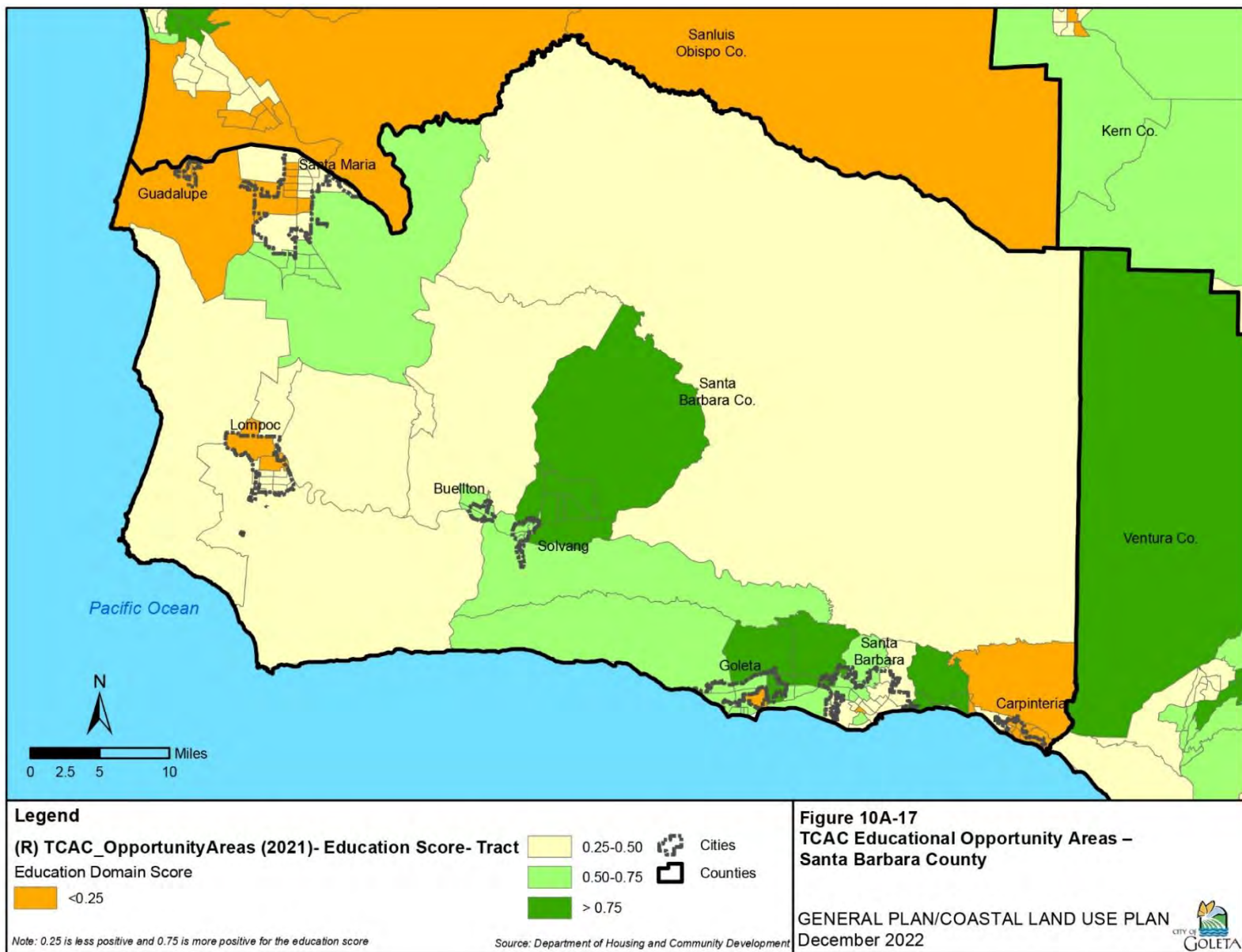
GUSD core instruction includes comprehensive traditional academic subjects extended to include character development, digital literacy, art, music, hands-on science, and physical education. All schools offer embedded programs to address specific needs of gifted students and English Learners. Each school 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.

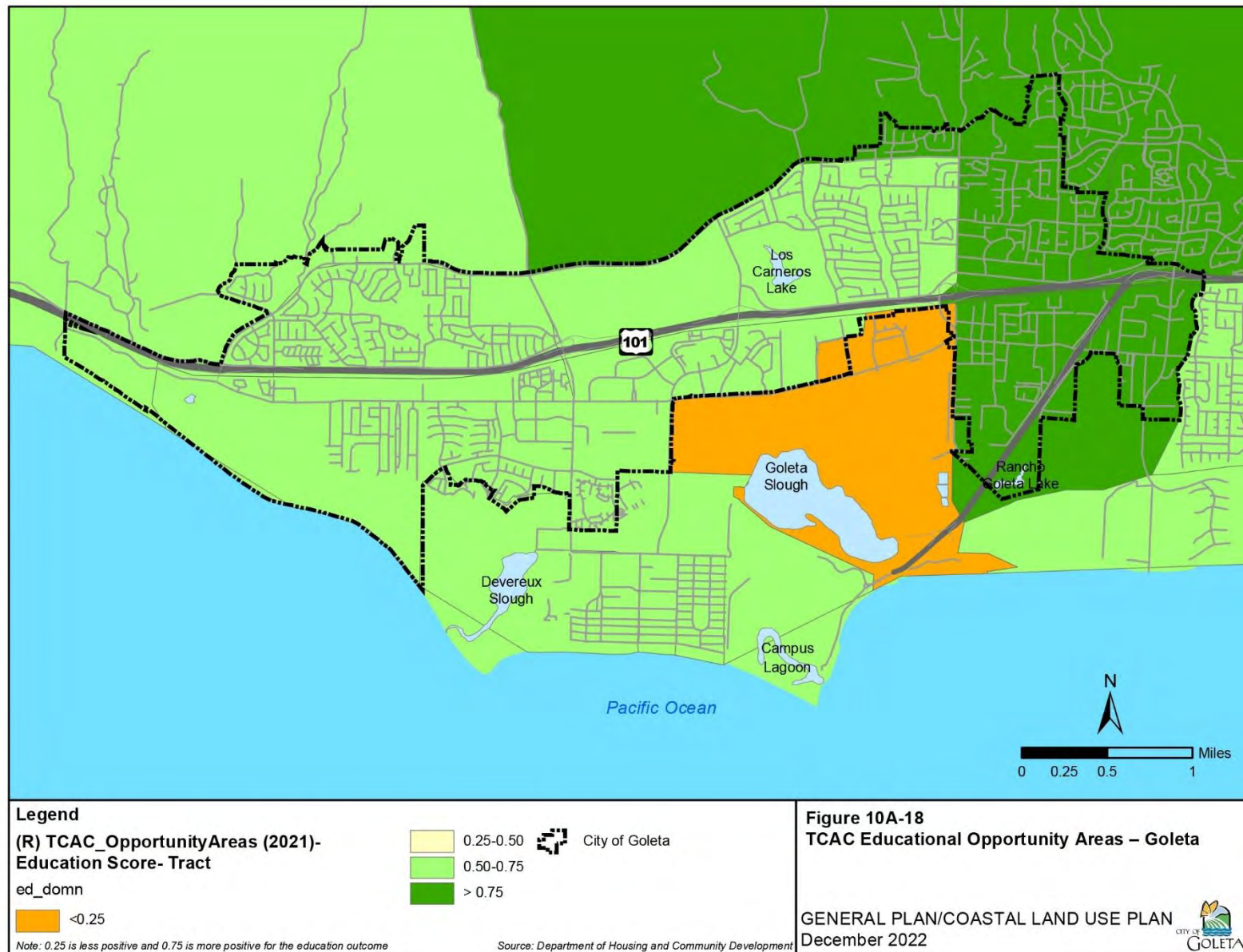
The District's financial condition is fully supported by local property tax revenue. GUSD employs over 238 certificated employees, 270 classified employees, and 204 non-affiliated employees. In addition, we employ a loyal group of substitutes for teachers and classified employees.

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

¹⁹ <https://www.gusd.us/about>

Colina Junior High School, in grades 7 and 8, and Dos Pueblos High School or San Marcos High School in grades 9 through 12.





VII.H.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-19.

In Goleta, the highest economic opportunity scores are in the central portion of the City (Figure 10A-20). These disparities are similar to those for educational opportunity scores. Strategies included in the Housing Plan will encourage housing and mixed-use development in commercial zoning districts and help to expand economic opportunities for Goleta residents (e.g., Program HE 2.1).

VII.H.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-21).

VII.H.5 Environmental Opportunities

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map²⁰ 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 they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

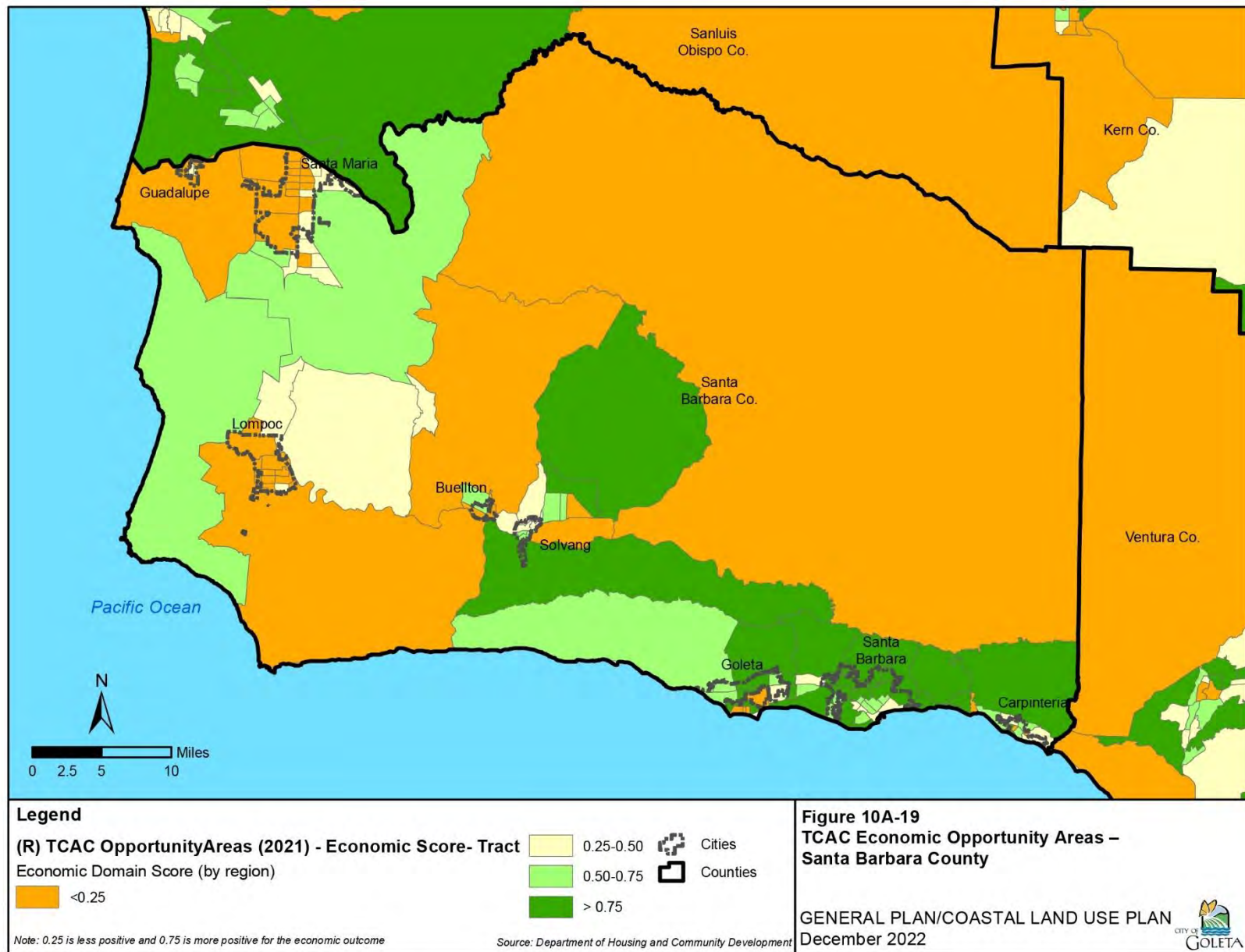
Exposure indicators:

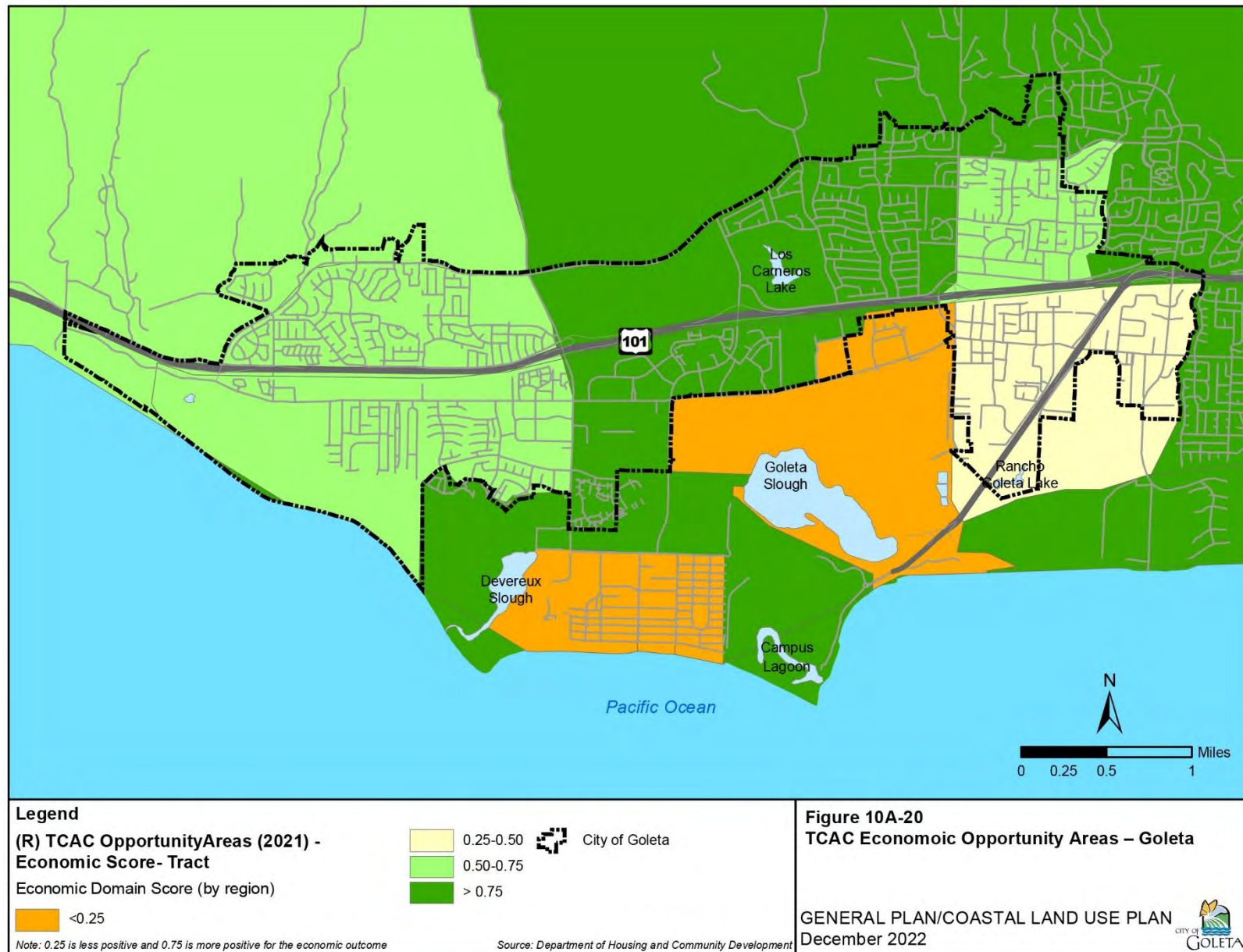
1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

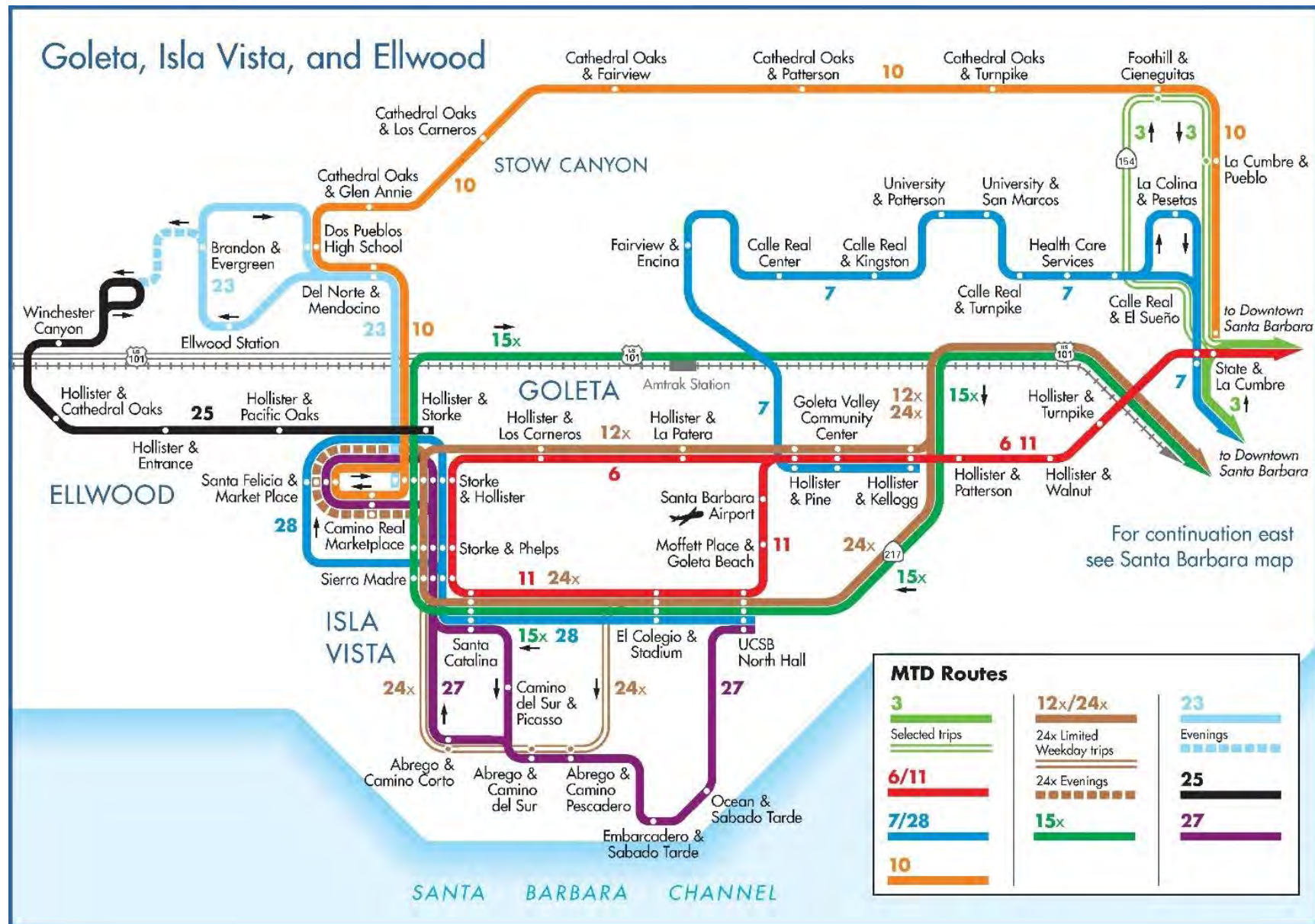
Environmental effects indicators:

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

²⁰ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>







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.²¹

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-22. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley and south coast areas.

In Goleta, the highest environmental opportunity scores are found in the western and northeastern portions of the city (Figure 10A-23) while neighborhoods in the central and eastern areas show lower scores. As discussed in Section VII.J below, the sites inventory includes a substantial number of potential housing units in areas with the highest environmental opportunity scores.

VII.H.6 Disadvantaged Communities

In 2012, SB 535 established initial requirements for minimum funding levels to “Disadvantaged Communities” (DACs). The legislation also gives the California Environmental Protection Agency (CalEPA) the responsibility for identifying those communities, stating that CalEPA’s designation of disadvantaged communities must be based on “geographic, socioeconomic, public health, and environmental hazard criteria”.. Per SB 1000, the California EPA uses CalEnviroScreen (discussed in the previous section) to identify disadvantaged communities.

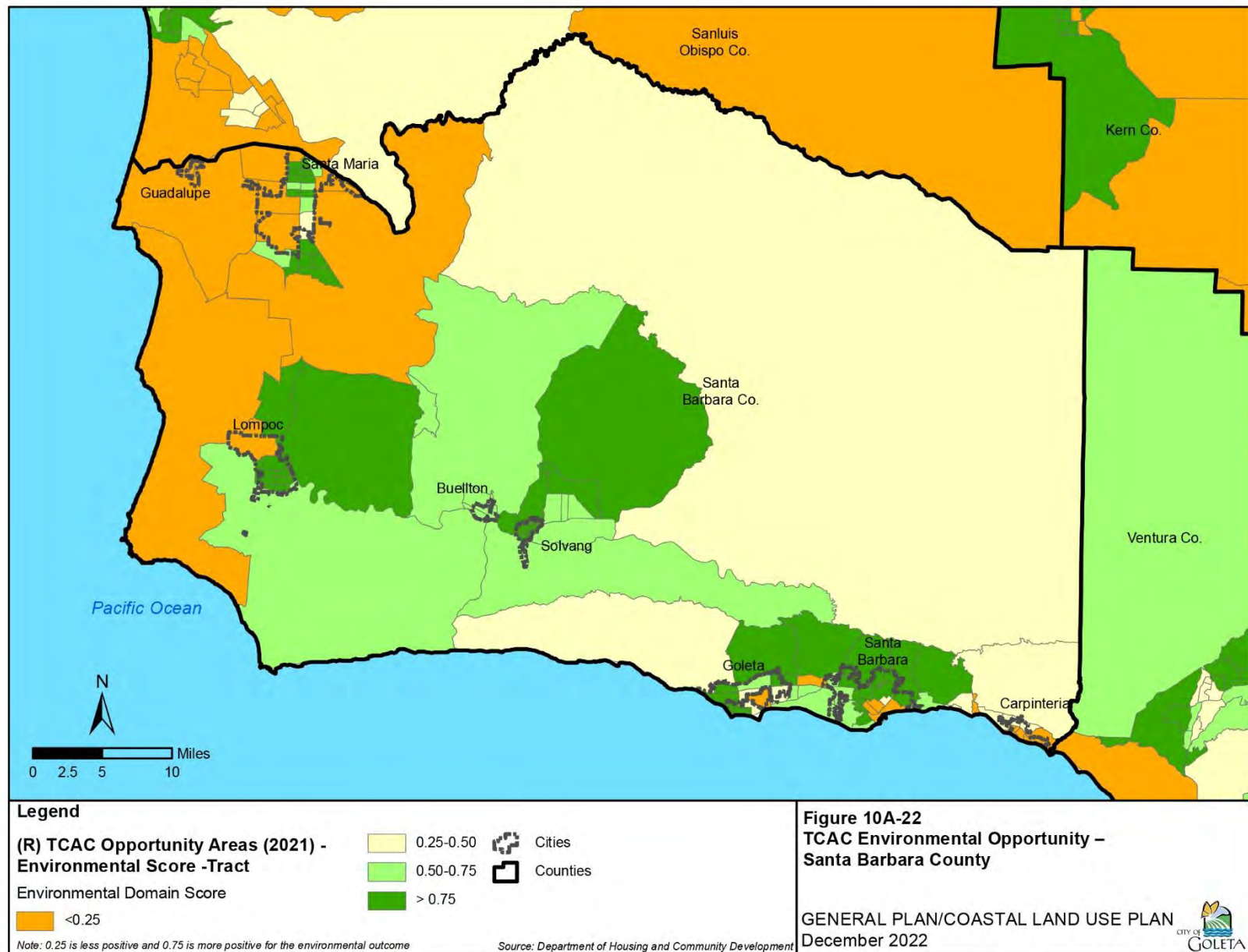
As seen in Figure 10A-25, the most recent (May 2022) update to CalEPA’s disadvantaged community map shows that the eastern portion of Goleta is identified as a disadvantaged community. Disadvantaged communities are specifically targeted for investment of proceeds from the state’s Cap-and-Trade Program. These investments are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities, and at the same time, reducing pollution that causes climate change. The investments are authorized by the California Global Warming Solutions Act of 2006 (Assembly Bill 32 of 2016). Many of the City’s efforts described in the Housing Plan will also address the housing needs of residents living in this area, including Programs HE 1.2, HE 1.3, HE 2.4, and HE 2.5.

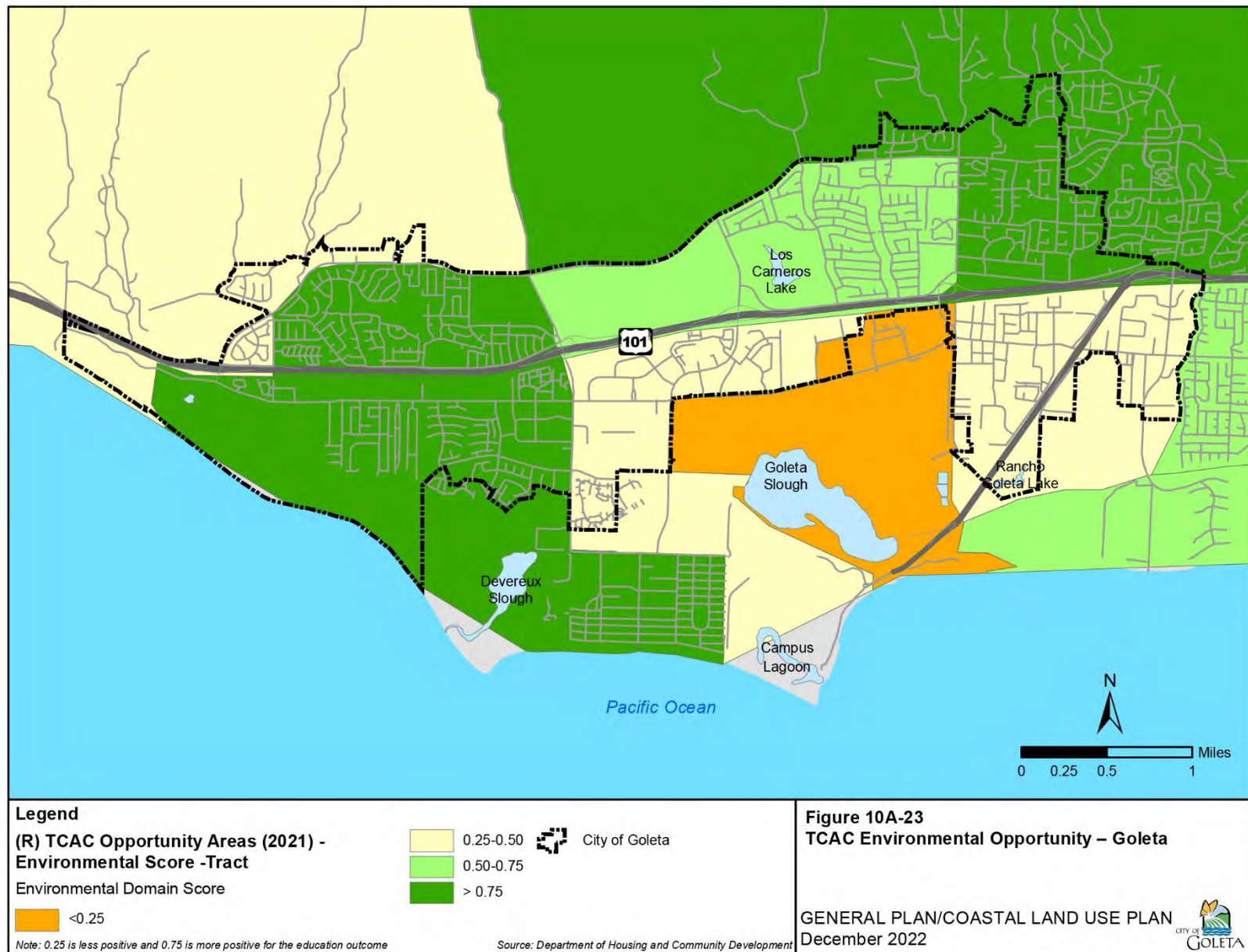
VII.I Disproportionate Housing Needs and Displacement Risk

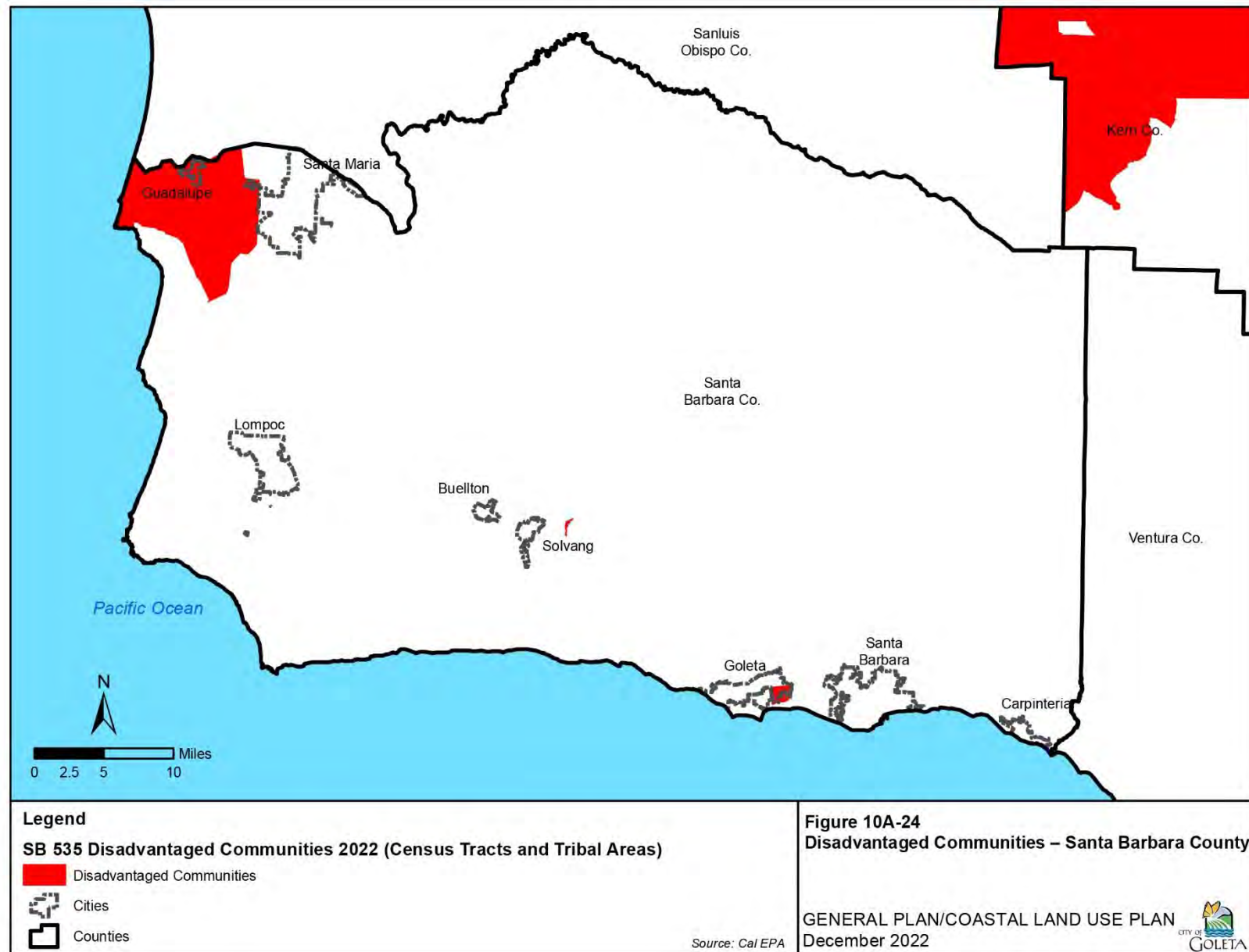
The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant 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

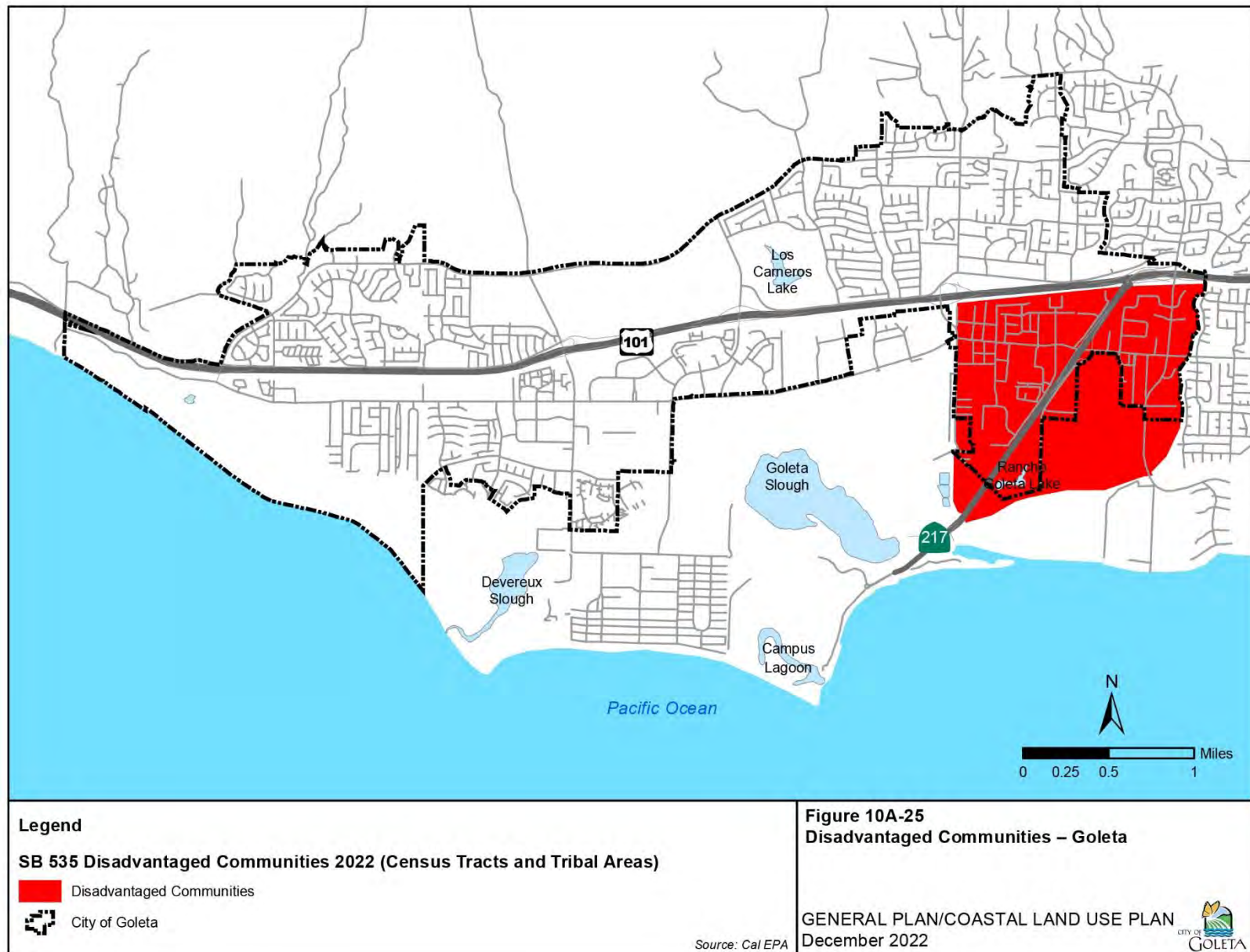
²¹ California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.









VII.I.2 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-26 and Figure 10A-27 show overpayment rates for renters and homeowners in Santa Barbara County.

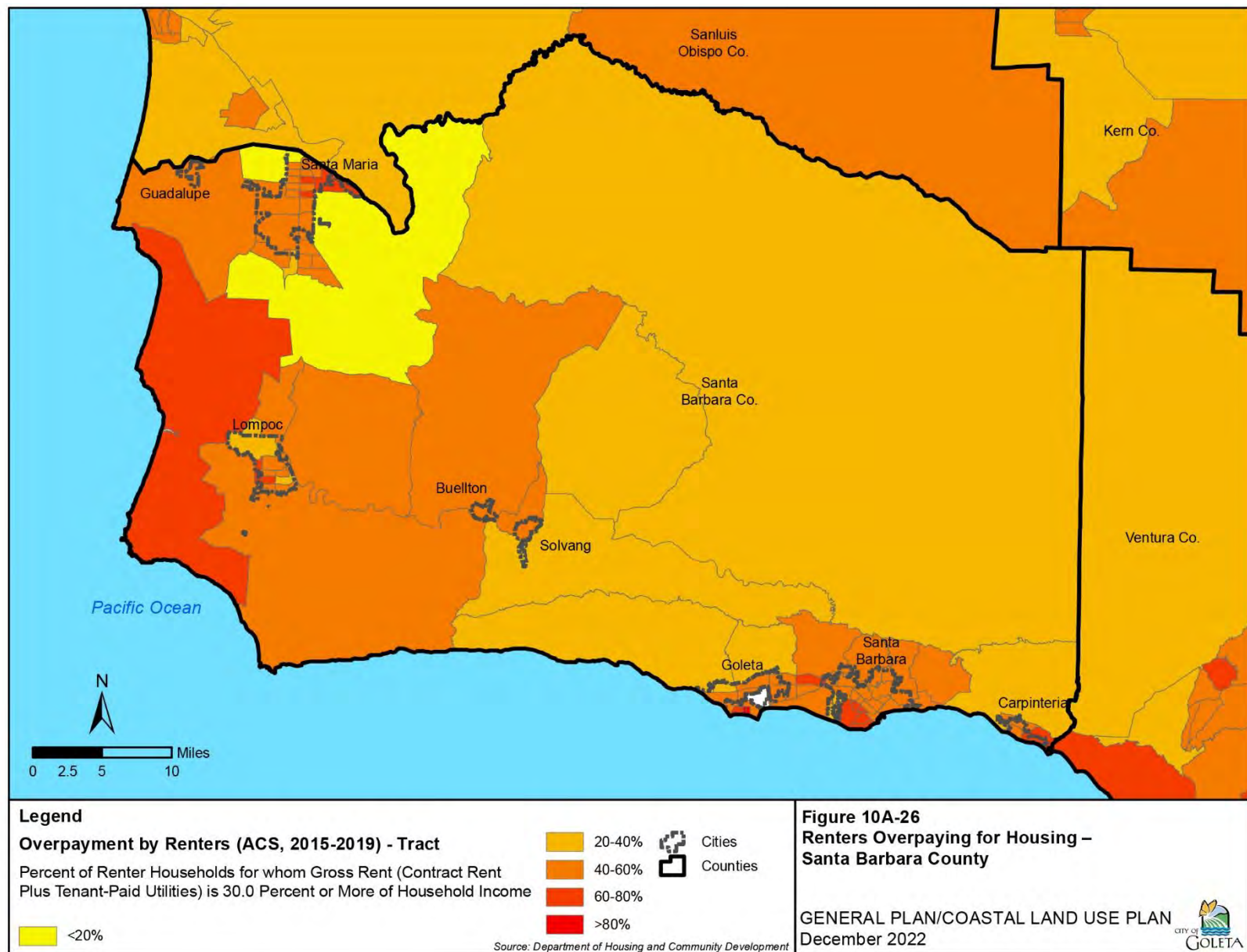
According to recent HUD estimates (Table 10A-34) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) in Goleta were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households.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

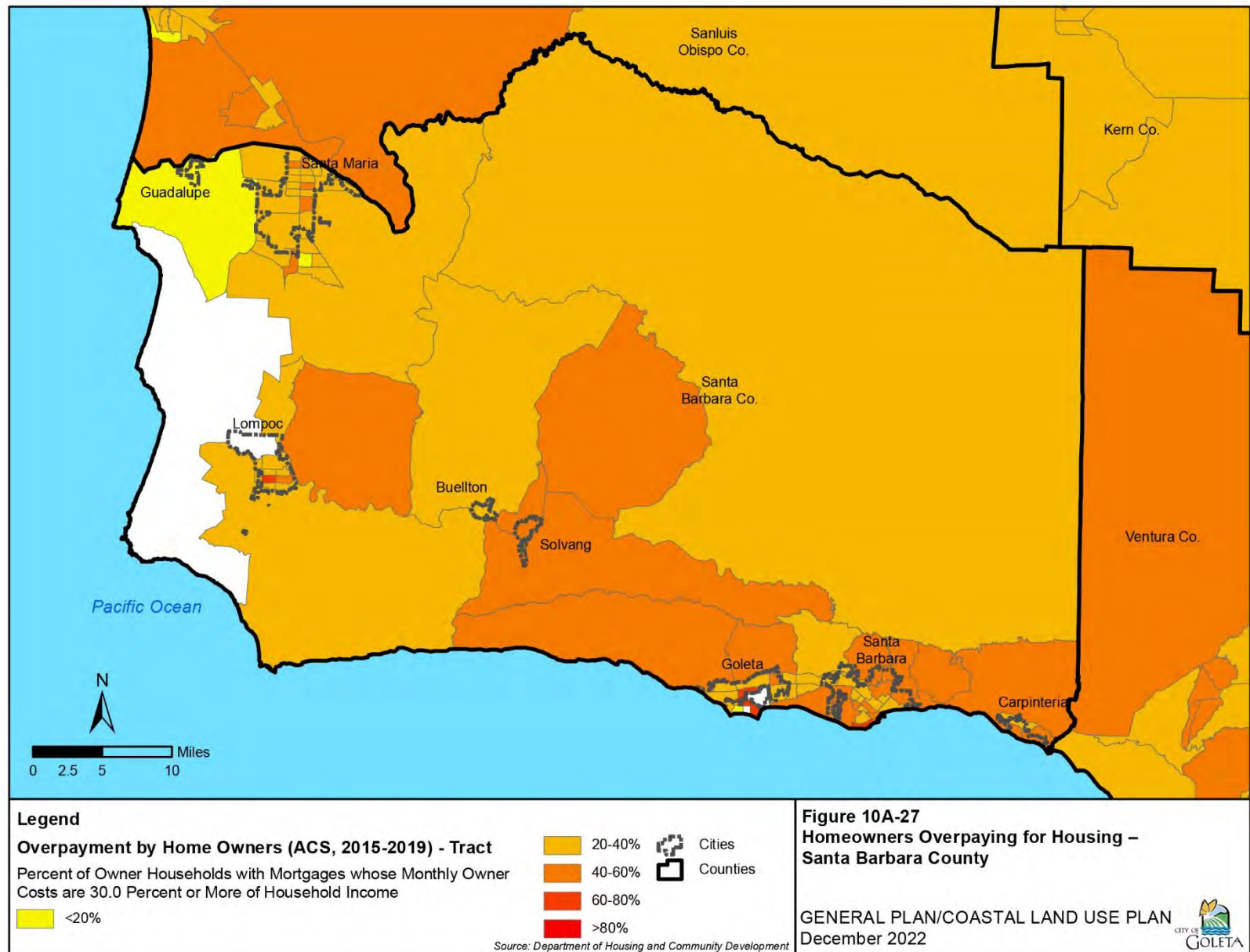
Table 10A-34
Cost Burden by Tenure and Income Category - Goleta

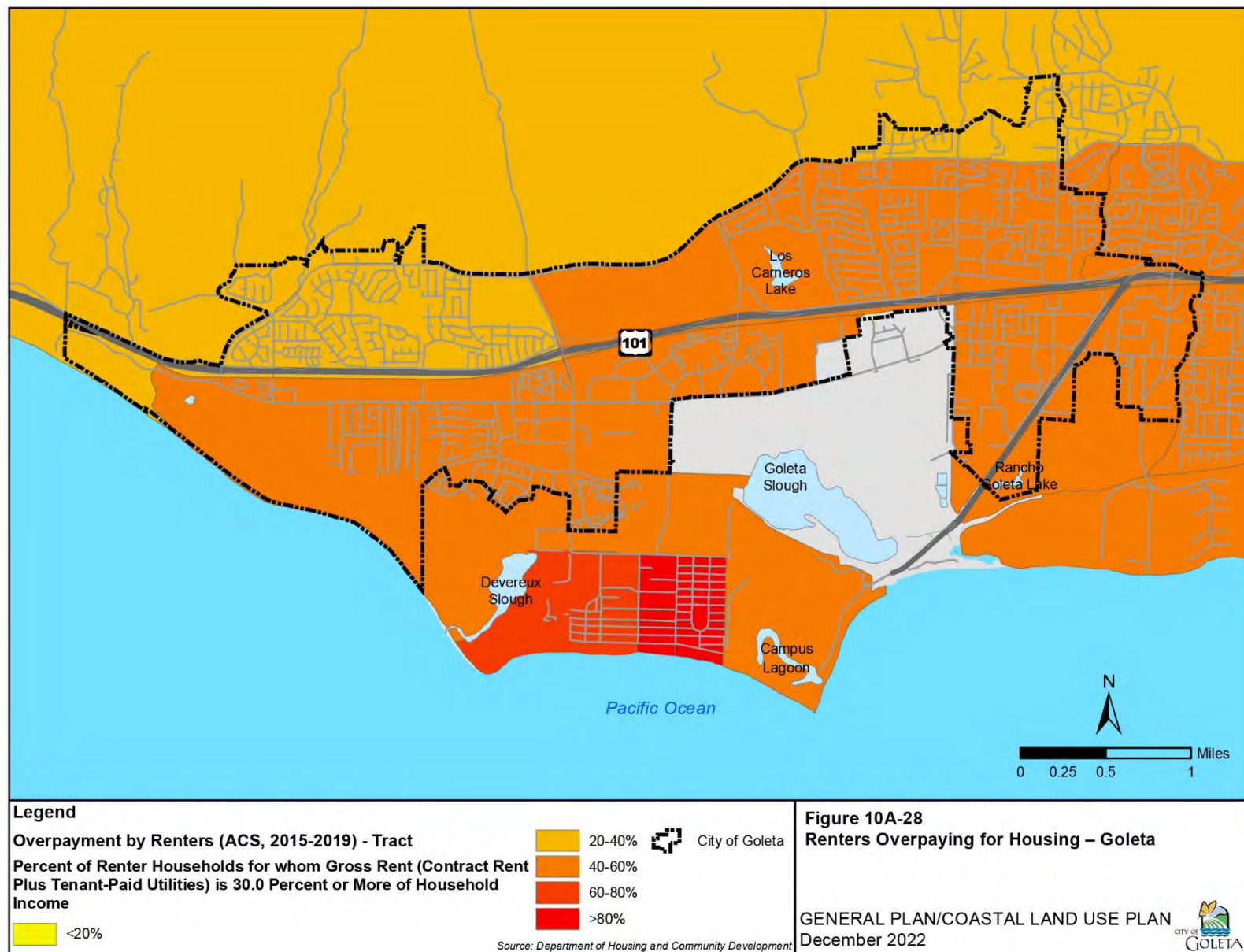
Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership households	350	355	495	430	4,190	5,820	1,200
Paying over 30%	255	205	310	195	825	1,790	770
Percentage	72.9%	57.7%	62.6%	45.3%	19.7%	30.8%	64.2%
Paying over 50%	165	80	155	85	90	575	400
Percentage	47.1%	22.5%	31.3%	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							

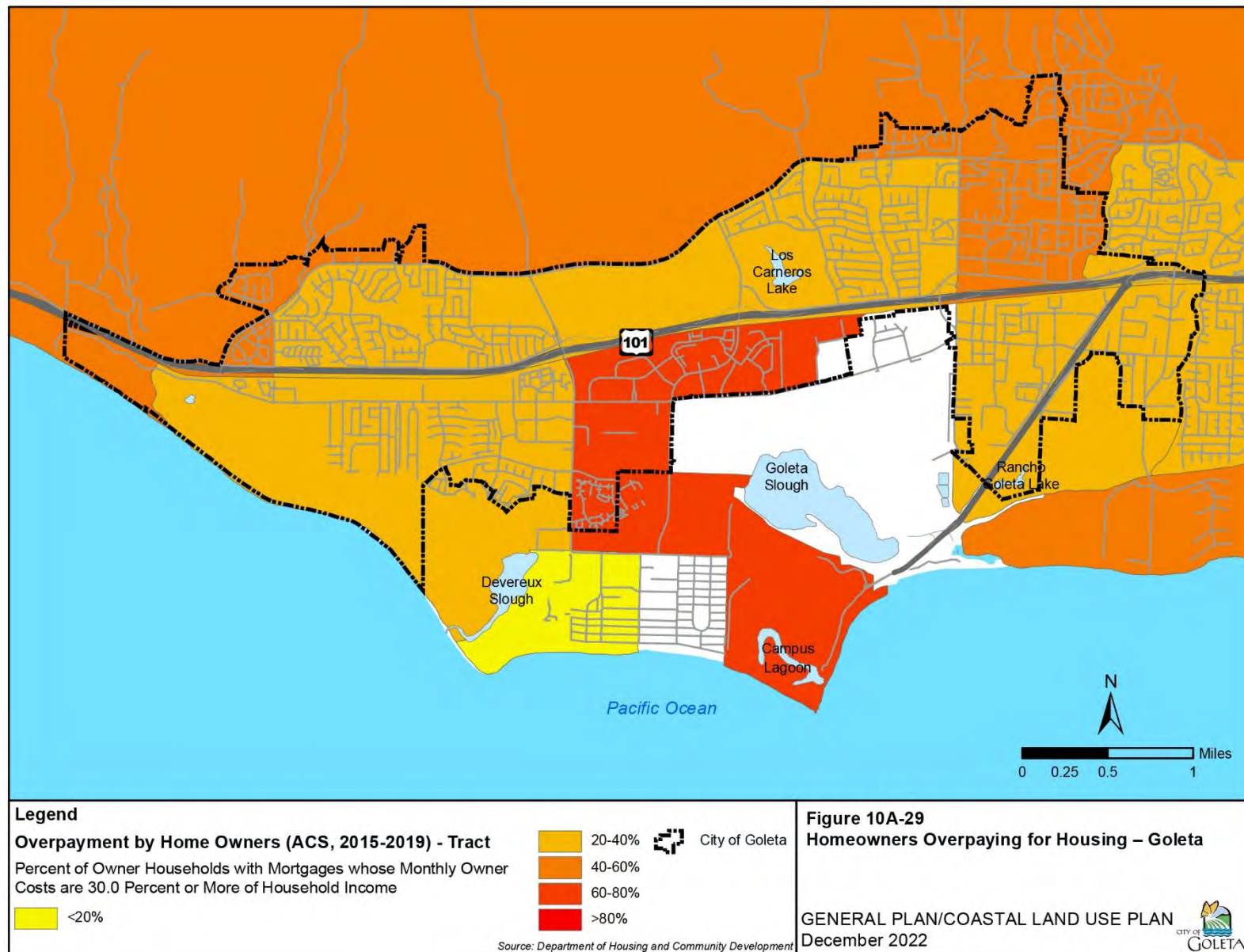
In most areas of Goleta (Figure 10A-28) overpayment affects 40-60 percent of all renter households. As seen in Figure 10A-29, the highest rates of overpayment for Goleta homeowners (60-80 percent) occurs in the south-central portion of the city. These areas are generally correlated with areas where overpayment is also higher, as seen in Figure 10A-31.

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).









VII.I.3 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-30). In Goleta, the highest rates of overcrowding occur in the southeastern portion of the city (Figure 10A-31). These areas are generally correlated with areas where there are higher rates of overpayment, as shown previously in Figure 10A-28 and Figure 10A-29.

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).

VII.I.4 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.

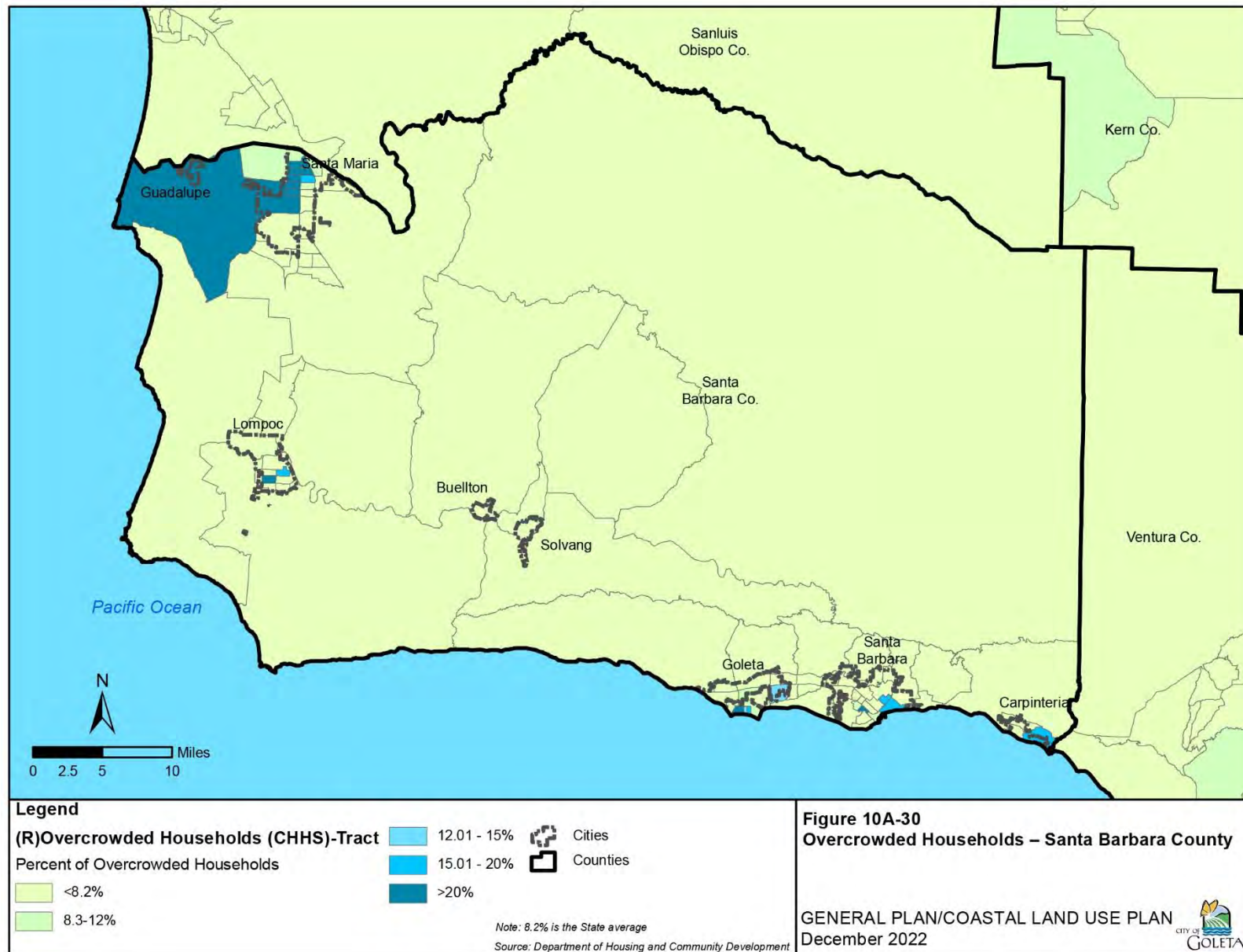
Table 10A-35
Age of Housing Units – Goleta vs. Santa Barbara County

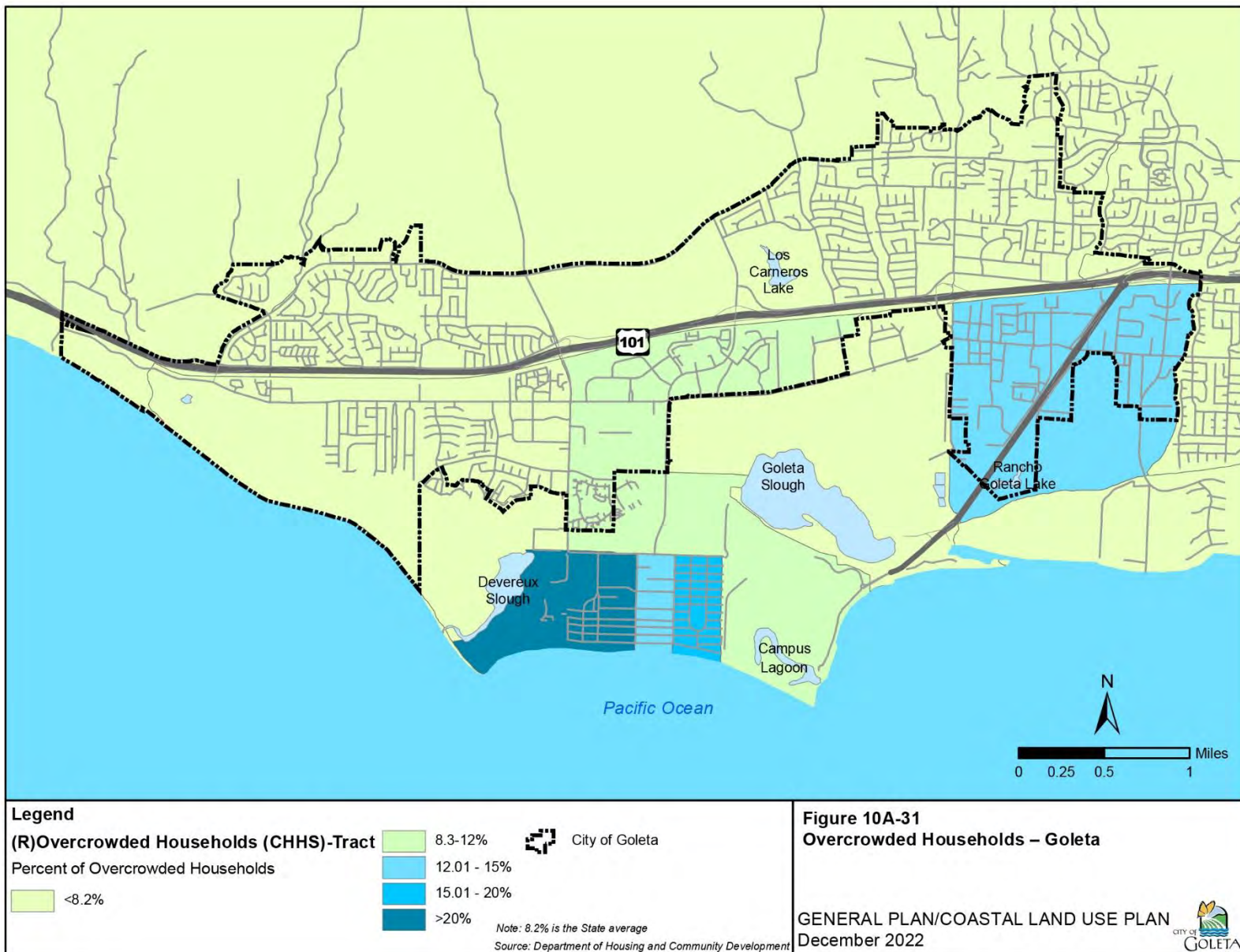
Year Built	Goleta		Santa Barbara County	
	Units	%	Units	%
2014 or later	466	4.0%	2,406	1.5%
2010 to 2013	301	2.6%	3,078	2.0%
2000 to 2009	1,172	10.0%	12,308	7.8%
1990 to 1999	823	7.0%	15,497	9.9%
1980 to 1989	952	8.1%	23,414	14.9%
1970 to 1979	2,788	23.7%	29,155	18.6%
1960 to 1969	3,889	33.1%	31,650	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.





VII.I.5 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.²² 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.

VII.I.6 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

²² <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

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.

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.

VII.J 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 comprises 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. To evaluate the extent to which the sites inventory furthers AFFH objectives, an analysis of the geographic distribution of sites was prepared based on key fair housing indicators (see Table 10A-36). A census tract-level analysis was compiled to evaluate how the housing sites inventory corresponds to TCAC opportunity ratings (Figure 10A-32), racial demographics (Figure 10A-33), income levels (Figure 10A-34), overpayment by renters (Figure 10A-35), overcrowding (Figure 10A-36), and vulnerability to displacement (Figure 10A-37).

The purpose of this analysis is to evaluate whether the inventory of sites for future housing development would perpetuate or exacerbate patterns of segregation.

Table 10A-36
Distribution of Potential Housing Sites by AFFH Indicator

Census Tract	Potential Housing Units by Income Category			AFFH Indicators					
	Lower	Mod	Above Mod	% Minority (Ave. of blk groups)	% Low/Mod	TCAC Opportunity Category	% Renter Overpaying	% Over-crowded	Vulnerable to Displacement
002906	56	201	38	37.95	23.07	79.77	13.6	4.32	NO
002909	77	0	38	55.10	34.52	63.20	14.1	5.15	NO
002914	299	41	23	91.93	36.67	75.00	5.3	0	NO
002933	104	0	228	53.77	51.86	83.71	16.7	9.16	NO
002934	174	45	5	52.13	38.61	57.87	29	5.22	YES
002935	0	90	0	59.38	38.61	57.87	29	5.22	YES
003001	687	189	4	72.12	59.00	44.38	45.4	12.53	YES
002932	0	0	15	45.00	23.83	67.98	7.3	4.01	No
002937	0	2	37	48.48	78.00	79.21	0	0	No Data
980000	59	3	0	10.00	0.00	0	No Data	0	No Data

Sources: U.S. Census; HCD

As illustrated in Figure 10A-32, 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. This map shows that the sites inventory furthers fair housing objectives by encouraging for future

housing development in locations that will expand opportunities for lower-income households and other protected classes.

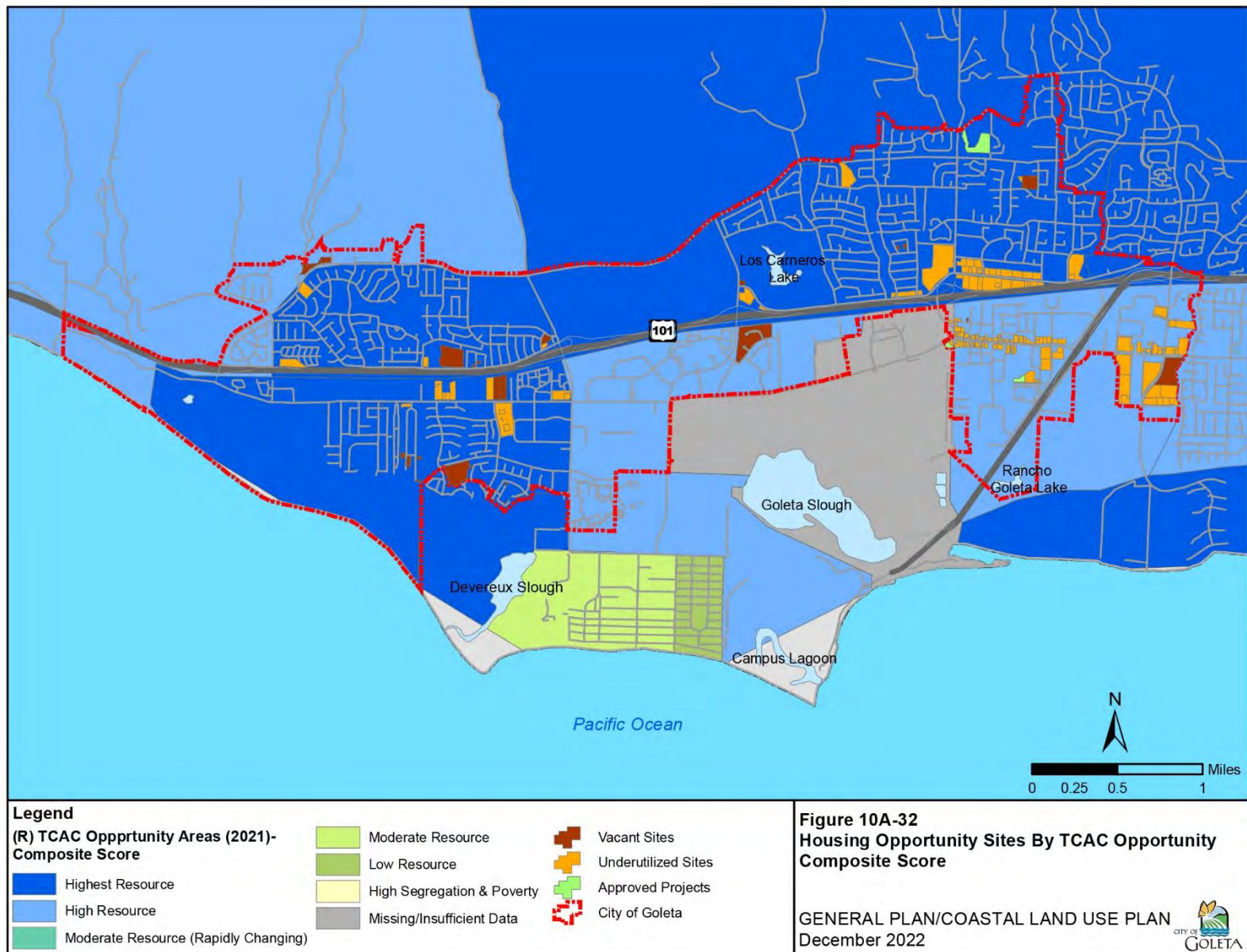
Figure 10A-33 shows the sites inventory in relation to racial demographics and demonstrates that housing sites are not concentrated in areas with high non-white population concentrations.

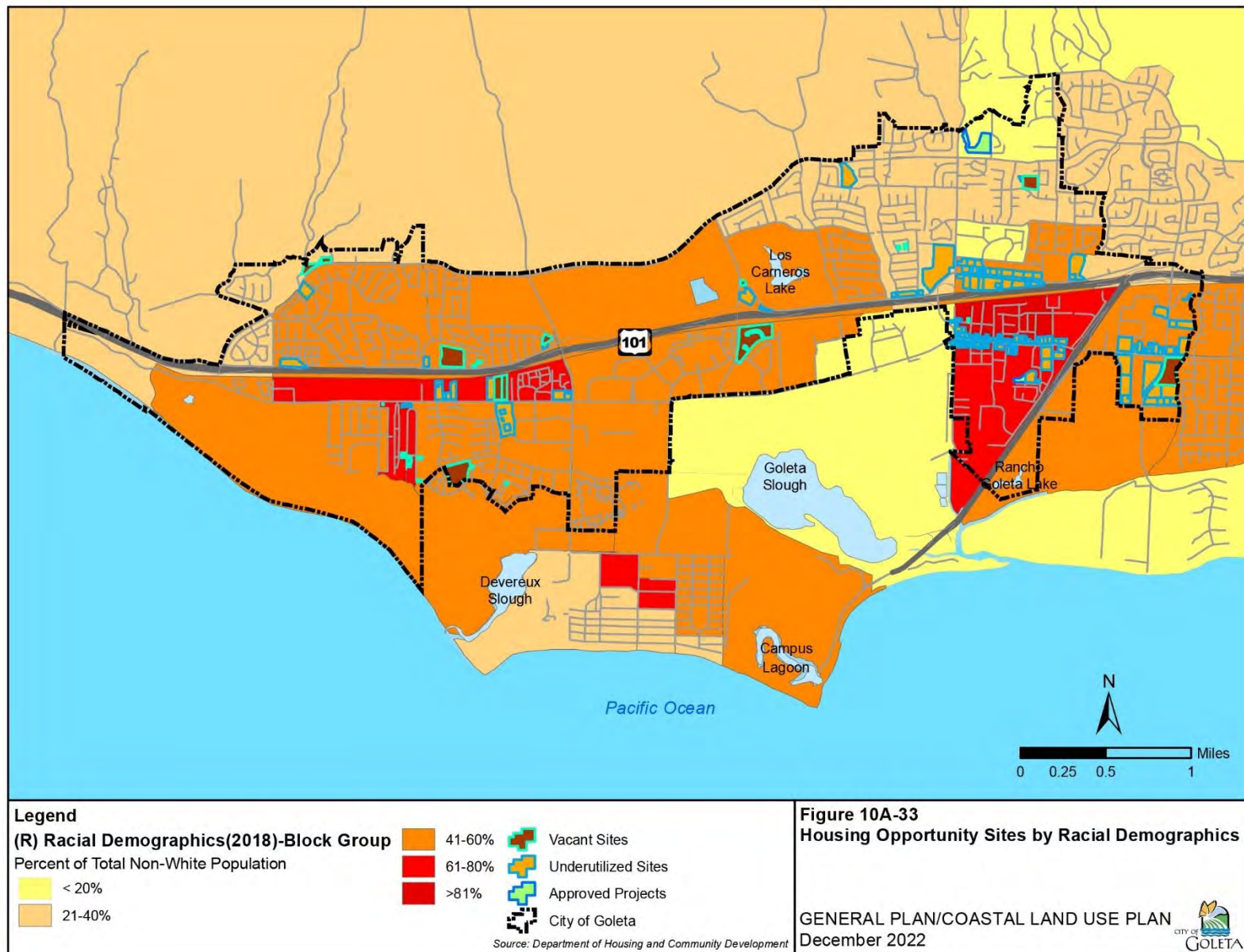
As seen in Figure 10A-34, median annual incomes in Goleta census tracts range from under \$30,000 to over \$125,000, and the sites inventory is distributed across all income categories and are not concentrated in low-income areas.

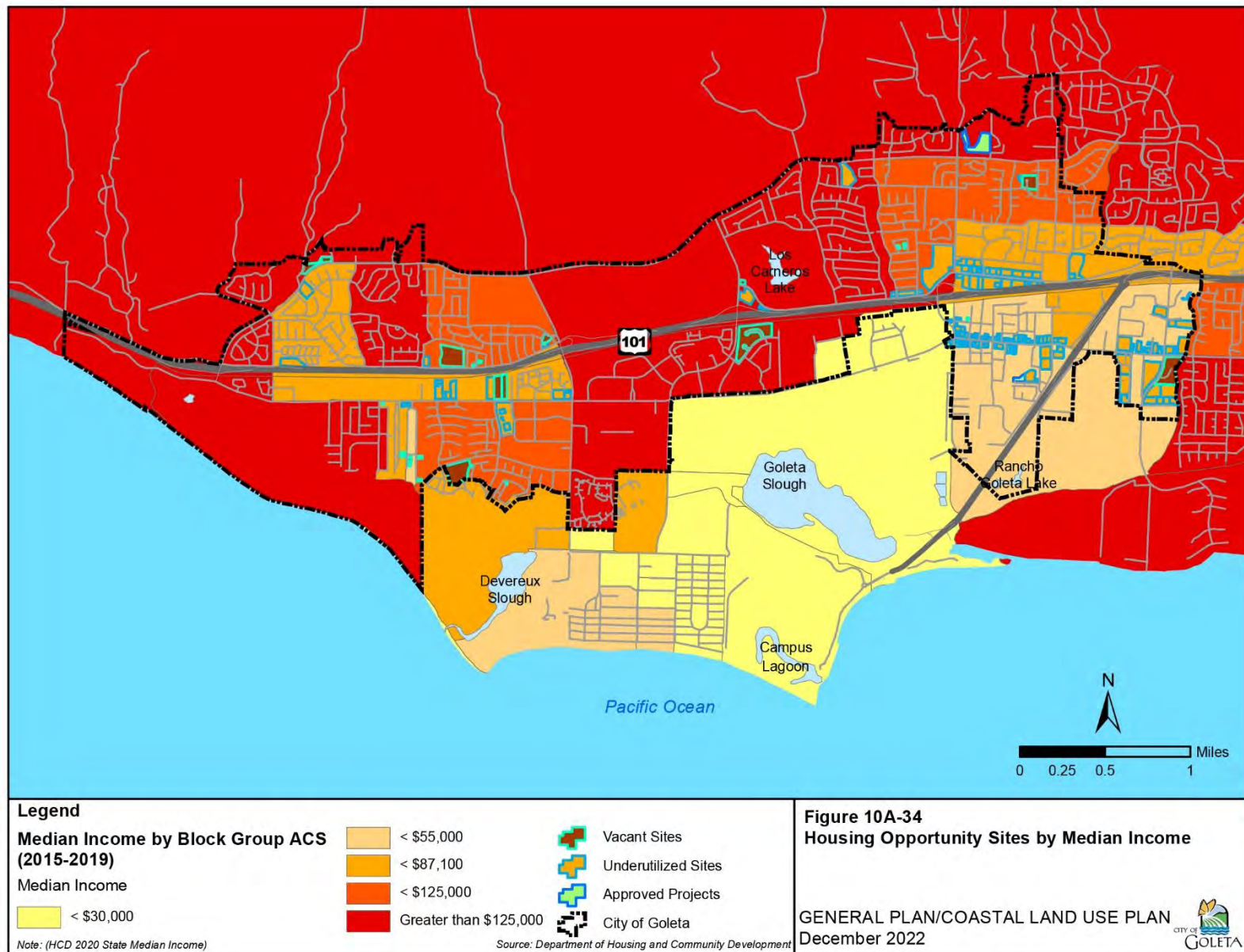
The distribution of housing sites in relation to overpayment by renters is shown in Figure 10A-35. This map shows that renter overpayment ranges from 40 to 60 percent in most areas of the city, and no sites are located in areas where renter overpayment is higher than 60 percent.

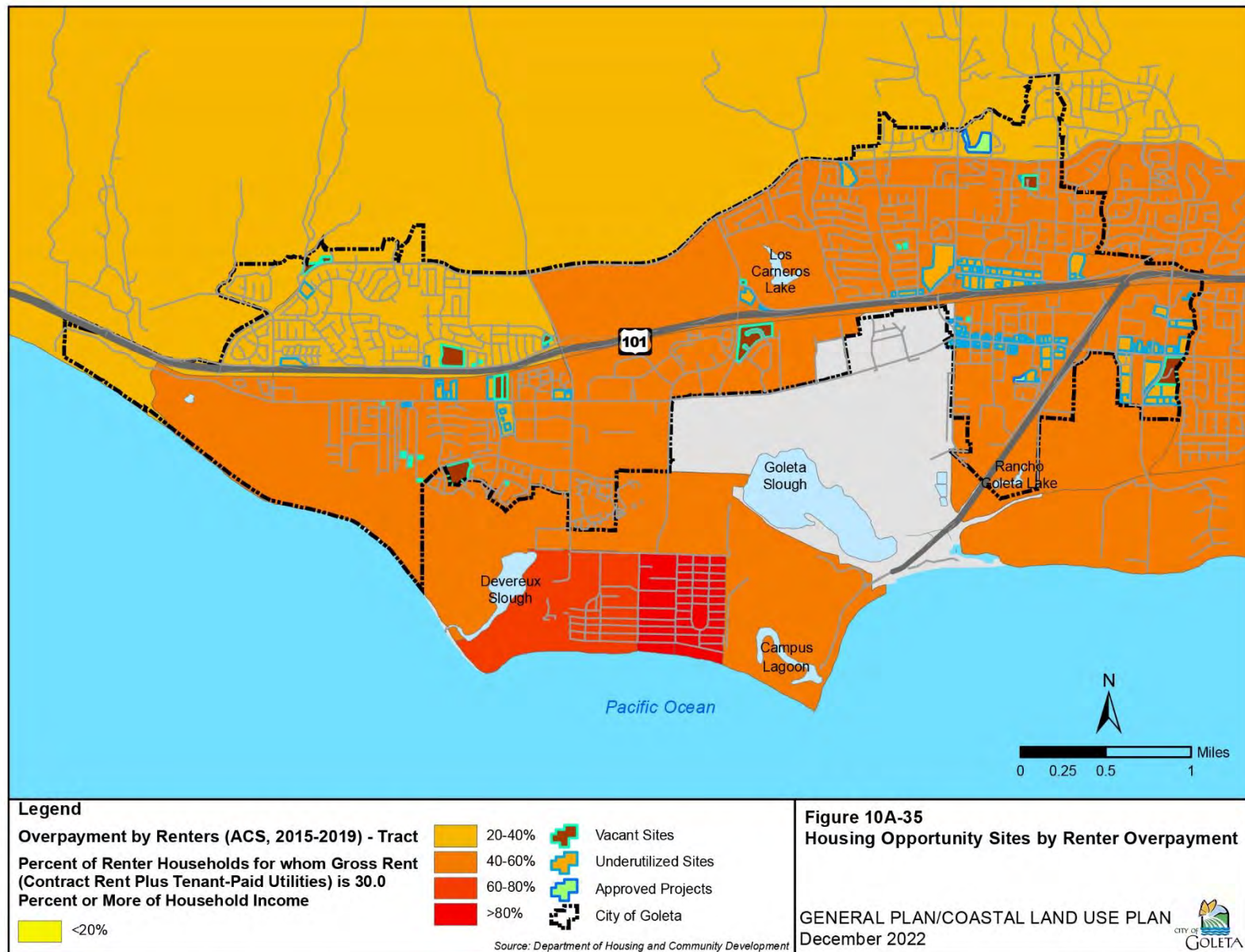
Figure 10A-36 shows the distribution of housing sites in relation to overcrowding. As seen in this map, most portions of Goleta have overcrowding rates less than 8.2 percent. The highest incidence of overcrowding occurs in the eastern portion of the city (census tract 003001) where it is estimated that 12.53 percent of households are overcrowded. This area is also classified as *vulnerable to displacement*, as seen in Figure 10A-37. While a significant number of housing sites are located in this census tract, these sites also provide locational advantages such as close proximity to employment opportunities, public transportation and commercial services.

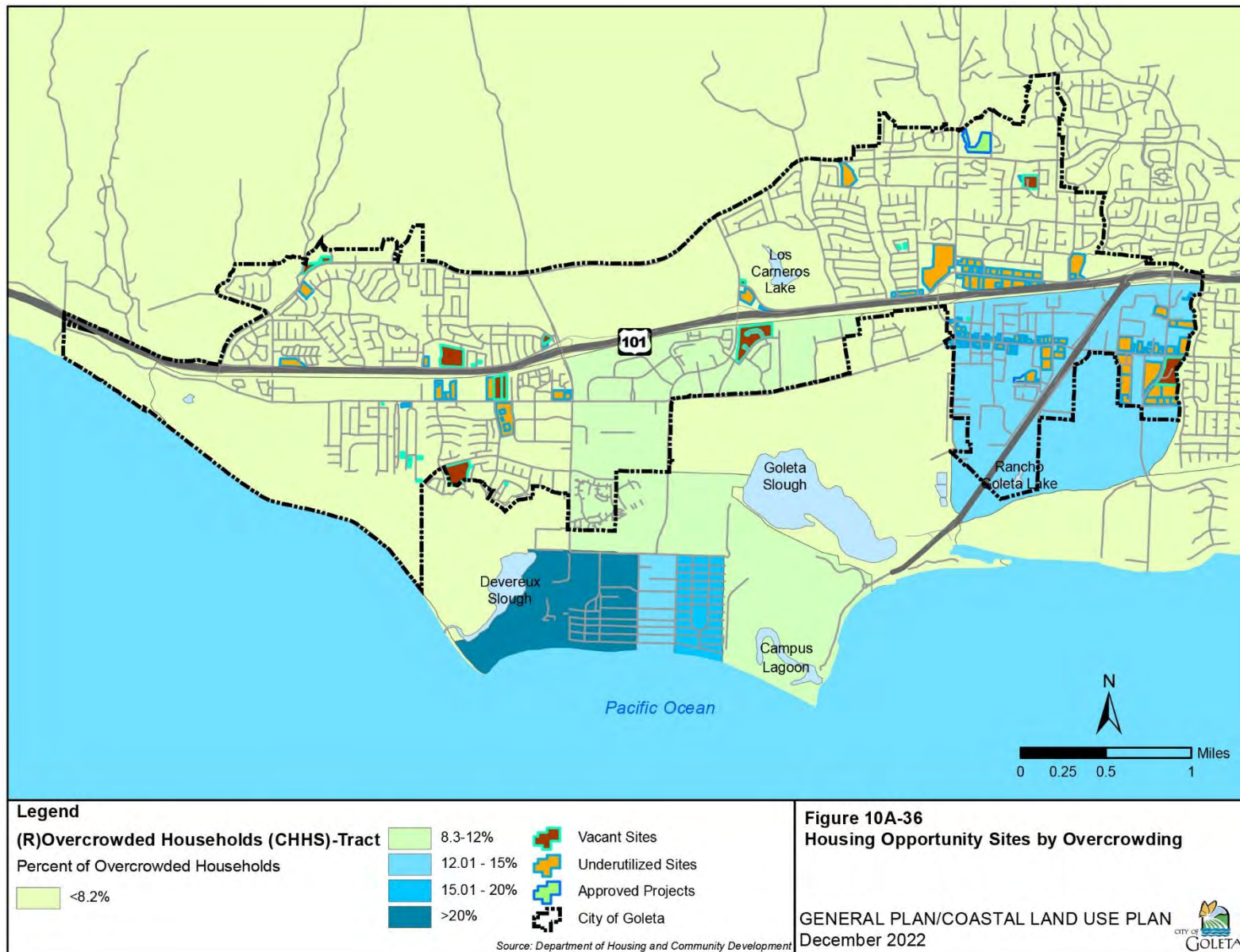
While commercial and office use areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

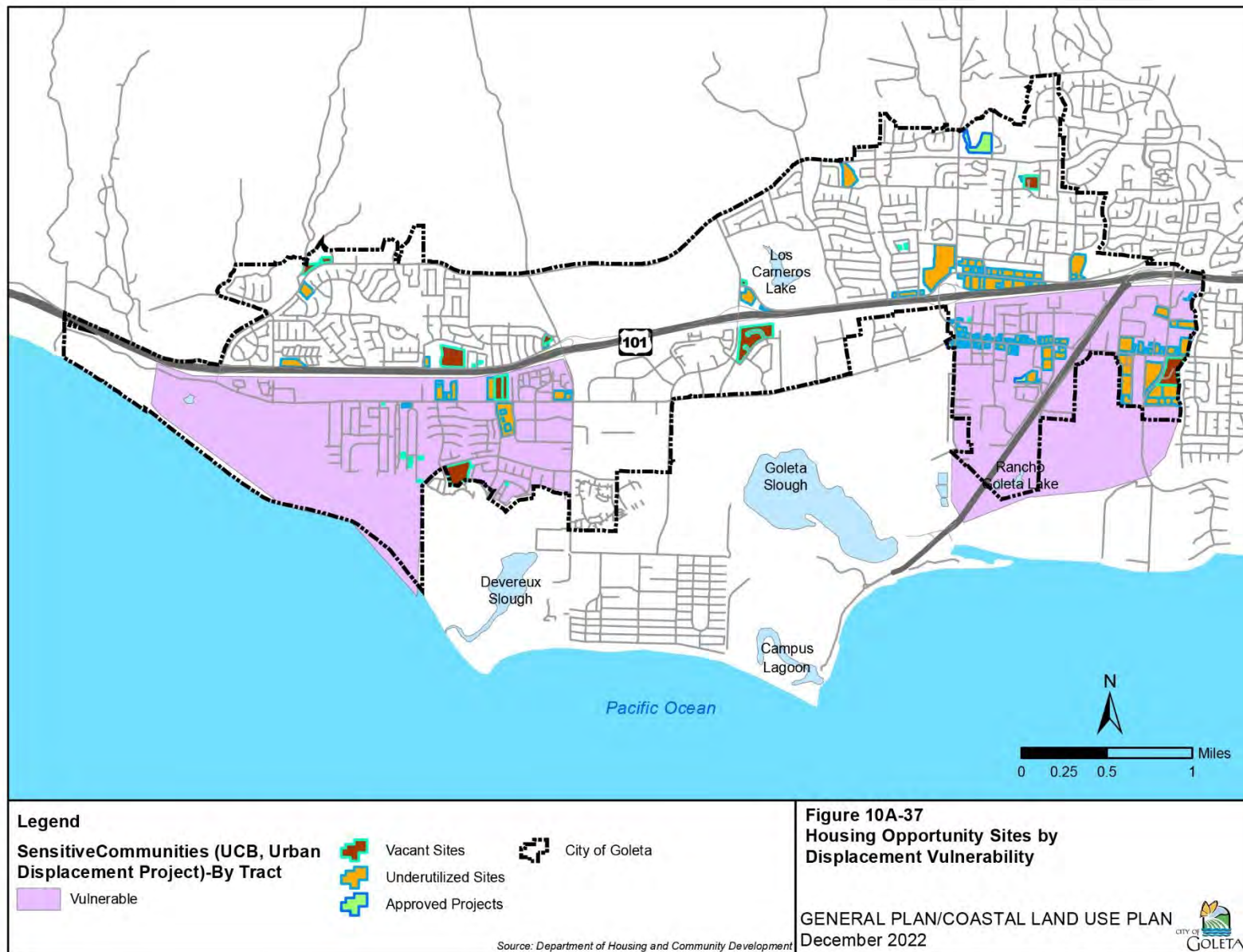












VII.K Contributing Factors

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, housing mobility strategies to provide new affordable housing opportunities, place-based strategies as priorities to further fair housing, and meaningful actions to address those issues as described in Table 10A-37: Fair Housing Issues, Contributing Factors and Meaningful Actions.

VII.L 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-37 below, a cross reference is provided to specific programs in the Goleta Housing Plan that are intended to address the impediment.

Table 10A-37
Fair Housing Impediments, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factor	Geographic Targeting	Meaningful Action, Schedule and Metrics
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.	Citywide	<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 HE 2.7 and HE 3.1) • Support opportunities to reduce barriers to affordable housing development. (See Programs HE 2.1 and HE 3.1) • Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See Programs HE 2.1, HE 3.1, and HE 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 HE 3.1 and HE 3.2) • Proactively monitor and address loss of existing affordable housing units, particularly in "high opportunity" areas. (See Programs HE 1.3 and HE 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.	Citywide	<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> <ul style="list-style-type: none"> • The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see Programs HE 3.1 and HE 3.2)
Fair Housing Outreach and Education	Some residents who are in need of fair housing resources, including low-income households, persons with disabilities, racial/ethnic minorities and	Citywide	<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

Fair Housing Issue	Contributing Factor	Geographic Targeting	Meaningful Action, Schedule and Metrics
	other protected classes, may be unaware of the fair housing resources that are available. Although information about fair housing services is posted on the City website and in public offices, more could be done to make this information available.		<p>companies, and rental residents. Provide an emphasis on the protection for source of income under California law.</p> <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. • Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency. (Program HE 3.1) • Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (Program HE 3.2) • Post and update information annually regarding fair housing and conduct a presentation every two years in collaboration with the Santa Barbara Rental Housing Mediation Program. (Program HE 3.1) • In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the Section 8 program including multi-lingual materials. (Program HE 3.1) • Publish and update links to fair housing information on the City website and via social media annually. (Program HE 3.1) <p>Intended Outcomes: Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Goleta residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%.</p>
Access to Opportunity and Mobility	Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing throughout the South Coast area. All areas	Citywide	Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other

Fair Housing Issue	Contributing Factor	Geographic Targeting	Meaningful Action, Schedule and Metrics
	<p>of Goleta are rated “High” or “Highest” resource by the HCD/TCAC Opportunity Map. Increasing housing opportunities in areas with good opportunity make it easier for lower-income households to access the types of services and amenities that further social mobility.</p>		<p>protected classes, and address housing affordability, including:</p> <ul style="list-style-type: none"> • Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity. These programs are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. • The Mortgage Credit Certificate Program, which is administered by HASBARCO, also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods • Program HE 2.6: Encourage Accessory Dwelling Units is expected to facilitate production of at least 118 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods. <p>Intended Outcomes: These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities</p>

Fair Housing Issue	Contributing Factor	Geographic Targeting	Meaningful Action, Schedule and Metrics
			<p>exceeding the City's assigned RHNA objectives. Specific objectives include the following:</p> <ul style="list-style-type: none"> • Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. • Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 ordinance, seek to integrate at least five units annually in single-family areas. • By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually. • The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters and through social media. • Homesharing: Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.

Fair Housing Issue	Contributing Factor	Geographic Targeting	Meaningful Action, Schedule and Metrics
			<ul style="list-style-type: none"> Alternative Land Use Strategies: The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.

Attachment 2

HCD Review Letter Dated September 27, 2022

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 27, 2022

Peter Imhof, Director
Planning and Environmental Review
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear Peter Imhof :

RE: City of Goleta's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Goleta's draft housing element update received for review on June 30, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on August 19, 2022 with yourself, Anne Wells, Andy Newkirk, and planning consultant, John Douglas. In addition, HCD considered public comments from Edward Siegel pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local

government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

<https://www.opr.ca.gov/planning/general-plan/guidelines.html>

We are committed to assisting the City of Goleta in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Tristan Lanza, of our staff, at tristan.lanza@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF GOLETA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

The element (p. 10A-55 and Table 10A-24) mentions some recent housing approvals and the creation of a housing division as well as completion of zoning amendments to facilitate a variety of housing types. However, the element must still evaluate whether programs have been effective in addressing housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). For example, the element could discuss if recent approvals have resulted in housing for special needs populations or whether the new housing division makes a focused effort on special needs populations. The element could also discuss whether zoning amendments led to the creation of housing for special needs populations or could discuss that focused efforts were not made, programs were not effective or the magnitude of the remaining need. Based on the outcomes of this evaluation, the element should add or modify programs.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Assessment of Fair Housing: In many cases, the element reports information from various maps but must also evaluate that information to better formulate policies and programs. An evaluation will discuss patterns, trends and integrate local knowledge and data and other relevant factors (See below for more information). For example, the element reports higher concentrations of lower- and moderate-income households in

the northern part of the County and central and eastern portions of the City but then provides no evaluation of the pattern or trends. For example, the element could discuss the lack of affordability and housing choices in the southern portions of the County or historical land use practices, including coordination with the County and University. The element should provide analysis of the data for all components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) and could summarize fair housing issues using common themes across the components of the assessment of fair housing.

Enforcement and Outreach: The element must address compliance with existing state and federal fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. For more information, please see HCD's Guidance Memo (p. 28).

Concentrated Areas of Affluence: While the element briefly notes disparities in incomes when comparing Goleta and the County, it should also discuss patterns within the City. To address this requirement, the City may utilize new data available on HCD's Affirmatively Furthering Fair Housing (AFFH) Data viewer at <https://www.hcd.ca.gov/affirmatively-furthering-fair-housing>.

Disproportionate Housing Needs and Displacement Risk: The element includes some local and county data on cost burdened households (overpayment) and overcrowding. However, the element must discuss persons experiencing homelessness, including any patterns relative to access to opportunities and disproportionate impacts on protected characteristic. In addition, the element briefly and generically mentions displacement but must still provide data, analysis, and conclusions.

Site Inventory: The element includes a brief statement that all sites are in higher resource areas (The whole City is higher resource) but must quantify and discuss the identified sites by area and income group then evaluate the impacts on the patterns across all components of the assessment of fair housing, especially income, areas of affluence, overpayment and displacement risk. HCD will send samples under separate cover.

Local Data and Knowledge, and Other Relevant Factors: The element does not address this requirement. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.

Contributing Factors to Fair Housing Issues: Based on a complete analysis, the element should reassess and prioritize contributing factors to fair housing issues.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, geographic targeting, metrics or numeric targets and milestones as appropriate and must, as appropriate, address housing mobility enhancement, new housing choices and affordability in higher opportunity areas, place-based strategies for community preservation and revitalization and displacement risk.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Extremely Low-Income Housing: While the element quantifies existing and projected extremely low-income (ELI) households, it must also analyze their housing needs. The analysis of ELI housing needs should consider tenure and rates of overpayment. To assist the analysis, see a sample analysis at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Parcel Listing: The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic and must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant (underutilized) sites. For more information, see the HCD's Housing Element Sites Inventory Guidebook at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

Realistic Capacity: The calculation of residential capacity must account for the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.

Small and Large Sites: The element (pgs. Table 10A-28 and Table 10A-30) lists small and large sites. However, sites larger than ten acres in size or smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to

accommodate housing for lower-income households. While the element (Table 10A-29) includes a few examples of recent multifamily developments with densities, it should discuss affordability and relate these examples to the sites identified to accommodate the regional housing need allocation (RHNA) for lower-income households to demonstrate that these sites can adequately accommodate the City's lower-income housing need. The element may also remove small and large sites being utilized toward the lower-income RHNA. Based on a complete analysis, the City should add or modify programs to include incentives for facilitating development affordable to lower-income households on small and large sites.

Sites Identified in Prior Planning Periods: While Table 10A-28 identifies sites used in prior planning periods, Table 10A-30 (Underutilized Sites) must also clarify if sites were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period toward the lower-income RHNA. For more information on program requirements, please see the Department's Housing Element Sites Inventory Guidebook at <https://www.hcd.ca.gov/community-development/housing-element/memos.shtml>.

Environmental Constraints: While the element generally describes a few environmental conditions within the City, it must describe how these conditions relate to identified sites including any other known constraints that could impact housing development in the planning period. For additional information and sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental>.

Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element discusses that nonvacant sites were identified based on staff knowledge such as long-term vacancies and expressed interest from property owners, it does not discernably relate this information to identified sites. To address this requirement, the element should analyze the extent that existing uses may impede additional residential development, past experiences converting existing uses to higher density residential development, market demand for the existing use, existing leases or contracts that would perpetuate the existing use or prevent additional residential development. The element could also consider indicators such as age and condition of the existing structure existing versus allowable floor area, low improvement to land value ratio, and other relevant factors.

In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2)). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Water Sewer Priority: Local governments are required to immediately deliver the housing element to water and sewer service providers and, if applicable, establish written procedures to grant priority to developments with units affordable to lower-income households. The element should discuss compliance with these requirements and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Zoning for a Variety of Housing Types:

- *Employee Housing:* The element contains some information on employee housing. However, the element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.
 - *Emergency Shelters:* While the element contains information on the development standards of emergency shelters across various zones, the element should clarify shelters are permitted without discretionary action and discuss typical parcel sizes.
4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address all development standards such as parking, heights, lot coverage and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

Inclusionary Requirements: The element must describe and analyze the inclusionary housing requirements and their impacts as potential constraints on the development of housing for all income levels, specifically on housing supply and affordability. The analysis must evaluate the inclusionary policy's implementation framework, including levels of mandated affordability and the types of options and incentives offered to encourage and facilitate compliance with the inclusionary requirements. The City could engage the development community to facilitate this analysis.

Zoning and Fees Transparency: The element should clarify compliance with new transparency requirements for posting fees and all zoning and development standards for each parcel on the jurisdiction's website.

Fees: While the element evaluates total fees for a typical single family and multifamily development, it must also list and evaluate planning and permit fees (e.g., general plan amendments, rezone, conditional use permit, variance).

Processing and Permit Procedures: While the element includes information about processing times, it should also describe the procedures for a typical single family and multifamily development. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

The element must analyze potential nongovernmental constraints, including availability of financing, the price of land, the cost of construction and the length of time between receiving approval for a housing development and submittal of an application for building permits. The analysis should address any hinderances on the jurisdiction's ability to accommodate RHNA by income category and include programs as appropriate.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Analysis of Special Needs Population: While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability senior housing units, # of large units, # of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

Beneficial Impact and Timing: Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives and definitive timelines. Deliverables should occur early in the planning period to ensure actual housing outcomes. Programs that should be revised with discrete timing include:

- Program 1.4 (Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities)
 - Program 2.2 (Linkage of Housing and Jobs)
 - Program 2.4 (Facilitate Affordable Housing Development)
 - Program 2.6 (Encourage Accessory Dwelling Units)
2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Program HE 5.2 (Community and Regional Collaboration): The Program should include specific commitment and discrete timing beyond coordination to seek additional water resources in the planning period.

Program HE 3.2 (Housing for Special Needs): The Program should include actions beyond “review” and specifically commit to amend zoning to ensure permanent supportive housing by-right (AB 2162).

Program HE 2.1 (Diverse Range of New Housing): The Program should commit to revise ordinances or procedures for replacement requirements by a specified date.

Previously Identified Nonvacant and Vacant Sites: If utilizing nonvacant sites identified in prior planning periods toward the lower-income RHNA, the element must include a program to rezone within one or three years of the beginning of the planning period to allow residential use at appropriate densities and by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program HE 2.4 (Facilitate Affordable Housing Development): The Program should specifically commit to facilitate development for lower-income households, including extremely low-income and all special needs households. In addition, the Program should commit to:

- a specified date for updating the density bonus ordinance (e.g., within 1 year);
- proactive outreach with developers of affordable housing at least annually to identify opportunities for development;
- fund or assist with funding on a regular basis (e.g., at least annually and ongoing); and
- other actions such as priority processing, incentives beyond density bonus law.

Program HE 2.7 (Funding for Affordable Housing): The Program should commit to discrete timing and action beyond auditing and developing plans.

Program 3.2 (Housing for Persons with Special Needs): The Program should commit to discrete timing (e.g., at least annually) for actions related to assisting in the development of special needs housing.

4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, Program HE 2.3 (Housing Design Principles) must include action beyond reviewing parking standards and specifically commit to reduce parking requirements.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a)... (Gov. Code, § 65583, subd. (c)(6).)*

Program HE 1.3 (Preserve Assisted Housing): The Program should be modified to assist tenants with education and support as appropriate

7. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

Program 2.6 (Encourage Accessory Dwelling Units (ADU)) should commit to when the City will establish incentives for ADUs. In addition, the Program should monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes quantified objectives for new construction, rehabilitation and conservation by income group, it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.

E. Consistency with General Plan

The Housing Element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (Gov. Code, § 65583, subd. (c)(7).)

As part of the housing element update, the City should review the general plan to ensure internal consistency and discuss how internal consistency has been achieved and will be maintained throughout the planning period.

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Attachment 3

Summary of HCD Comments and Proposed City Responses

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Attachment 3: Summary of HCD Comments and Proposed City Responses

HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
<p>A. Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)</p> <p>The element (p. 10A-55 and Table 10A-24) mentions some recent housing approvals and the creation of a housing division as well as completion of zoning amendments to facilitate a variety of housing types. However, the element must still evaluate whether programs have been effective in addressing housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). For example, the element could discuss if recent approvals have resulted in housing for special needs populations or whether the new housing division makes a focused effort on special needs populations. The element could also discuss whether zoning amendments led to the creation of housing for special needs populations or could discuss that focused efforts were not made, programs were not effective or the magnitude of the remaining need. Based on the outcomes of this evaluation, the element should add or modify programs.</p>	<p>Sec. IV of the Technical Appendix was revised to provide additional evaluation of the City's effectiveness in meeting the needs of special needs populations. Additional discussion includes ADU development through the changes in ADU regulations within the City, with a demonstrable increase in ADU permitting over the past four years. Additional discussion also added regarding the City's responsiveness towards supporting new technologies to support housing construction as well as the City's support for the Super 8 (Buena Tierra) Supportive Housing project.</p> <p>Amendments to housing programs are included to further support special needs housing, with added detail on timing of implementation actions to improve programs effectiveness. New and revised programs also focus on increased outreach and engagement to support special needs populations.</p>	<p>Sec. IV of the Technical Appendix, page 10A-59</p> <p>Housing Plan, various</p>

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
B. Housing Needs, Resources, and Constraints		
B.1 Affirmatively Furthering Fair Housing		
<u>Assessment of Fair Housing:</u> In many cases, the element reports information from various maps but must also evaluate that information to better formulate policies and programs. An evaluation will discuss patterns, trends and integrate local knowledge and data and other relevant factors (See below for more information). For example, the element reports higher concentrations of lower- and moderate-income households in the northern part of the County and central and eastern portions of the City but then provides no evaluation of the pattern or trends. For example, the element could discuss the lack of affordability and housing choices in the southern portions of the County or historical land use practices, including coordination with the County and University. The element should provide analysis of the data for all components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity) and could summarize fair housing issues using common themes across the components of the assessment of fair housing.	The Technical Appendix was revised to include additional analysis of AFFH, including the assessment of fair housing, enforcement and outreach, concentrated areas of affluence, disproportionate housing needs and displacement risk, site inventory, local data and knowledge and other relevant factors, contributing factors to fair housing issues, and goals, priorities, metrics and milestones. Significant revisions to Policy HE 3.1 Affirmatively Further Fair Housing Opportunities made to describe additional actions the City will take to affirmatively further fair housing during the planning period. See below for specific responses.	Sec. VII of the Technical Appendix Housing Plan, p. 10-17
<u>Enforcement and Outreach:</u> The element must address compliance with existing state and federal fair housing laws as well as any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. For more information, please see HCD's Guidance Memo (p. 28).	Additional detail added to Section VII.E.2, Fair Housing Complaints, to detail that the City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights.	Technical Appendix, p. 10A-113
<u>Concentrated Areas of Affluence:</u> While the element briefly notes disparities in incomes when comparing Goleta and the County, it should also discuss patterns within the City. To address this requirement, the City may utilize new data available on HCD's Affirmatively Furthering Fair Housing (AFFH) Data viewer at https://www.hcd.ca.gov/affirmatively-furthering-fair-housing .	New figures (Figures 10A-15 and 10A-16) added to show racially concentrated areas of affluences within Santa Barbara County and within the City. Discussion added regarding these patterns, causes, and programs to address the issue added in Section VII.G.2, Racially Concentrated Areas of Affluence.	Technical Appendix, p. 10A-122, 10A-125, and 10A-126

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Disproportionate Housing Needs and Displacement Risk: The element includes some local and county data on cost burdened households (overpayment) and overcrowding. However, the element must discuss persons experiencing homelessness, including any patterns relative to access to opportunities and disproportionate impacts on protected characteristic. In addition, the element briefly and generically mentions displacement but must still provide data, analysis, and conclusions.	The Housing Element was revised to add subprogram HE 3.1(b), Reduce Homelessness, to specifically highlight and address issues related to those experiencing homelessness. This new subprogram identifies the need to implement the recently adopted City Homelessness Strategic Plan. Additional information regarding displacement data as part of the new Section VII.C, Data Sources, of the Technical Appendix. Additional analysis of the City's sites inventory, as it relates to areas at risk of displacement, were also added include (see Table 10A-36 and Figure 10A-37).	Housing Plan, p. 10-18 Technical Appendix, p. 10A-106, p. 10A-153, 10A-160
Site Inventory: The element includes a brief statement that all sites are in higher resource areas (The whole City is higher resource) but must quantify and discuss the identified sites by area and income group then evaluate the impacts on the patterns across all components of the assessment of fair housing, especially income, areas of affluence, overpayment and displacement risk. HCD will send samples under separate cover.	Extensive revisions made to Section VII.J, Sites Inventory Analysis, in the Technical Appendix. Additions include a new Table 10A-36, Distribution of Potential Housing Sites by AFFH Indicator, and several new figures illustrating the sites inventory overlayed on various AFFH indicators.	Technical Appendix, p. 10A-153
Local Data and Knowledge, and Other Relevant Factors: The element does not address this requirement. The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.	A discussion of historical development patterns was added as Section VII.B of the Technical Appendix, including early City rezoning efforts to support housing development. Also, additional information regarding data sources, including local data and knowledge, were added as Section VII.C of the Technical Appendix.	Technical Appendix, p. 10A-105, p. 10A-106.
Contributing Factors to Fair Housing Issues: Based on a complete analysis, the element should reassess and prioritize contributing factors to fair housing issues.	Table 10A-37, Fair Housing Impediments, Contributing Factors and Meaningful Actions significantly revised based on updated analysis.	Technical Appendix, p. 10A-162

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, geographic targeting, metrics or numeric targets and milestones as appropriate and must, as appropriate, address housing mobility enhancement, new housing choices and affordability in higher opportunity areas, place-based strategies for community preservation and revitalization and displacement risk.	See above. Table 10A-37 includes many new actions, objectives, and goals to address fair housing issues based on the updated analysis. These additions are also reflected in the significantly revised Program HE 3.1 Affirmatively Further Fair Housing Opportunities. The updated program's quantified objectives are also reflected in the updated Table 10-3, Summary of Implementation Actions.	Technical Appendix, p. 10A-162 Housing Plan, p. 10-17 and p. 10-27
B.2 Extremely Low-Income Housing While the element quantifies existing and projected extremely low-income (ELI) households, it must also analyze their housing needs. The analysis of ELI housing needs should consider tenure and rates of overpayment. To assist the analysis, see a sample analysis at http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml .	Technical Appendix Section I.B.3, Household Income and Overpayment, includes analysis of ELI households by tenure and rates of overpayment (Table 10A-5). This section was expanded to describe programs to address the needs of ELI households, including the expanded HE 3.1.	Technical Appendix, p. 10A-4
B.3 Land Inventory. Parcel Listing: The element lists parcels by various factors such as size, zoning, general plan designation and existing use. However, the description of existing use is generic and must include sufficient detail to facilitate an analysis of the potential for additional development on nonvacant(underutilized) sites. For more information, see the HCD's Housing Element Sites Inventory Guidebook at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml .	The sites inventory was expanded to provide additional detail such as age of structures and improvement to land value ratios (Table 10A-31, Underutilized Sites). An additional table (Table 10A-30, Recent Redevelopment Interest on Nonvacant Sites) added to identify sites with expressed interest in residential development.	Technical Appendix, p. 10A-90

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Realistic Capacity: The calculation of residential capacity must account for the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.	The sites inventory was expanded to provide additional detail such as age of structures and improvement to land value ratios (Table 10A-31, Underutilized Sites). An additional table (Table 10A-30, Recent Redevelopment Interest on Nonvacant Sites) added to identify sites with expressed interest in residential development. Additional information was also added highlighting the densities of recent mixed-use projects within the City.	Technical Appendix, p. 10A-90, p. 10A-96
Small and Large Sites: The element (pgs. Table 10A-28 and Table 10A-30) lists small and large sites. However, sites larger than ten acres in size or smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. While the element (Table 10A-29) includes a few examples of recent multifamily developments with densities, it should discuss affordability and relate these examples to the sites identified to accommodate the regional housing need allocation (RHNA) for lower-income households to demonstrate that these sites can adequately accommodate the City's lower-income housing need. The element may also remove small and large sites being utilized toward the lower-income RHNA. Based on a complete analysis, the City should add or modify programs to include incentives for facilitating development affordable to lower-income households on small and large sites.	One vacant site larger than 10 acres (Heritage Ridge) and one underutilized site smaller than ½ acre (5720 Hollister) were identified as accommodating lower-income units in the previous draft element. The inventory was revised to reassign the 3 units for 5720 Hollister to the moderate income category, and additional analysis has been provided to support the income assumptions for Heritage Ridge (pending projects recently reviewed by the Planning Commission).	Technical Appendix, p. 10A-90

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Sites Identified in Prior Planning Periods: While Table 10A-28 identifies sites used in prior planning periods, Table 10A-30 (Underutilized Sites) must also clarify if sites were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period toward the lower-income RHNA. For more information on program requirements, please see the Department's Housing Element Sites Inventory Guidebook at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml .	The Technical Appendix was revised to confirm that no non-vacant sites were identified in a prior planning period. In addition, Program HE 2.1 was revised (see new Program HE 2.1(g)) to include a Title 17 amendment to ensure conformance with State requirements.	Technical Appendix, p. 10A-90 Housing Plan, p. 10-11
Environmental Constraints: While the element generally describes a few environmental conditions within the City, it must describe how these conditions relate to identified sites including any other known constraints that could impact housing development in the planning period. For additional information and sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental .	The Technical Appendix was revised to provide additional analysis addressing this comment. Government Code Section 65583.2(b)(4) requires the sites analysis to include "A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis." An evaluation of potential environmental constraints on housing development is included in Section III.B, including geological conditions, flood hazards, noise, hazardous materials, biological resources, agricultural resources, historic and archeological resources, and aircraft hazards. That analysis includes a general description of any environmental constraints to the development of housing consistent with statutory requirements and concluded that those environmental conditions are not expected to prevent housing development commensurate with the RHNA allocation. Additional discussion was added to that section explaining why the environmental conditions will not prevent such housing. Additional discussion of environmental constraints was also added to the sites discussion in Section V.B of the Technical Appendix. In addition, Tables 10A-28 and 10A-30 identify known specific environmental conditions that could affect development of sites listed in the inventory in the "Notes" column. As noted in Section III.B, the analysis of potential sites to accommodate the City's RHNA allocation has taken into account any environmental constraints that affect development.	Technical Appendix, p. 10A-52 and 10A-90

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
<p>Nonvacant Sites: The element must include an analysis demonstrating the potential for additional development on nonvacant sites. While the element discusses that nonvacant sites were identified based on staff knowledge such as long-term vacancies and expressed interest from property owners, it does not discernably relate this information to identified sites. To address this requirement, the element should analyze the extent that existing uses may impede additional residential development, past experiences converting existing uses to higher density residential development, market demand for the existing use, existing leases or contracts that would perpetuate the existing use or prevent additional residential development. The element could also consider indicators such as age and condition of the existing structure existing versus allowable floor area, low improvement to land value ratio, and other relevant factors.</p> <p>In addition, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, § 65583.2, subd. (g)(2)). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.</p>	<p>The sites inventory was expanded to provide additional detail, such as age of structures and improvement to land value ratios (Table 10A-31, Underutilized Sites). An additional table (Table 10A-30, Recent Redevelopment Interest on Nonvacant Sites) was added to identify sites with expressed interest in residential development. Additional information was also added highlighting the densities of recent mixed-use projects within the City.</p>	<p>Technical Appendix, p. 10A-90, p. 10A-96</p>

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Water Sewer Priority: Local governments are required to immediately deliver the housing element to water and sewer service providers and, if applicable, establish written procedures to grant priority to developments with units affordable to lower-income households. The element should discuss compliance with these requirements and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml .	Program HE 5.2 Community and Regional Collaboration was expanded to include notice to water/sewer providers regarding priority service to lower-income housing (HE 5.2(g)).	Housing Plan, p. 10-25
Employee Housing: The element contains some information on employee housing. However, the element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.	The Technical Appendix includes analysis of City regulations for employee housing consistent with the Employee Housing Act. Clarification was added to address this comment in the "Farmworker Housing" discussion as this is what the State employee housing regulations seek to regulate.	Technical Appendix, p. 10A-37
Emergency Shelters: While the element contains information on the development standards of emergency shelters across various zones, the element should clarify shelters are permitted without discretionary action and discuss typical parcel sizes.	The Technical Appendix was revised to clarify that Emergency Shelters are permitted without discretionary review in three zone districts in the City and detail was added to describe parcel sizes within the zones in the City where Emergency Shelters are allowed.	Technical Appendix, p. 10A-38
B.4 Governmental Constraints		

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address all development standards such as parking, heights, lot coverage and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.	Technical Appendix Table 10A-21, Development Standards for Residential Uses By Zone District, was significantly expanded to detail additional development standards found in Title 17 of the GMC for zones that allow any type of housing development. Discussion also added regarding the cumulative effect of development standards, including reference to Table 10A-29, which shows that the density for recent multi-family projects varied from 78% to 105% of the maximum residential density allowed under the City's land use regulations.	Technical Appendix, p. 10A-34, p. 10A-35
Inclusionary Requirements: The element must describe and analyze the inclusionary housing requirements and their impacts as potential constraints on the development of housing for all income levels, specifically on housing supply and affordability. The analysis must evaluate the inclusionary policy's implementation framework, including levels of mandated affordability and the types of options and incentives offered to encourage and facilitate compliance with the inclusionary requirements. The City could engage the development community to facilitate this analysis.	Technical Appendix Section II.A.1.h., Inclusionary Housing, was revised to provide additional analysis of inclusionary housing requirements and their impacts as potential constraints on housing supply and affordability, including a discussion of AB 1505 (2017).	Technical Appendix, 10A-45
Zoning and Fees Transparency: The element should clarify compliance with new transparency requirements for posting fees and all zoning and development standards for each parcel on the jurisdiction's website.	The Housing Element was revised to clarify compliance with new transparency requirements for posting fees and all zoning and development standards for each parcel on the City website by adding new subprogram HE 2.1(g) Website Posting.	Housing Plan, p. 10-11
Fees: While the element evaluates total fees for a typical single family and multifamily development, it must also list and evaluate planning and permit fees (e.g., general plan amendments, rezone, conditional use permit, variance).	Technical Appendix Section III.A.3, Development Fees and Improvement Requirements, was revised to provide additional detail regarding the methodology for estimating total fees shown in Table 10A-23, Planning and Development Fees, including a discussion of the types of approvals required for the multiple-unit project used to estimate City Review Fees (including a General Plan Amendment, rezone, and Development Plan). Table 10A-23 was also updated to reflect more recent permit and development impact fees.	Technical Appendix, p. 10A-50, p. 10A-51

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
Processing and Permit Procedures: While the element includes information about processing times, it should also describe the procedures for a typical single family and multifamily development. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate.	The Technical Appendix was revised to provide additional detail regarding processing and permit procedures. Section III.A.2.a, Residential Permit Processing, was significantly expanded to include the findings required for the typical approvals needed for various housing projects, including a Land Use Permit, Design Review, and a Development Plan. Additional revisions to text and Table 10A-22, Land Use Decision Authority, were made to detail the typical number of hearings required for housing projects. Updates on the recently adopted objective design standards for streamlined processing were also added.	Technical Appendix, p. 10A-47, p. 10A-49, p. 10A-50
B.5 Non-governmental Constraints The element must analyze potential nongovernmental constraints, including availability of financing, the price of land, the cost of construction and the length of time between receiving approval for a housing development and submittal of an application for building permits. The analysis should address any hinderances on the jurisdiction's ability to accommodate RHNA by income category and include programs as appropriate.	Additional detail and analysis was added throughout various subsections of the nongovernmental constraints analysis in Section III.B of the Technical Appendix.	Technical Appendix, 10A-52 to 58
B.6 Analysis of Special Needs Population While the element quantifies the City's special needs populations, it must also analyze their special housing needs. For a complete analysis of each population group, the element should discuss challenges faced by the population, the existing resources to meet those needs (availability senior housing units, # of large units, # of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.	The Technical Appendix was revised to provide additional analysis of special housing needs, including challenges faced by the population, the existing resources to meet those needs, gaps in resources, and proposed programs in the Housing Plan to help address those challenges.	Technical Appendix, 10A-9 to 15

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HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
C. Housing Programs		
<p>C.1. Beneficial Impact and Timing</p> <p>Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives and definitive timelines. Deliverables should occur early in the planning period to ensure actual housing outcomes. Programs that should be revised with discrete timing include:</p> <ul style="list-style-type: none"> • Program 1.4 (Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities) • Program 2.2 (Linkage of Housing and Jobs) • Program 2.4 (Facilitate Affordable Housing Development) • Program 2.6 (Encourage Accessory Dwelling Units) 	<p>Programs HE 1.4 (Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities), HE 2.2 (Linkage of Housing and Jobs), HE 2.4 (Facilitate Affordable Housing Development), and HE 2.6 (Encourage Accessory Dwelling Units) were revised to provide more discrete actions and timing, with a focus on actions early in the planning period.</p>	<p>Housing Plan, p. 10-7 to 10-17</p>
<p>C.2. As noted in Finding B3, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.</p>	<p>As noted under B.3 above, the sites analysis has been expanded to demonstrate the adequacy of sites and zoning to accommodate the RHNA.</p>	<p>Technical Appendix, p. 10A-90, p. 10A-96</p>
<p><u>Program HE 5.2 (Community and Regional Collaboration):</u> The Program should include specific commitment and discrete timing beyond coordination to seek additional water resources in the planning period.</p>	<p>Program HE 5.2 Community and Regional Collaboration was revised to provide discrete timing for coordination with the Goleta Water District (annually) to seek additional water resources (see subprogram HE 5.2(f)).</p>	<p>Housing Plan, p. 10-25</p>
<p><u>Program HE 3.2 (Housing for Special Needs):</u> The Program should include actions beyond “review” and specifically commit to amend zoning to ensure permanent supportive housing by-right (AB 2162).</p>	<p>Program HE 3.2 was revised to include specific timing (by December 2023) of any Title 17 amendments to address supportive housing regulations (see subprogram HE 3.2(d)).</p>	<p>Housing Plan, p. 10-21</p>
<p><u>Program HE 2.1 (Diverse Range of New Housing):</u> The Program should commit to revise ordinances or procedures for replacement requirements by a specified date.</p>	<p>Program HE 2.1 was revised to include a specific commitment to revise Title 17 by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments (see subprogram HE 2.1(f)).</p>	<p>Housing Plan, p. 10-11</p>

Attachment 3: Summary of HCD Comments and Proposed City Responses

HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
<u>Previously Identified Nonvacant and Vacant Sites</u> : If utilizing nonvacant sites identified in prior planning periods toward the lower-income RHNA, the element must include a program to rezone within one or three years of the beginning of the planning period to allow residential use at appropriate densities and by right for housing developments in which at least 20 percent of the units are affordable to lower income households.	The Sites Inventory was revised to clarify that nonvacant sites were not used in the previous Housing Element.	Technical Appendix, p. 10A-90
C.3. Programs to assist in the development of affordable housing Program HE 2.4 (Facilitate Affordable Housing Development): The Program should specifically commit to facilitate development for lower-income households, including extremely low-income and all special needs households. In addition, the Program should commit to: <ul style="list-style-type: none"> • a specified date for updating the density bonus ordinance (e.g., within 1 year); • proactive outreach with developers of affordable housing at least annually to identify opportunities for development; • fund or assist with funding on a regular basis (e.g., at least annually and ongoing); and • other actions such as priority processing, incentives beyond density bonus law. 	Reference to Special Needs housing added to Program HE 2.4. Timing for review of density bonus laws (annually) added, but no commitment to a specific ordinance was included because such an ordinance is not necessary at this time. Outreach to affordable housing developers annually was also added to the program (see subprogram HE 2.4(b)). Financial equivalent option consideration given timing (annually) (see subprogram HE 2.4(d)). Also, a priority processing program for affordable housing projects was added (see new subprogram HE 2.4(h)). Assistance to developers also included in new subprogram HE 2.7(d).	Housing Plan, p. 10-13, p. 10-16
<u>Program HE 2.7 (Funding for Affordable Housing)</u> : The Program should commit to discrete timing and action beyond auditing and developing plans.	Specific timing was added into HE 2.7(c) (by December 2024). Subprogram HE 2.7(d) also added to annually monitor affordable housing funds and assist developers in applying for funding.	Housing Plan, p. 10-16, 10-17
<u>Program 3.2 (Housing for Persons with Special Needs)</u> : The Program should commit to discrete timing (e.g., at least annually) for actions related to assisting in the development of special needs housing.	Specific timing was added into HE 3.2(g) (annually).	Housing Plan, p. 10-21

Attachment 3: Summary of HCD Comments and Proposed City Responses

HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
<p>C.4. Remove governmental and nongovernmental constraints</p> <p>As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>	<p>This comment is addressed in items B.4 and B.5 above</p>	
<p>In addition, Program HE 2.3 (Housing Design Principles) must include action beyond reviewing parking standards and specifically commit to reduce parking requirements.</p>	<p>Subprogram HE 2.3(d) was revised to provide more specific commitment to reduce parking standards, changing "review" standards to "reduce" standards and to provide a specific timing for the Title 17 amendments (by February 2025).</p>	<p>Housing Plan, p. 10-12</p>
<p>C.5 Promote and affirmatively further fair housing</p> <p>As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete analysis.</p>	<p>Program HE 3.1 has been significantly revised to incorporate additional analysis in Section VII of the Technical Appendix</p>	<p>Housing Plan, p. 10-17</p>
<p>C.6 Preserve for low-income household the assisted housing developments</p> <p>Program HE 1.3 (Preserve Assisted Housing): The Program should be modified to assist tenants with education and support as appropriate</p>	<p>Program HE 1.3 was revised to add a new subprogram (HE 1.3(d)) to assist tenants of lower-income units at risk of conversion to market rate with education and support.</p>	<p>Housing Plan, p. 10-7</p>
<p>C.7 Incentivize and promote the creation of accessory dwelling units.</p> <p>Program 2.6 (Encourage Accessory Dwelling Units (ADU)) should commit to when the City will establish incentives for ADUs. In addition, the Program should monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.</p>	<p>Program HE 2.6 was revised to provide additional commitments (such as exploring a funding program, homeowner/applicant assistance tools, and ongoing monitoring of ADUs) and schedule to facilitate those new commitments. A new subprogram HE 2.6(c) also includes consideration of additional incentives for ADUs if assumptions regarding ADU production are not being met.</p>	<p>Housing Plan, p. 10-16</p>

Attachment 3: Summary of HCD Comments and Proposed City Responses

HCD Comment (Letter of 9/27/2022)	City Response	Revised Draft Page Reference
<p>D. Quantified Objectives</p> <p>While the element includes quantified objectives for new construction, rehabilitation and conservation by income group, it could consider quantified objectives for conservation (beyond at-risk preservation). For your information, the quantified objectives do not represent a ceiling, but rather set a target goal for the City to achieve, based on needs, resources, and constraints.</p>	<p>In addition to Program HE 1.3 (Monitor & Preserve Assisted Affordable Units) several other programs include quantified objectives to facilitate housing preservation, including Programs HE 1.2 Housing Rehabilitation, HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership, and HE 4.1 Rehabilitation and Energy Loan Programs. Table 10-2, Quantified Housing Objectives 2023-2031 was updated to include preservation of all mobile home units (approximately 650 spaces) during the planning period.</p>	<p>Housing Plan, p. 10-6</p>
<p>E. Consistency with the General Plan</p> <p>As part of the housing element update, the City should review the general plan to ensure internal consistency and discuss how internal consistency has been achieved and will be maintained throughout the planning period.</p>	<p>The Housing Element was revised to include discussion of how General Plan internal consistency will be maintained throughout the planning period.</p>	<p>Housing Plan, p. 10-5</p>

Attachment 4

Revised Draft Housing Element 2023-2031 Showing Proposed Tracked Changes

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Revised Draft

Goleta General Plan/ Coastal Land Use Plan

Housing Element 2023 to 2031

Prepared by:



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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

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:

- *Area Median Income (AMI):* Area Median Income is based on the US Department of Housing and Urban Development's estimates of median family income (using the latest American Community Survey data from the US Census Bureau and the Consumer Price Index from the Bureau of Labor Statistics), which are further reviewed and released annually by the California Department of Housing and Community Development.
- *Extremely-Low-Income Households:* Households earning 30 percent or less of AMI.
- *Very-Low-Income Households:* Households earning 30 to 50 percent of AMI.
- *Low-Income Households:* Households earning 50 to 80 percent of AMI.
- *Lower-Income Households:* Households earning less than 80 percent of AMI.
- *Moderate-Income Households:* Households earning 80 to 120 percent of AMI.
- *Above-Moderate-Income Households:* Households earning over 120 percent of AMI.
- *Workforce Households:* Households earning more than 120 percent and up to 200 percent of AMI.

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	455	7464
Vacant sites	489249		3332	357378	576663
Underutilized sites	7831,146		479542	3547	1,297735
Future ADUs	80		11	27	118
Total estimated capacity	1,444534		523585	434457	2,065580
Surplus (deficit)	405528		453215	-27(4)	228743
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)

General Plan Consistency

State law requires that the various elements of the General Plan be consistent. This Housing Element supports the policies of the other General Plan elements. For example, residential development policies established in the Land Use Element are reflected in the Housing Element, and the analysis of environmental and infrastructure constraints in the Housing Element is based upon information from the Conservation, Open Space, Safety, Public Facilities and Noise Elements. As the General Plan is amended from time to time, the Housing Element will be reviewed and amended as necessary to maintain consistency with other elements of the General Plan.

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
<u>Preserve Mobile Home Units</u>	<u>Approximately 650 spaces (all mobile home units within the City)</u>					<u>650</u>

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 throughout the community, with specific attention given to locations within Tract 003001 (Old Town).

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~~notify nonprofit organizations three years prior to potential covenant expiration dates, (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.
- d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.

Time period: Monitor at-risk units annually (a); ~~provide~~Provide project-specific assistance on a case-by-case basis (b); ~~comply, d~~; 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 continue to 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~~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. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.
- 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 (a); At the time of every conversion during the planning period (b); Consider actions annually, conversion information posted on City website by December 2023 and updated annually (c); Throughout the planning period (d)

Responsible party: Planning and Environmental Review Department; Neighborhood Services

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~~December 2024 (b)

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 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

Responsible party: Finance Department, Planning and Environmental Review Department

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

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. The City will market the City's available sites for residential and mixed-use development to increase awareness of opportunities for housing within the City.
- 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 throughout the community.
- 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~~continue 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~~any needed amendments 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~~Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments- consistent with Government Code §65583.2(g)(3).
- g. Sites Identified for Lower-Income Housing in a Prior Planning Period. Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. A Title 17 amendment to ensure conformance with this requirement will be processed by December 2023.
- h. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

Time period: Throughout the planning period (a, b, c, ~~e, f~~); ~~Title 17 amendment in 2023 (d);~~ e; Title 17 amendment by December 2024; General Plan amendment, as needed, and GMC Title 17 amendmentsamendment in 2023 (e); Title 17 amendment by December 2023 (f, g); Annually (h)

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 preference 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. Information regarding local priority will be posted on the City website and in City Hall by December 2023.
- b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to 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 by December 2023.
- d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually 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 annually 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: Title 17 amendments by December 2023 (a, c); Throughout the planning period (a, b, -); Annually (d); Title 17 amendment in 2023 (e)

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~~Reduce 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. Research and map areas of parking scarcity to inform ~~possible~~ future parking reductions.
- 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 by February 2025 (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 and special needs 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 all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. In addition, the City will contact affordable housing developers annually to identify development opportunities.
- c. Long-Term Affordability Covenants. The City will continue to 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 by February 2025.
- 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. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.
- f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees by December 2024 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, by February 2025.
- h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

Time period: Annually (a); Throughout the planning period (a-b-e, h); February 2025 (d); Revision to the Beneficial Projects Resolution (City Council Resolution No. 19-43) in 2023 by December 2024 (f); Research and possible amendments to Title 17 in by February 2025 (g); Throughout the planning period (h)

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.~~

- a. The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024
- b. The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.
- c. The City will monitor ADU production and affordability every two years and if assumptions for production are not being met, ADU regulations will be amended to provide additional incentives within 12 months.

Time period: ~~Throughout~~Research and pursue program by February 2024 (a); Post information on website by October 2023 (b); Title 17 amendments by February 2024; Every two years during the planning period (c)

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 by December 2024 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.

d. Monitor affordable funding assistance programs annually and assist developers in applying for funding as available.

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

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. Strategies and actions include the following:

- a. 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:
 1. 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 on an annual basis. (see also Program HE 2.7 Funding for Affordable Housing)
 2. Support opportunities to reduce barriers to affordable housing development. (see also Program HE 2.1 Encourage a Diverse Range of New Housing)
 3. Increase access to family-oriented housing (e.g., units with at least two bedrooms). ~~(a. The City will~~ see also Programs HE 2.1 Encourage a Diverse Range of New Housing and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 4. Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (see also Program and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

5. Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas. (see also Program HE 1.3 Monitor and Preserve Assisted Affordable Housing Units).
6. Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols by December 2024.
- b. Reduce homelessness. 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. The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see also Program HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
- c. Fair Housing Education and Training. The City will support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Specific actions include:
 1. Coordinate with other fair housing organizations to make training opportunities available 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.
 2. Continue to 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, ~~source of income~~, 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)~~below market rate housing units subject to City-required affordability agreements. Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency.
 - ~~b3.~~ Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see also Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.
 5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.

6. 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. The Fair Housing website will be promoted through social media annually.
- ~~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)~~~~

Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Goleta residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%.

- d. Access to Opportunity and Mobility. Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other protected classes, and address housing affordability, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented

Development; and HE 5.2 Community and Regional Collaboration These programs will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity and are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. The Mortgage Credit Certificate Program, which is administered by the Housing Authority of the County of Santa Barbara (HASBARCO), also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods.

In addition, Program HE 2.6 Accessory Dwelling Units is expected to facilitate production of at least 118 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods.

These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities exceeding the City's assigned RHNA objectives. Specific objectives include the following:

1. Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021). In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2021).
2. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 (2021) ordinance, seek to integrate at least five units annually in single-family areas.
3. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually.
4. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media.

5. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.
6. The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 (2021), such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.
7. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.
8. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City.
9. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.
10. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.
 - ~~○ 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 protection standards and protocols.~~

Time period:

Throughout the planning period (a-e); ~~Tenant Protection Ordinance in 2024 (f)~~as described above

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 and amend Title 17 standards by December 2023 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 by December 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 and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code §65583(c)(3)).
- e. Residential Care Facilities. ~~The City will continue~~Continue to 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~~process amendments to Title 17 of the Goleta Municipal Code by December 2023 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. Contact special needs housing organizations annually to explore development opportunities (see also Program 2.4).
- h. Family Housing Amenities. ~~The City will encourage~~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. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.

Time period: Throughout the planning period; Title 17 amendments in by December 2023 (b, c, d, e, i); Annual outreach (g)

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, organizations, and the University of California, Santa Barbara to 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 sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include annual consultation with District staff and administrative support in applying for grant funding if available.
 - g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.

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); upon adoption of the Housing Element in 2023 (g); 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 10-43 provides a summary of the programs used to implement Housing Element policies and includes quantitative targets where appropriate.

TABLE 10-43
SUMMARY OF IMPLEMENTATION PROGRAMS

Implementation Program Number and Name	Responsible Party ¹ Party*	Time Period	Quantified Objective (2023–2031)
HE 1.1 Code Compliance	PER	Ongoing	NA
HE 1.2 Housing Rehabilitation	NSPER	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 NS	Ongoing; Web posting in 2023	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 20232024	NA
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS PER	Ongoing; Report Annually	NA
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Finance PER	Report Annually; Regulation Changes in 2024	NA
HE 1.8 Research Impact of Underused Housing Stock	PER	Report to City Council in 2024	NA
HE 2.1 Encourage a Diverse Range of New Housing	PER	Ongoing; Title 17 amendments in 2023 and 2024 ; 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 20232025	NA
HE 2.4 Facilitate Affordable Housing Development	PER	Ongoing; Reso. No. 19-43 revision in 20232024 ; 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)

Implementation Program Number and Name	Responsible Party ¹ Party*	Time Period	Quantified Objective (2023–2031)
HE 2.6 Encourage Accessory Dwelling Units	PER	Ongoing -Incentive program in 2024; Website posting in 2023; Monitoring biennially	-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; Annually; Biennial presentation; Title 17 Amendment in 2023; Tenant Protection Project on Ordinance in 2024; ADU pilot program in 2024; Biennial funding research; Midterm evaluation in 2027	NA Increase distribution of fair housing informational materials by at least 25%; Increase annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%; Increase Housing Choice Vouchers by 10%; Integrate at least five units annually in single-family areas; 5 deed restricted ADUs annually; 50 housing opportunities in the planning period through alternative land use strategies; 250 total units by 2028
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	Ongoing; Title 17 amendments in 2023; Annual outreach	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER	Ongoing	NA
HE 4.1 Rehabilitation and Energy Loan Programs	NS PER	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	8 Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS	Ongoing; Provide Housing Element in 2023	NA
¹ -Acronym Definitions: *Acronyms: NS Neighborhood Services Department PER Planning and Environmental Review Department PW Public Works Department			

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Revised Draft

**Goleta General Plan/
Coastal Land Use Plan**

**Housing Element
2023 to 2031**

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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
<u>GSD</u>	<u>Goleta Sanitary District</u>
<u>GWSD</u>	<u>Goleta West Sanitary District</u>
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.

As discussed in Section I.F (Assisted Housing At Risk of Conversion) below, there are insufficient deed-restricted affordable housing units in Goleta to fully meet the needs of extremely-low- and very-low-income households. Programs intended to address the needs of ELI households include HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of

New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration.

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%	12,302	6%
Manufacturing	1,574	9%	14,552	7%
Wholesale trade	331	2%	3,889	2%
Retail trade	1,428	9%	20,456	10%
Transportation, warehousing, and utilities	497	3%	6,484	3%
Information	466	3%	3,942	2%
Finance, insurance, and real estate rental and leasing	807	5%	9,911	5%
Prof, scientific, mgmt, admin and waste mgmt services	2,285	14%	25,849	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	1,041	6%	11,823	6%
Public administration	557	3%	8,742	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 \$1,048, while the maximum affordable rent for very-low-income households is \$1,746. The maximum affordable rent for low-income households is \$2,798, while the maximum for moderate-income households is \$3,003.

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 = \$100,100	Income Limits	Maximum Affordable Rent	Maximum Affordable Price (estimated)
Extremely Low (<30%)	\$41,900	\$1,048	\$135,000
Very Low (30–50%)	\$69,850	\$1,746	\$255,000
Low (50–80%)	\$111,900	\$2,798	\$415,000
Moderate (80–120%)	\$120,100	\$3,003	\$445,000
Above moderate (>120%)	>\$120,100	>\$3,003	>\$445,000
Workforce (120–200%)*	\$200,200	\$5,005	\$740,000
Assumptions: -Based on a family of 4 -30% of gross income for rent or principal, interest, taxes & insurance (PITI) plus utilities -10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 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"). Several programs in the Housing Plan are intended to address the problems faced by persons with disabilities, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

As an example of the City's successful efforts to address the housing needs of persons with disabilities, in 2022 the City facilitated the approval of a motel conversion for permanent supportive housing.

**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

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

⁵ www.tri-counties.org

⁶ ZIP Code 93117

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. Several programs in the Housing Plan are intended to address the problems faced by senior households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

**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. According to recent Census estimates, approximately 52 percent of housing units in Goleta have three or more bedrooms. While the total housing stock has sufficient units to accommodate the number of large households in the city, overcrowding still occurs because some large households are unable to afford units with adequate space for their family size. Several programs in the Housing Plan are intended to address the problems faced by large households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

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				

Several programs in the Housing Plan are intended to address the problems faced by female headed households, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; and HE 5.2 Community and Regional Collaboration.

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 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~~⁷ 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

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

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

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.

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 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) .				

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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	<u>455</u>	<u>7464</u>
Vacant sites	<u>489249</u>		<u>3332</u>	<u>357378</u>	<u>576663</u>
Accessory Dwelling Units	80		11	27	118
Underutilized sites	<u>7831,146</u>		<u>479542</u>	<u>3547</u>	<u>1,297735</u>
Total capacity	<u>1,144534</u>		<u>523585</u>	<u>434457</u>	<u>2,065580</u>
Surplus (shortfall)	<u>405528</u>		<u>153215</u>	<u>-27(4)</u>	<u>228743</u>
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.

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.

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

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, 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

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

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 [in](#) 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
Minimum Lot Width (feet)	Varies	NA	NA	NA	50	NA	NA	NA	NA	NA
Maximum Residential Density (dwelling units/acre)	5	13 ¹	20 ¹	30 ¹	15	12	20	20	20	NA
Maximum Structure Height (feet) ²	25	25-35	25-35	25-35	25	35	30	35	35	35
Maximum Lot Coverage	NA	30%	30%	40%	75%	NA	NA	NA	40%	NA
Minimum Setbacks (feet)										
Front	20	20	20	20	20	10	0	10	15	20
Interior Side	5-10	10	10	10	15	0	0	0	15	20
Street Side	10	10-20	10-20	10-20	10-20	10	0	10	10-15	10-20
Rear	25	10	10	10	15	0-10	0-10	0-10	15	20
Maximum Floor Area	Varies	NA	NA	NA	NA	NA	NA	NA	NA	NA
Common Open Space (square feet per unit)	NA	150	150	100	100	60-300	60-300	60-300	60-300	NA
Restricted Open Space (square feet per unit)	NA	60-200	60-200	60-200						NA
Minimum Landscaping	NA	NA	NA	NA	NA	NA	NA	5%	10%	NA

1. Units under 500 square feet or less count as 0.75 dwelling units for this calculation.
2. Height is the vertical distance between the existing grade and the uppermost point of the roof of the structure directly above that grade, including mechanical equipment but not including allowed projections. When the entire roof of the structure exhibits a pitch of 4:12 (rise to run) or greater, an additional 3 feet may be added to the applicable height limit.

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.

<u>Housing Type</u>	<u>Required Parking Spaces Per Dwelling Unit</u>
<u>Single-Unit Dwelling</u>	<u>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.</u>
<u>Multi-Unit Development</u>	
<u>Studio and one-bedroom units</u>	<u>2 spaces (one covered)</u>
<u>Two or more bedrooms</u>	<u>2 spaces (one covered)</u>
<u>Guest parking</u>	<u>1 space per 3 units</u>
<u>Group Residential</u>	<u>1 space per 4 beds, plus 1 for every 10 units</u>
<u>Mobile Home Parks</u>	<u>2 spaces per site which may be in tandem, 1 space for every 5 sites for guest parking</u>
<u>Residential Care (Small)</u>	<u>None in addition to what is required for the residential use</u>
<u>Residential Care (Large)</u>	<u>1 space for every 4 beds</u>
<u>Single-Room Occupancy (SRO) Housing</u>	<u>1 space per 2 units</u>

Cumulative Effect of Development Standards

To evaluate the cumulative effect of zoning standards on housing development, an evaluation of recent residential projects was conducted. The evaluation, summarized in Table 10A-29 in Section V – Residential Land Inventory, found that the density for recent multi-family projects varied from 78% to 105% the maximum density allowed under the City’s land use regulations. This analysis demonstrates that development standards do not prevent housing development projects from achieving maximum allowable densities. However, to improve the feasibility of residential development Program HE 2.3 is included in the Housing Plan to reduce multi-family parking requirements.

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. However, factors 5 and 6 may create uncertainty related to the decision-making process for a reasonable accommodation decision, as such a Title 17 amendment is included in Program HE 3.2(i) to remove these factors.

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 is regulated as a residential use as detailed below in GMC subsection 17.41.150(A), 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 (i.e., without discretionary action) 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 640620 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.

Parcel sizes in the CG zone average approximately 0.8 acres with a total area of approximately 80 acres. Parcel sizes in the IG zone average approximately 0.8 acres with a total area of approximately 124 acres. Parcel sizes in the BP zone average approximately 3.3 acres with a total area of approximately 367 acres. Parcel sizes in the CR average approximately 6.3 acres with a total area of approximately 57 acres.

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.

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 foot 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	4 space per 3 units
Group Residential	4 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)	4 space for every 4 beds
Single Room Occupancy (SRO) Housing	4 space per 2 units

III.A.1.c 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.d 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.e 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.f 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). [Recently, the City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development.](#) City building codes do not pose a constraint to the cost and supply of housing in Goleta.

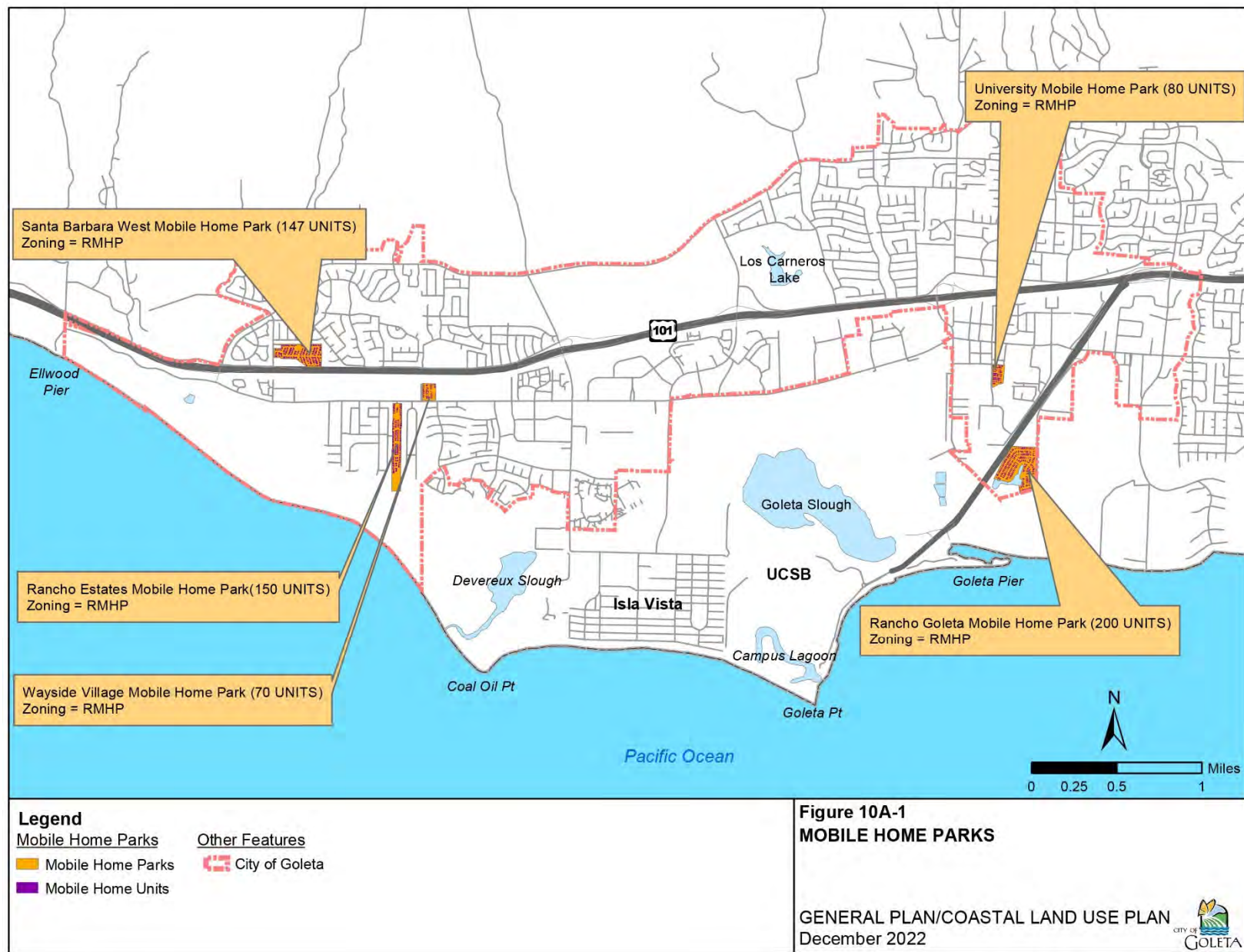
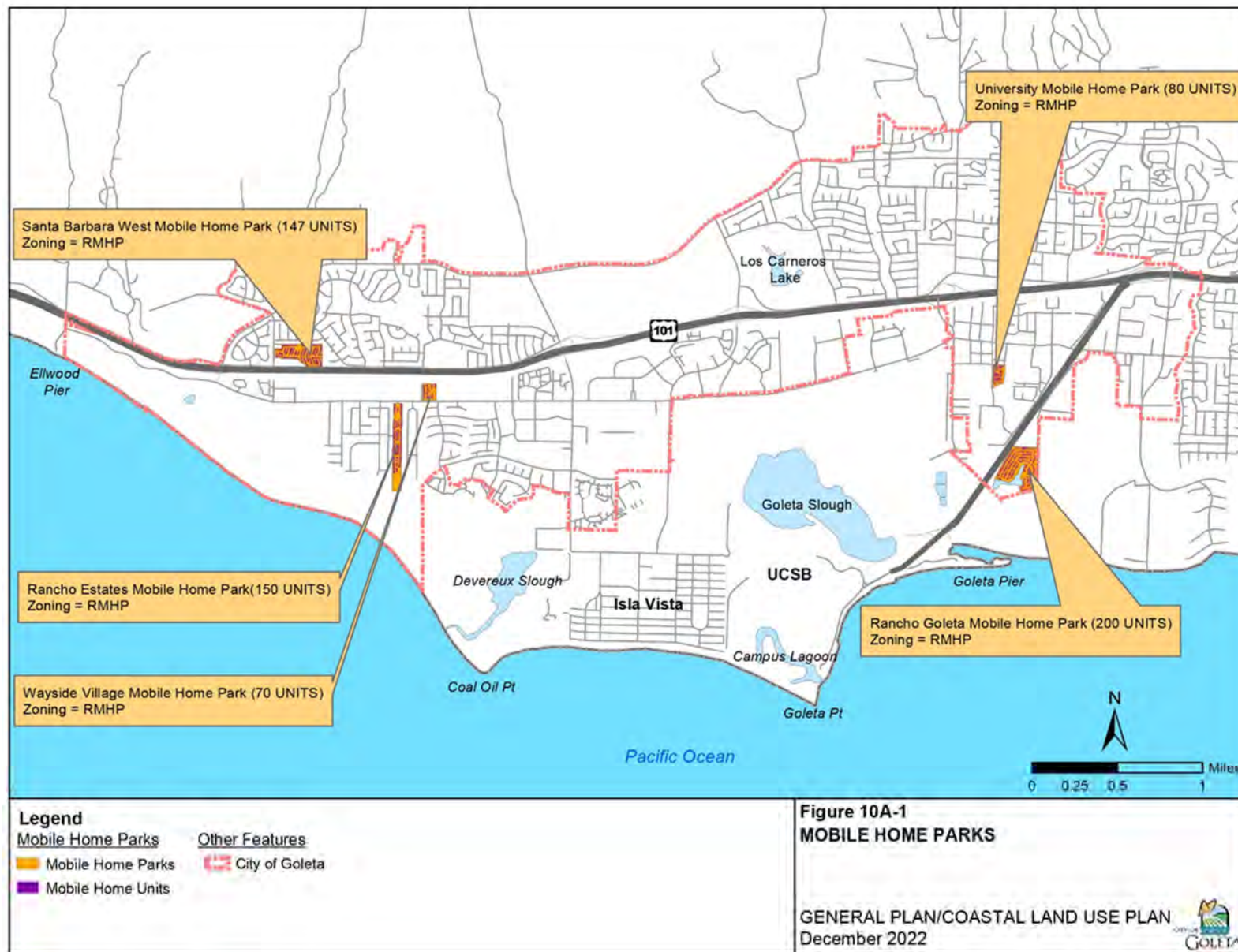


Figure 10A-1 Mobile Home Parks

III.A.1.g 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.



III.A.1.h 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 [areas](#) 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 [do not exceed the affordability levels established in AB 1505 \(2017\)](#), 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. [Modifications to development standards available through the density bonus regulations help to reduce development cost and thereby facilitate production of affordable units.](#)

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.

[The findings required for a Land Use Permit are found in GMC Section 17.52.070 and are as follows:](#)

- [There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.](#)

- The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.
- The proposed development is located on a legally created lot.
- The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

The findings required for Design Review are found in GMC Section 17.58.080 and are as follows:

- The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
- Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.
- The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.
- There is harmony of material, color, and composition on all sides of structures.
- Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.
- The site grading is minimized and the finished topography will be appropriate for the site.
- Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.
- The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.
- All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.
- The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.
- The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

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.

The findings required for a Development Plan include those required for a Land Use Permit and the following findings found in GMC Section 17.58.080:

- The project as proposed is consistent with the General Plan.
- The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- Any significant environmental impacts are mitigated to the maximum extent feasible.
- The project will not conflict with any easements required for public access through, or public use of a portion of the property.

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.

The findings for a Major Conditional Use Permit include those required for a Land Use Permit and the following findings found in GMC Section 17.57.050:

- The use as proposed is consistent with the General Plan.
- The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.
- If processed without an associated Development Plan, these additional findings must also be made:
 - The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 - Any significant environmental impacts are mitigated to the maximum extent feasible.

The Review Authority for the types or projects referenced above vary depending on the type of housing project. Table 10A-22 below details the different decision-making authorities for residential and mixed-use projects. As shown below, Director decisions do not require a public hearing. Design Review Board review for housing projects includes 2 to 3 public hearings, depending on whether preliminary and conceptual review are conducted at the same hearing (see process discussion below). All decisions by the Planning Commission and City Council are conducted at public hearings. As such, housing projects under the authority of the Director typically go through 2 to 3 hearings during the approval process and the potential for 1 to 2 hearings for appeals. Housing projects under the authority of the Planning Commission typically go through 3 to 4 hearings during the approval process and the potential for one hearing on appeal.

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

Approval Type	Review Authority			
	Director (no hearing)	Design Review Board (hearing)	Planning Commission (hearing)	City Council (hearing)
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. The estimated time between receiving an entitlement and submitting a building permit application is estimated at around 6 months. Once the applicant has received an entitlement, it takes time for the applicant's team to prepare the final plans and reports such as the full set of architectural drawings, stormwater plans, a hydrological report, grading plans, and improvement plans (road, sewer, water). This process may be quicker or slower depending on the complexity of the project and how much risk the applicant wants to take to authorize plan development prior to entitlement.

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. [On November 1, 2022, the City Council introduced and conducted the first reading of an ordinance to establish objective design standards and associated ministerial](#)

[permit procedures for projects that qualify under SB 35 or other State law. These new regulations will be codified as Chapter 17.44 of the GMC.](#) 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.

[City review fees include the required land use entitlement, design review fees, and estimate building permit fees. For a single-unit dwelling, the assumed entitlement is a Land Use Permit and the cost for that entitlement is assumed to be the deposit amount for new residence Land Use Permit. That amount of \\$4,218 represents the estimated cost for the entitlement based on the recent fee study. Other discretionary approvals like modifications, variances, and General Plan amendments are not typical for new single-unit dwellings and are therefore not included in the estimate. For a multiple-unit project, the typical entitlement is a Development Plan. For the per unit estimate in Table 10A-23, the estimate is derived from a recent 175-unit project. The estimate includes the cost for processing the Development Plan, a General Plan amendment that was needed for the project to change the land use designation on the site, a post-discretionary Land Use Permit, permit compliance review during construction, permit compliance monitoring, costs for a map clearance, and environmental review \(for a Mitigated Negative Declaration\).](#)

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.

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). prohibiting DIFs on ADUs under 750 square feet. DIFs for ADUs over 500/750 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.

**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)	<u>\$1,5364,218</u>	\$1,604
Design Review	<u>\$-1,504561</u>	<u>\$-1,504561</u>
Estimated building permit fees	<u>\$10,782.46</u>	\$1,421
City Development Impact Fees		
Public Administration	<u>\$-3,369488</u>	<u>\$2,444531</u>
Library	<u>\$-1,048085</u>	<u>\$-761788</u>
Park (non-subdivision)	<u>\$12,98713,588</u>	<u>\$-8,673979</u>
Storm Drain	<u>\$-3,9264,065</u>	<u>\$2,848959</u>
Transportation ³	<u>\$-13,58814,068</u>	<u>\$-7,066315</u>
Bicycle and Pedestrian	<u>\$-3,376496</u>	<u>\$-2,449-536</u>
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	<u>\$76,48480,577</u>	<u>\$43,32544,239</u>
Fees as percent of total development cost⁶	<u>9.610.1%</u>	<u>9.79%</u>
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.

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

This section provides information regarding the effects of non-governmental constraints on the cost and supply of housing. Topics addressed include environmental conditions, availability of infrastructure, the cost of land and construction, and the availability of financing.

As with other coastal jurisdictions in California, these issues make housing development challenging and expensive. In Goleta, the most significant constraint is currently the moratorium on new water connections by the Goleta Water District (GWD). As an independent special district, the City of Goleta has no authority to control GWD policies and operations.

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 included account any environmental constraints that affect development. However, environmental constraints were not considered in reducing residential development potential due to the inclusion of Program HE 2.1(e) in the Housing Plan. Program HE 2.1(e), Increased Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the residential density methodology in the City from a net lot area (that excludes public rights-of-way, public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology.

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 currently 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~~ However, Program HE 2.1(e), Increased Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the sites inventory, portions of sites residential density methodology in ESHA or an ESHA buffer are excluded ~~the City from the dwelling unit density estimates for those sites a net lot area (that excludes public rights-of-way, public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology.~~ 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 4-53.2(f) 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. Two separate special districts, Goleta Sanitary District (GSD) and Goleta West Sanitary District (GWSD), provide wastewater collection, treatment, and disposal services to the Goleta Valley and territory within the City. GWSD serves the western portion of the city with a collection system only. The eastern portion of the city is served by GSD, which collects, treats, and disposes all wastewater, including wastewater received from GWSD. 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.

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

Therefore, wastewater treatment capacity is not expected to preclude housing development commensurate with the RHNA allocation for the planning period.

GWD, GSD, and GWSD comply with the requirements of SB 1087 (2005) as codified in Government Code Section 65589.7 through their own policies and procedures. GWD included SB 1087 compliance in its June 2020 Standards and Specifications (Section 2.01.05). GSD adopted a resolution in 2006 to address SB 1087. GWSD adopted an update to its own policies and procedures to address SB 1087 through GWSD Resolution No. 06-692.

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. Some real estate professionals estimate the typical land cost in the south coast area as approximately \$65 per square foot. 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. Construction cost data published by RS Means (2021) indicated the per square foot cost of single-family construction in the Santa Barbara area is a minimum of approximately \$224 per square foot, excluding site improvement, labor, and soft costs. According to the City of Santa Barbara, estimated multi-unit construction cost ranges from \$437 to \$447 per square foot of gross building area, inclusive of hard and soft costs.¹⁵

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.

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

¹⁵ City of Santa Barbara, Draft 2023 Housing Element

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) administering public housing lotteries and housing preferences for local residents/employees, special needs populations, or other groups, (4) 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 (45) enforcing Fair Housing Act and tenant protections, including through rental housing mediation.
- Adoption of new regulations to support the development of ADUs. After the adoption of these new regulations, the City saw a significant increase in the development of ADUs within the City. Prior to 2019, the City issues no Building Permits for ADUs during the planning period. The City issued 8 Building Permits in 2019, 18 in 2020, and 18 in 2021. As of November 1, 2022, the City had issued 21 Building Permits for ADUs in the calendar year of 2022, making 2022 the year with the most ADU Building Permits issued in the City's history. Based on expected rent information provided by ADU applicants, many of the ADUs processed in the past four years will be affordable to lower-income households.
- The City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development.
- Adoption of fees for non-residential development and in-lieu fees for inclusionary housing to address affordable housing within the City.

The City recognizes the importance of housing lower-income and special-needs individuals and families. Unfortunately, past efforts by the City have focused on allowing projects for such populations, rather than facilitating or actively supporting such projects. More recently, the City has made an effort to assist special-needs projects, such as the Homekey 2.0 project in Goleta (the “Buena Tierra” project for formerly homeless individuals in the converted motel building), with permit-process guidance, public-meeting facilitation, and partial funding. Similar interdepartmental and interagency efforts will be made in the future to support projects for special-needs populations.

**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} 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>

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<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 November 1, 2022 , the City approved (building permit issuance) 4465 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 CAHFP 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>	PER; NS&PS Nonprofit developers	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>	NS&PS	Ongoing	Encourage residential energy conservation retrofits	<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.				alternatives or measures necessary to mitigate unavoidable impacts during the planning period. 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.
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	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). 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.).
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	155	746
Vacant sites	189 249		333 2	357 378	576 663
Accessory Dwelling Units	80		11	27	118
Underutilized sites	783 1,146		479 542	354 7	1,297 735
Total capacity	1,144 534		523 585	434 457	2,065 580
Surplus (shortfall)	105 528		153 215	-27 (4)	228 743
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
A2A1	Super 8 Project Homekey	073-080-028	CC	59	0	0	1	60
A3A2	Winslowe	071-130-071	C-OT	0	0	0	3	3
A4A3	Hanson	069-070-036, -037, -038	RS	0	0	0	1	1
	Totals			59	0	0	155	7464
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 not considered in estimating the realistic capacity of these sites due to Program HE 2.1(e). Sites without residential development potential based on proximity to the Santa Barbara Airport were also removed. One sites that qualifies under SB 6 (2022) that would otherwise not allow housing was included, at a density consistent with State law. 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%.

Table 10A-28
Housing Element Vacant Sites

Map #	Site Name	APN	Site Size (ac)	GP/ Zoning¹	Max. Density (DU/acre)	Max. Units	Net Site Area (ac)	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
V1	Mathilda Drive	079-554-022	0.23	RP	10	2	0.23	2	0	0	2	0	ESHA: Full site included for density per HE 2.1(e).
V2	Mathilda Drive	079-554-021	0.24	RP	10	2	0.24	2	0	0	2	0	
V3	Mathilda Drive	079-553-025	0.25	RP	10	3	0.25	3	0	0	3	0	
V4	Mathilda Drive	079-553-024	0.25	RP	10	3	0.25	3	0	0	3	0	
V5	Mathilda Drive	079-553-023	0.25	RP	10	3	0.25	3	0	0	3	0	
V6	Mathilda Drive	079-553-022	0.23	RP	10	2	0.23	2	0	0	2	0	
V7	Ellwood Beach Drive	079-551-024	0.25	RH	30	7	0.25	7	0	0	7	0	Used in 1 HE Cycle. Moderate per Government Code Section 65583.2(c)(2)(A). Full site included for density per ESHA: HE 2.1(e).
V8	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).
V9	Ellwood Small Lot	079-421-018	0.04	RS	5	1	0.04	1	0	0	0	1	
V10	Cathedral	079-110-040	1.33	RS	5	7	1.33	7	0	0	0	7	
V11	Off Cat Oaks	079-110-040	1.17	RS	5	6	1.17	6	0	0	0	6	
V12	Cathedral	079-110-026	0.38	RS	5	2	0.38	2	0	0	0	2	
V13	Ravenscroft Subdivision	077-183-014	0.26	RS	5	1	0.26	1	0	0	0	1	
V14	Ravenscroft Subdivision	077-183-012	0.18	RS	5	1	0.18	1	0	0	0	1	
V15	Ravenscroft Subdivision	077-183-010	0.17	RS	5	1	0.17	1	0	0	0	1	
V16	Los Carneros Roundabout	077-160-040	0.53	OI	20	11	0.53	14	0	2	0	12	Pending SB330 application. Utilizing density bonus.
V17	Glen Annie	077-150-004	1.3	CI	20	26	1.3	26	13	13	0	0	SB6 Site
V18	Robinson Subdivision	077-141-069	0.24	RS	5	1	0.24	1	0	0	0	1	
V19	Robinson Subdivision	077-141-053	0.23	RS	5	1	0.23	1	0	0	0	1	
V20	Kenwood Village	077-130-006	5.63	RS	5	28	5.21	28	0	0	0	28	ESHA: Full site included for density per HE 2.1(e).
V21	U. Village	073-182-009	0.16	RP	10	2	0.16	2	0	0	2	0	Used in 2 HE Cycles.
V22	School District Site	073-090-026	9.28	RP	8	74	9.28	74	0	0	0	74	Used in 2 HE Cycles. School district owned: ESHA: Full site included for density per HE 2.1(e).
V23	Heritage Ridge	073-060-031 to 073-060-043	17.36	RM	20	347	14.2	332	51	51	0	228	Park: easement: Used in 2 HE Cycles. Adjusted per pending project scheduled for recommendation hearing at City Planning Commission on November 15, 2022. ESHA: Full site included for density per HE 2.1(e).
V24	Westen	073-030-009	1.83	RM	20	37	1.83	37	19	18	0	0	ESHA: Full site included for density per HE 2.1(e).
V25	Westen	073-030-006	2.23	RM	20	45	2.23	45	22	23	0	0	ESHA: Full site included for density per HE 2.1(e).

Map #	Site Name	APN	Site Size (ac)	GP/Zoning	Max. Density (DU/acre)	Max. Units	Net Site Area (ac)	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
V26	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.
V27	625 Dara Road	12 Parcels	4.23	RS	5	12	4.23	12	0	0	0	12	Pending GPA. 069-373-064
V28	Hospital B28	065-090-028	1.99	RM	20	39	1.99	39	19	18	0	0	Used in 2 HE Cycles. ESHA: Full site included for density per HE 2.1(e).
							47.06	663	124	125	32	378	

1. The General Plan land use designation and zone district have a one-to-one relationship.

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	Weston	073-030-009	1.83	RM	20	37	ESHA	1.46	29	14	15	0	0	Updated to split out land uses.
V6	Weston	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	

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
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	
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 Cameros Roundabout	077-160-040	0.53	OL	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

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
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)

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. However, sites that qualify under SB 6 (2022) that would otherwise not allow housing were included, at densities consistent with State law.

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; and those sites with recent development.

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 based on City General Plan density maximums, the City has capacity for approximately 7,400 additional dwelling units. The densities were increased beyond the maximum densities allowed in the General Plan where sites qualified for additional density under SB 6 (2022). Next, 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, the age of structural development, improvement value to land value (I/L) ratios, 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~~ age of structural development, where the data was available, and the I/L ratios for the sites used in the inventory are included in Table 10A-30. These data show that the age of structures should not be seen as an impediment to residential development on these sites. Additionally, the I/L ratios show that in many instances, the land value is significantly greater than the value of improvements on site. The analysis also included the presence of site constraints such as environmentally sensitive habitat areas (ESHAs) on the sites. However, gross lot areas were used pursuant to the provisions of Program HE 2.1(e).

During this fourth step of the analysis, units on sites smaller than 0.5 acres and greater than 10 acres were ~~also removed from consideration unless site-specific reasons justified inclusion (assigned to the moderate-income level even when the sites allow for example, common ownership with an adjacent property and large shopping centers).~~ 20 dwelling units per acre. This ~~factor~~ approach 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). for lower-income units.

A grand total of 99160 underutilized parcels (0.891.58% 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—to account for projects that may include less than the maximum allowable number of housing units due to the nature of mixed-use. Of note however, the City's most recent mixed-use developments include the Winslowe project (shown above in Table 10A-29) that was built at 88.9% of the maximum residential density allowed on the project site and the pending project at the Los Carneros Roundabout (Site V16 in Table 10A-28) that is proposed at 127.3% of the maximum residential density allowed on the site, through the use of a density bonus.

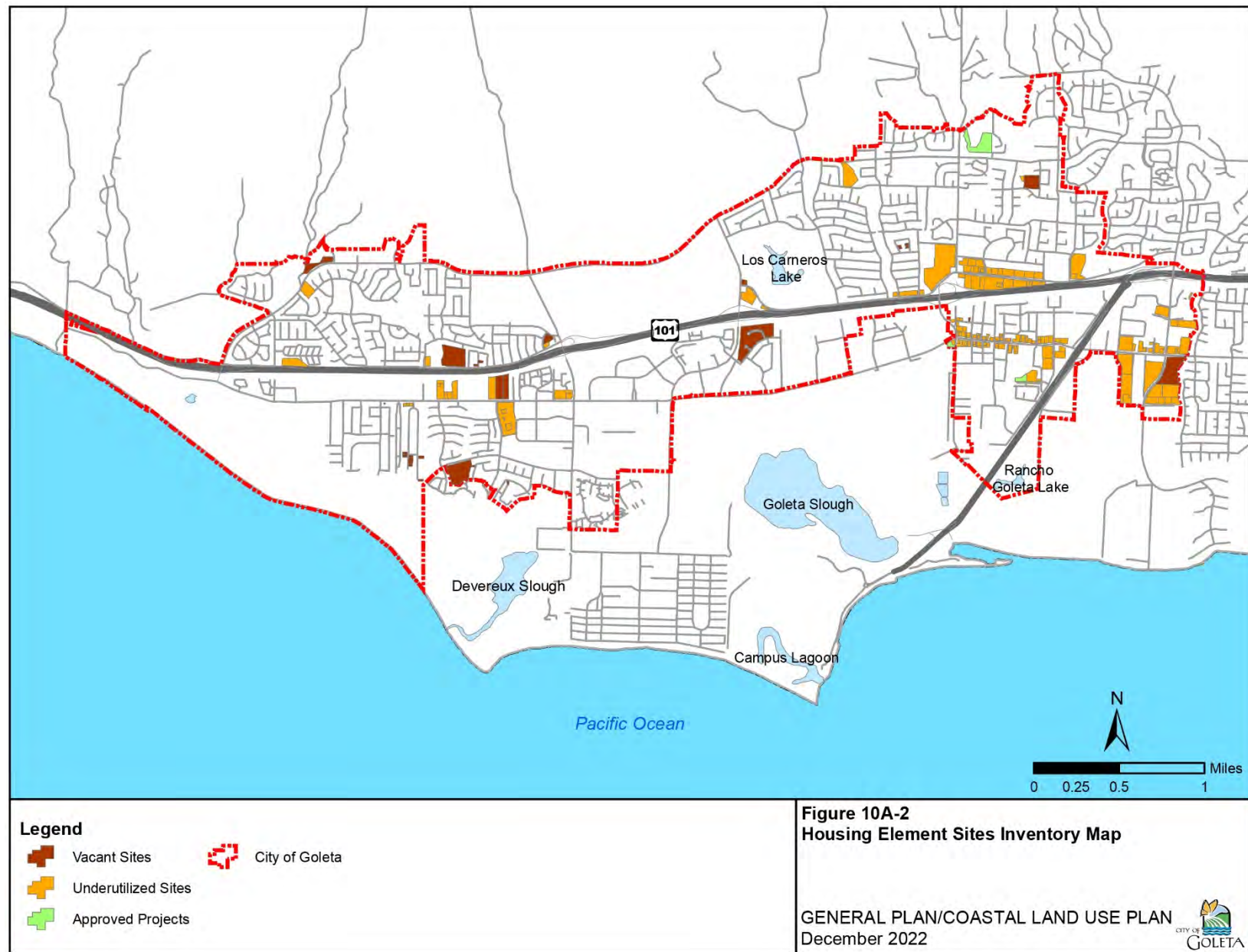


Figure 10A-2 Housing Element Sites Inventory Map

Table 10A-30 shows examples of recent housing development interest on nonvacant sites. These potential projects illustrate that market conditions in Goleta support the development of additional housing on underutilized properties.

Table 10A-30
Recent Redevelopment Interest on Nonvacant Sites

Project	APN	Lot Size (acres)	Zoning/GP	Existing Use	Project Description
7390 Calle Real	077-490-041	1.05	CC	Various Commercial (7-11, Restaurants, Bar)	Interest in residential on existing commercial sites
University Plaza	073-440-003, 073-440-002, 073-440-001	10.56	CC	Commercial mall	Interest in adding residential or full residential project.
Bragg	073-020-035, 073-020-034, 073-020-003	2.93	CC	Mostly vacant, 1-2 SFDs	Property owner expressed interest in high density residential development.
Winn (469 Kellogg Wy)	071-130-010	2.49	RP	Outdoor Storage	Property owner expressed interest in high density residential development.
Fairview Plaza	077-170-042	18.94	CC	Commercial Mall	Staff initiated discussion for potential of mixed-use on the site.
550 Cambridge Drive	069-560-030	2.24	RS	Church	Plan for a 3-D printed house on church property.

Environmental Constraints

Government Code §65583.2(b)(4) requires the sites analysis to include “A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.” An evaluation of potential environmental constraints on housing development is included in Section III.B, including geological conditions, flood hazards, noise, hazardous materials, biological resources, agricultural resources, historic and archeological resources, and aircraft hazards. That analysis includes a general description of any environmental constraints to the development of housing consistent with statutory requirements and concluded that those environmental conditions are not expected to prevent housing development commensurate with the RHNA allocation. In addition, Tables 10A-28 and 10A-30 identify any known specific environmental conditions that could affect development of sites listed in the inventory. As noted in Section III.B, the analysis of potential sites to accommodate the City’s RHNA allocation has taken into account any environmental constraints that affect development.

Sites Identified in a Prior Planning Period

Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. Table 10A-28 identifies vacant sites that were identified to accommodate lower-income housing in two prior planning periods. No underutilized sites listed in Table 10A-30 were identified for lower-income housing in a prior planning period. Program HE 2.1 in the Housing Plan includes a Code amendment to ensure conformance with these requirements.

Table 10A-30 Table 10A-31
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 Slow 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/CG	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 Elwill 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

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
U30	122 S Patterson Ave	065-050-033	2.27	OI	20	45	10	ESHA	2.05	21	0	0	10	11	Offices
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	CG	12	42	6	Historic	3.53	21	0	21	0	0	Timbers Restaurant
U51	7390 Calle Real	077-490-041	1.05	CG	12	13	12		1.05	13	0	13	0	0	Various Commercial (gas station)
U52	Fairview Plaza	077-170-042	18.94	CG	12	227	6		18.94	114	0	114	0	0	Shopping Plaza
U53	University Plaza	073-440-012	9.13	CG	12	110	6		9.13	55	0	55	0	0	Shopping Center
U54	University Plaza	073-440-003	0.85	CG	12	12	6		0.85	5	0	5	0	0	Shopping Center
U55	University Plaza	073-440-002	0.09	CG	12	1	6		0.09	1	0	1	0	0	Shopping Center
U56	University Plaza	073-440-001	0.49	CG	12	6	6		0.49	3	0	3	0	0	Shopping Center
U57	7300 Hollister Ave	073-020-036	2.06	CG	12	25	6	ESHA	1.08	6	0	6	0	0	Various Commercial
U58	Bragg (7360 Hollister)-Winn	073-020-035	2.29	CG	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	Diagi-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 (South Coast 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, Ot	12/20	18	6 and 10		1.2	8	0	4	2	2	Retail/Offices
	Totals									1,297	35	479	384	399	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U1	7433 Hollister	079-554-043	0.27	CC	Yes	20	5	10	3	0	0	3	0	1974	0.21	Vacant	
U2	7435 Hollister	079-554-042	0.16	CC	Yes	20	3	10	2	0	0	2	0		0	7/11 parking and vacant	
U3	7443 Hollister	079-554-002	0.23	CC	Yes	20	5	10	2	0	0	2	0		0.49	7/11 store	
U4	7730 Evergreen	079-121-015	3.09	RS		5	15	2.5	8	0	0	0	8	1992	12.82	SFD/Horse Grounds	Existing SFD.
U5	10 Winchester Canyon Rd	079-121-007	3.53	CC	Yes	20	71	10	35	18	17	0	0		0.41	Timbers Restaurant	Historic structure.
U6	7390 Calle Real	077-490-041	1.05	CC	Yes	20	21	10	11	5	6	0	0	1972	0.96	Various Commercial (gas station)	
U7	6134 Calle Real	077-245-008	0.38	OI		20	8	10	4	0	0	4	0	1969	0.76	Medical Office	
U8	6144 Calle Real Unit 100	077-244-021	1.84	OI		20	37	10	18	9	9	0	0		2.11	Gym/Offices	
U9	25 Carlo Dr.	077-241-008	0.44	OI		20	9	10	4	0	0	4	0	1979	1.00	Offices/Services	
U10	Fairview Plaza	077-170-042	18.94	CC	Yes	20	227	10	189	0	0	189	0		6.49	Shopping Plaza (retail, bank, movie theater)	
U11	6445 Calle Real	077-160-056	0.40	OI		20	8	10	4	0	0	4	0	1985	0.57	Electrical Services	
U12	6489 Calle Real Unit A	077-160-055	3.56	OI		20	71	10	36	18	18	0	0	?	5.75	Manu (Captain Fatty's)	
U13	7020 Calle Real	077-155-003	0.52	CI	Yes	20	10	10	5	2	3	0	0	1979	1.00	Liquor Store	
U14	6230 Stow Canyon	077-060-045	5.7	RS		5	29	4	23	0	0	0	23		0.19	Ag (orchard)	ESHA: Full site included for density per HE 2.1(e).
U15	University Plaza	073-440-012	9.13	CC		12	110	6	55	0	0	55	0	1975	0.29	Shopping Center	
U16	University Plaza	073-440-003	0.85	CC		12	12	6	5	0	0	5	0		3.36	Shopping Center	
U17	University Plaza	073-440-002	0.09	CC		12	1	6	1	0	0	1	0		2.68	Shopping Center	
U18	University Plaza	073-440-001	0.49	CC		12	6	6	3	0	0	3	0		3.32	Shopping Center	
U19	6900 Hollister Ave # 101	073-140-030	0.81	OI		20	16	10	8	4	4	0	0		0.36	Retail	
U20	6950 Hollister Ave # 100	073-140-029	2.75	OI		20	55	10	28	14	14	0	0		1.65	Offices	
U21	6015 Hollister	073-080-029	0.33	CC	Yes	20	7	10	3	0	0	3	0	1962	1.22	Jiffy Lube	
U22	109 South Fairview	073-080-018	0.33	OT	Yes	20	7	10	3	0	0	3	0	1963	1.01	Various Retail	
U23	7190 Hollister - Church on Frontage	073-030-005	3.52	RM / C / G		20	70	16	56	28	28	0	0	1965	0.19	Church	
U24	7300 Hollister Ave	073-020-036	2.06	CC		12	25	6	12	0	0	12	0		0.10	Various Commercial	ESHA: Full site included for density per HE 2.1(e).
U25	Bragg (7360 Hollister) - Winn	073-020-035	2.29	CC		12	27	6	14	0	0	14	0		0	SFD	Existing SFD.
U26	Bragg (7360 Hollister) - Winn	073-020-034	0.48	CC		12	6	6	3	0	0	0	3		0	Accessory Structures/Garden	
U27	7320 Hollister Ave	073-020-028	0.83	CC		12	10	6	5	0	0	5	0	1970	1.30	Various Commercial	
U28	7340 Hollister Ave	073-020-025	0.55	CC		12	7	6	3	0	0	3	0		0.15	Dog Care	
U29	Bragg (7360 Hollister) - Winn	073-020-003	0.16	CC		12	2	6	1	0	0	0	1	1941 & 1957	1.37	SFD	Existing SFD.
U30	5410 Hollister - Sumida Nursery	071-330-011	4.2	RM		20	84	16	67	33	34	0	0	1921	0.04	Nursery	
U31	5346 Hollister	071-270-011	0.13	CC		20	3	10	1	0	0	1	0	1984	1.28	Offices	
U32	89 S Patterson Ave	071-220-026	2.58	OI		20	52	10	26	13	13	0	0		1.17	Medical Office	
U33	425 Kellogg Ave	071-140-084	2.31	OT		20	46	10	23	11	12	0	0		NA	Car Dealership	ESHA: Full site included for density per HE 2.1(e).

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U34	5611 Hollister Ave	071-140-083	2.78	OT	Yes	20	56	10	28	14	14	0	0		NA	Car Dealership	ESHA: Full site included for density per HE 2.1(e).
U35	301 Mentor Dr	071-140-079	5.3	OI		20	106	10	53	27	26	0	0		1.00	Offices/Manu	
U36	5425 Hollister Ave	071-140-078	5.45	OI		20	109	10	55	28	27	0	0	1991	4.39	Offices	
U37	5427 Hollister Ave	071-140-077	1.48	OI		20	30	10	15	8	7	0	0		1.09	Manu	
U38	5575 Hollister Ave	071-140-058	1.56	OT		20	31	10	16	8	8	0	0		4.94	Various Commercial (Bicycle Bob's)	ESHA: Full site included for density per HE 2.1(e).
U39	5555 Hollister Ave	071-140-056	0.76	OT	Yes	20	15	10	8	4	4	0	0	1967	3.14	Commercial (Sizzler)	ESHA: Full site included for density per HE 2.1(e); Historic structure.
U40	Lopez Trust (485 Kellogg Way)	071-130-016	0.17	RP		12.3	2	6.15	1	0	0	0	1	1958	1.1	SFD (maybe 2)/Salon	Existing SFD.
U41	Winn (469 Kellogg Way)	071-130-010	2.49	RP		12.3	32	6.15	15	0	0	15	0	1890 & 1960	0.06	RV/Boat Storage	ESHA: Full site included for density per HE 2.1(e).
U42	5723 Hollister	071-122-006	0.12	OT		20	2	10	1	0	0	1	0	1953	NA	Restaurant	
U43	5727 Hollister	071-122-005	0.18	OT		20	4	10	2	0	0	2	0	1957-63	0.80	Various Retail	
U44	5735 Hollister	071-122-003	0.13	OT		20	3	10	1	0	0	1	0	1956	0.80	Habit	
U45	5739 Hollister	071-122-002	0.06	OT		20	1	10	1	0	0	1	0	1956	2.65	Vacuum Retail	
U46	5755 Hollister	071-122-001	0.23	OT	Yes	20	5	10	2	0	0	2	0	1954	0.09	Gas Station	
U47	5799 Hollister	071-121-018	0.34	OT		20	7	10	3	0	0	3	0	1959	2.69	Car Parts Store	
U48	5777 Hollister Ave	071-121-002	0.74	OT		20	15	10	7	4	3	0	0		0.72	Various Commercial (Santa Cruz Market)	Historic structure.
U49	230 Magnolia	071-114-012	0.11	OT		20	2	10	1	0	0	1	0	1957	0.72	Gift basket store	
U50	5827 Hollister	071-114-002	0.31	OT		20	6	10	3	0	0	3	0	1957	0.62	Bank	
U51	5841 Hollister	071-114-001	0.18	OT	Yes	20	4	10	2	0	0	2	0	1957	0.57	Car Stereo/Outdoor Retail	
U52	5887 Hollister	071-112-011	0.20	OT	Yes	20	4	10	2	0	0	2	0	1981	2.11	Bike Shop	
U53	234 Orange Ave	071-112-010	0.16	OT		20	3	10	2	0	0	2	0	1959	0.54	Auto Repair	
U54	231 Magnolia	071-112-005	0.15	OT		20	3	10	2	0	0	2	0	1953	0.79	Vacant	
U55	5871 Hollister	071-112-004	0.40	OT	Yes	20	8	10	4	0	0	4	0	1958	1.39	Coffee Shop/Retail/Restaurant	
U56	5877 Hollister	071-112-003	0.09	OT		20	2	10	1	0	0	1	0		0.79	Coffee shop	
U57	5879 Hollister	071-112-002	0.08	OT		20	2	10	1	0	0	1	0		2.65	Vintage Clothing	
U58	5959 Hollister Ave	071-111-040	0.58	OT		20	12	10	6	3	3	0	0	1935	0.10	Various Commercial	
U59	5901 Hollister	071-111-008	0.38	OT		20	8	10	4	0	0	4	0	1977	0.15	Car Repair	
U60	NA - Parking	071-111-007	0.20	OT		20	4	10	2	0	0	2	0		0.00	Parking for Thrift Store	
U61	NA - Parking	071-111-006	0.20	OT		20	4	10	2	0	0	2	0		0.00	Parking for Thrift Store	
U62	5949 Hollister	071-111-005	0.45	OT		20	9	10	4	0	0	4	0	1964	0.23	Thrift Store	
U63	5979 Hollister	071-111-002	0.19	OT	Yes	20	4	10	2	0	0	2	0	1934	0.27	Physical Therapy	
U64	5300 Hollister Ave	071-102-022	1.27	CC		12	15	6	8	0	0	8	0	1987	1.57	Various Commercial (South Coast Deli)	
U65	5300 Hollister Ave	071-102-021	0.54	CC		12	6	6	3	0	0	3	0	1987	0.88	Medical Office	
U66	173 Chapel St	071-101-030	0.23	CC	Yes	20	5	10	2	0	0	2	0	1979	2.53	Property management	
U67	5342 Hollister	071-101-025	0.42	CC	Yes	20	8	10	4	0	0	4	0	1970	0.54	7/11 Store	
U68	5378 Hollister Ave	071-101-024	1.1	CC		12	13	6	7	0	0	7	0	1965	2.20	Offices	
U69	5362 Hollister	071-101-017	0.29	CC	Yes	20	6	10	3	0	0	3	0	1928	0.52	Medical Office	
U70	5392 Hollister	071-101-015	0.49	CC		12	6	6	3	0	0	3	0	1900-41	0.40	Bakery/Cafe	

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U71	5580 Hollister	071-090-089	0.96	OT	Yes	20	19	10	10	5	5	0	0	1962	0.00	Used Cars	Floodplain.
U72	5610 Hollister Ave	071-090-067	0.66	OT	Yes	20	13	10	7	4	3	0	0	1977	1.83	Retail	
U73	5624 Hollister Ave	071-090-066	0.61	OT	Yes	20	12	10	6	3	3	0	0	1977	0.48	Retail (Hutton)	
U74	5638 Hollister Ave Unit 100	071-090-065	0.56	OT	Yes	20	11	10	6	3	3	0	0		2.71	Offices (Hutton)	
U75	5590 Hollister	071-090-063	0.49	OT	Yes	20	10	10	5	0	0	5	0	1958	0.07	Used Car Sales	Floodplain.
U76	5648 Hollister	071-082-006	0.31	OT	Yes	20	6	10	3	0	0	3	0	1957	0.38	Gas Station	
U77	164 Kinman	071-082-005	0.23	OT	Yes	20	5	10	2	0	0	2	0	1962	1.36	Office/Retail	
U78	5708 Hollister	071-081-037	0.33	OT	Yes	20	7	10	3	0	0	3	0	1960	1.93	Various Retail	
U79	5710 Hollister	071-081-036	0.19	OT	Yes	20	4	10	2	0	0	2	0		0.33	Various Retail	
U80	5718 Hollister Ave Unit 101	071-081-035	0.51	OT	Yes	20	10	10	5	3	2	0	0	1990	1.43	Various Commercial	
U81	5698 Hollister	071-081-032	0.35	OT	Yes	20	7	10	4	0	0	4	0	1964	0.43	Restaurant	
U82	5724 Hollister	071-081-014	0.68	OT	Yes	20	14	10	7	4	3	0	0		0.47	Fast food	
U83	5720 Hollister	071-081-013	0.25	OT		20	5	10	3	0	0	3	0	1967	0.01	Car rental/storage	
U84	5680 Hollister	071-081-009	0.23	OT		20	5	10	2	0	0	2	0	1961	0.31	Used Car Sales	Floodplain.
U85	5772 Hollister	071-063-012	0.11	OT	Yes	20	2	10	1	0	0	1	0	1958	1.43	Church/Restaurant	
U86	5776 Hollister	071-063-011	0.11	OT	Yes	20	2	10	1	0	0	1	0	1958	0.69	Retail	
U87	5750 Hollister	071-063-010	0.23	OT	Yes	20	5	10	2	0	0	2	0	1958	1.77	Auto Parts Store	
U88	5748 Hollister	071-063-009	0.06	OT	Yes	20	1	10	1	0	0	1	0		0.43	Spa/Massage Parlor	
U89	5730 Hollister	071-063-006	0.21	OT	Yes	20	4	10	2	0	0	2	0	1959	0.73	Various Retail	
U90	5798 Hollister	071-061-014	0.33	OT	Yes	20	7	10	3	0	0	3	0	1927	0.93	Various Retail	
U91	5784 Hollister	071-061-013	0.07	OT	Yes	20	1	10	1	0	0	1	0	1927	1.65	Bakery	
U92	5780 Hollister	071-061-012	0.19	OT	Yes	20	4	10	2	0	0	2	0	1927	1.62	Various Retail	
U93	Behind Domingo's	071-061-010	0.13	RH		30	4	24	3	0	0	3	0		0.13	Domingo's parking (same owner)	
U94	Behind Domingo's	071-061-009	0.14	RH		30	4	24	3	0	0	3	0		0.13	Domingo's parking (same owner)	
U95	5840 Hollister	071-053-024	0.28	OT	Yes	20	6	10	3	0	0	3	0	1949	1.46	Various Retail	
U96	5838 Hollister	071-053-014	0.06	OT	Yes	20	1	10	1	0	0	1	0	1949	2.25	Restaurant	
U97	5836 Hollister	071-053-013	0.31	OT	Yes	20	6	10	3	0	0	3	0	1949	1.80	Electronics Store	
U98	5810 Hollister	071-053-011	0.29	OT	Yes	20	6	10	3	0	0	3	0	1978	0.60	7/11 Store	
U99	5880 Hollister	071-052-021	0.26	OT	Yes	20	5	10	3	0	0	3	0		1.15	Various Retail	
U100	5890 Hollister	071-052-014	0.13	OT	Yes	20	3	10	1	0	0	1	0		1.69	Restaurant	
U101	5878 Hollister	071-052-011	0.06	OT	Yes	20	1	10	1	0	0	1	0		1.37	Florist	
U102	5860 Hollister	071-052-010	0.19	OT	Yes	20	4	10	2	0	0	2	0	1926	1.11	Various Retail	
U103	171 Magnolia	071-052-009	0.15	OT	Yes	20	3	10	1	0	0	1	0		0.14	Parking Lot	
U104	5970 Hollister	071-051-028	0.18	OT	Yes	20	4	10	2	0	0	2	0	1915	0.63	Thrift Store	
U105	5968 Hollister	071-051-027	0.28	OT	Yes	20	6	10	3	0	0	3	0	1915	0.76	Furniture Store	
U106	5960 Hollister	071-051-026	0.44	OT	Yes	20	9	10	4	0	0	4	0	1927	0.57	Thrift Store/Sales	
U107	146 S Fairview Ave	071-051-025	0.72	OT	Yes	20	14	10	7	4	3	0	0	1969	3.87	McDonald's	
U108	5980 Hollister	071-051-024	0.18	OT	Yes	20	4	10	2	0	0	2	0	1915	1.66	Taco Bell	
U109	102 South Fairview	071-051-023	0.18	OT	Yes	20	4	10	2	0	0	2	0	1963	1.10	Restaurant/Vet	
U110	146 S. Fairview Ave	071-051-016	0.38	RH		30	11	24	9	0	0	9	0		0.14	McDonald's Excess parking	Needs access from adjacent parcel.
U111	5930 Hollister	071-051-013	0.12	OT	Yes	20	2	10	1	0	0	1	0	1931	0.74	Muffler and Brake Shop	
U112	5918 Hollister	071-051-012	0.45	OT	Yes	20	9	10	5	0	0	5	0		1.25	Restaurant	
U113	92 South Fairview	071-021-040	0.22	OT	Yes	20	4	10	2	0	0	2	0		1.40	Laundromat	
U114	5960 Mandarin	071-021-039	0.21	OT	Yes	20	4	10	2	0	0	2	0	1964	2.35	Offices	
U115	RS Lot with Garage	069-463-017	0.34	RS		5	2	2.5	1	0	0	0	1	1925	0.33	Garage for SFD	

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U116	5669 Calle Real	069-160-055	0.46	CC	Yes	20	6	10	5	0	0	5	0	1975	0.91	Gun Shop	
U117	5582 Calle Real	069-160-050	0.65	CC	Yes	20	8	10	7	4	3	0	0	1979	1.56	Offices	
U118	150 N Kellogg Ave	069-160-013	4.9	RS / JC	Yes	5 and 20	49	2.5 and 10	33	11	12	0	10	1970	4.66	Elks Lodge	ESHA: Full site included for density per HE 2.1(e).
U119	5900 Calle Real	069-110-099	0.8	CC		12	10	6	5	0	0	5	0		0.02	Pharmacy Parking Lot	
U120	5900 Calle Real	069-110-098	0.28	CC		12	3	6	2	0	0	2	0	2002	3.79	Pharmacy	
U121	5801 Calle Real	069-110-097	4.48	CC	Yes	20	54	10	45	23	22	0	0	2013	0.98	Shopping Plaza	
U122	5811 Calle Real	069-110-096	0.47	CC	Yes	20	6	10	5	0	0	5	0	1971	1.21	Supermarket	
U123	5733 Calle Real	069-110-095	2.01	CC	Yes	20	24	10	20	10	10	0	0		1.93	Shopping Plaza	
U124	5700 Calle Real	069-110-094	1.56	CC	Yes	20	19	10	16	8	8	0	0		4.15	Shopping Plaza	
U125	5688 (5660) Calle Real	069-110-093	1.43	CC	Yes	20	17	10	14	7	7	0	0	1973	3.1	Shopping Plaza	
U126	52 N. Fairview Ave	069-110-091	0.53	CI	Yes	20	11	10	5	3	2	0	0	1987	1.00	Fitness Center	
U127	5652 Calle Real	069-110-090	1.31	CC	Yes	20	16	10	13	6	7	0	0		1.23	Diagnostics Lab	
U128	5748 Calle Real	069-110-085	1.71	CC	Yes	20	21	10	17	9	8	0	0	1977	2.31	Shopping Plaza	
U129	5820 Calle Real	069-110-084	0.67	CC	Yes	20	8	10	7	3	4	0	0	1976	4.62	Fast Food	
U130	5880 Calle Real	069-110-082	1	CC	Yes	20	12	10	10	5	5	0	0	1974	0.61	Shopping Plaza	
U131	5951 Encina Rd	069-110-080	1.14	OI		20	23	10	11	6	5	0	0		1.37	Offices	
U132	5901 Encina Rd	069-110-079	1.19	OI		20	24	10	12	6	6	0	0	1973	1.59	Offices	
U133	5956 Calle Real	069-110-071	1.1	CC		12	13	6	7	0	0	7	0	1964	0.18	Bank	
U134	5697 Calle Real	069-110-070	0.35	CC	Yes	20	7	10	4	0	0	4	0	1971	1.34	Fast Food	
U135	5785 Calle Real	069-110-067	2.03	CC	Yes	20	24	10	20	10	10	0	0		1.77	Shopping Plaza (Trader Joe's)	
U136	5892 Calle Real	069-110-061	0.66	CC	Yes	20	8	10	7	4	3	0	0	1971	0.75	Bank	
U137	5677 Calle Real	069-110-059	0.69	CC	Yes	20	8	10	7	3	4	0	0		1.81	Homewares	
U138	5687 Calle Real	069-110-058	0.31	CC	Yes	20	6	10	3	0	0	3	0	1968	2.13	Restaurant	
U139	160 N Fairview Ave	069-110-055	1.2	CC + OI		12 and 20	18	6 and 10	8	2	2	4	0	1968	0.37	Retail/Offices	
U140	5897 Calle Real	069-110-052	1.37	CC		20	16	10	14	7	7	0	0	1967	1.15	Motel	
U141	5925 Calle Real	069-110-051	2.69	CC	Yes	20	32	10	27	13	14	0	0	2002	1	Bowling Alley/Shopping Plaza	
U142	5934 Calle Real	069-110-046	0.57	CC		12	7	6	3	0	0	3	0		1.18	Pizza Parlor	
U143	5940 Calle Real	069-110-045	0.46	CC		12	6	6	3	0	0	3	0	1969	1.21	Gym	
U144	5595 Calle Real	069-110-018	1.98	CC		20	24	10	20	10	10	0	0	2008	0.21	Vacant Commercial	
U145	5290 Overpass Rd	065-660-084	0.10	OI		20	2	10	1	0	0	1	0	1983	1.00	Offices	
U146	5290 Overpass Rd	065-660-083	0.09	OI		20	2	10	1	0	0	1	0	1983	2.33	Offices	
U147	5290 Overpass Rd	065-660-058	0.05	OI		20	1	10	1	0	0	1	0	1983	1.23	Offices	
U148	424 S Patterson Ave	065-090-042	4.53	OI		20	91	10	45	22	23	0	0	1983	0.84	Storage/Truck Yard	ESHA: Full site included for density per HE 2.1(e).
U149	454 S Patterson Ave	065-090-041	3.42	OI		20	68	10	34	17	17	0	0	1983	1.00	Offices	
U150	No Address - Jordano's	065-090-039	1.19	OI		20	24	10	12	6	6	0	0	1983	0.00	Storage/Truck Yard	ESHA: Full site included for density per HE 2.1(e).
U151	No Address - Jordano's	065-090-038	1.01	OI		20	20	10	10	5	5	0	0	1983	0.00	Storage/Truck Yard	
U152	5324 Ekwil St	065-090-037	1.01	OI		20	20	10	10	5	5	0	0	1974	0.62	Offices (Jordano's)	
U153	351 S Patterson Ave	065-090-022	9.35	OI		20	187	10	94	47	47	0	0	2014	3.14	Hospital	
U154	470 S Patterson Ave	065-090-017	2	OI		20	40	10	20	10	10	0	0	1968	2.81	Medical Office (Sansum)	
U155	122 S Patterson Ave	065-050-034	1.06	OI		20	21	10	11	6	5	0	0	1985	6.49	Offices	

Map ID	Site Name	APN	Site Size (ac)	GP / Zoning	SB 6	Max. Density (units/acre)	Max Units	Realistic Density	Adjusted # of Units	VL	Low	Mod	Above Mod	Year Built	I/L Ratio	Current Use	Notes
U156	122 S Patterson Ave	065-050-033	2.27	OI		20	45	10	23	11	12	0	0	1975	5.71	Offices	ESHA: Full site included for density per HE 2.1(e).
U157	5276 Hollister Ave Bldg C 453	065-050-032	1.58	OI		20	32	10	16	8	8	0	0	1971	2.30	Offices	
U158	5270 Hollister	065-050-027	0.26	OI		20	5	10	3	0	0	3	0		0.69	Church	
U159	5266 Hollister Ave Bldg A	065-050-022	2.31	OI		20	46	10	23	11	12	0	0	1977	2.17	Offices	ESHA: Full site included for density per HE 2.1(e).
U160	5272 Hollister	065-050-015	0.21	OI		20	4	10	2	0	0	2	0	1955	3.19	Church	
							2,970		1,727	575	571	542	47				

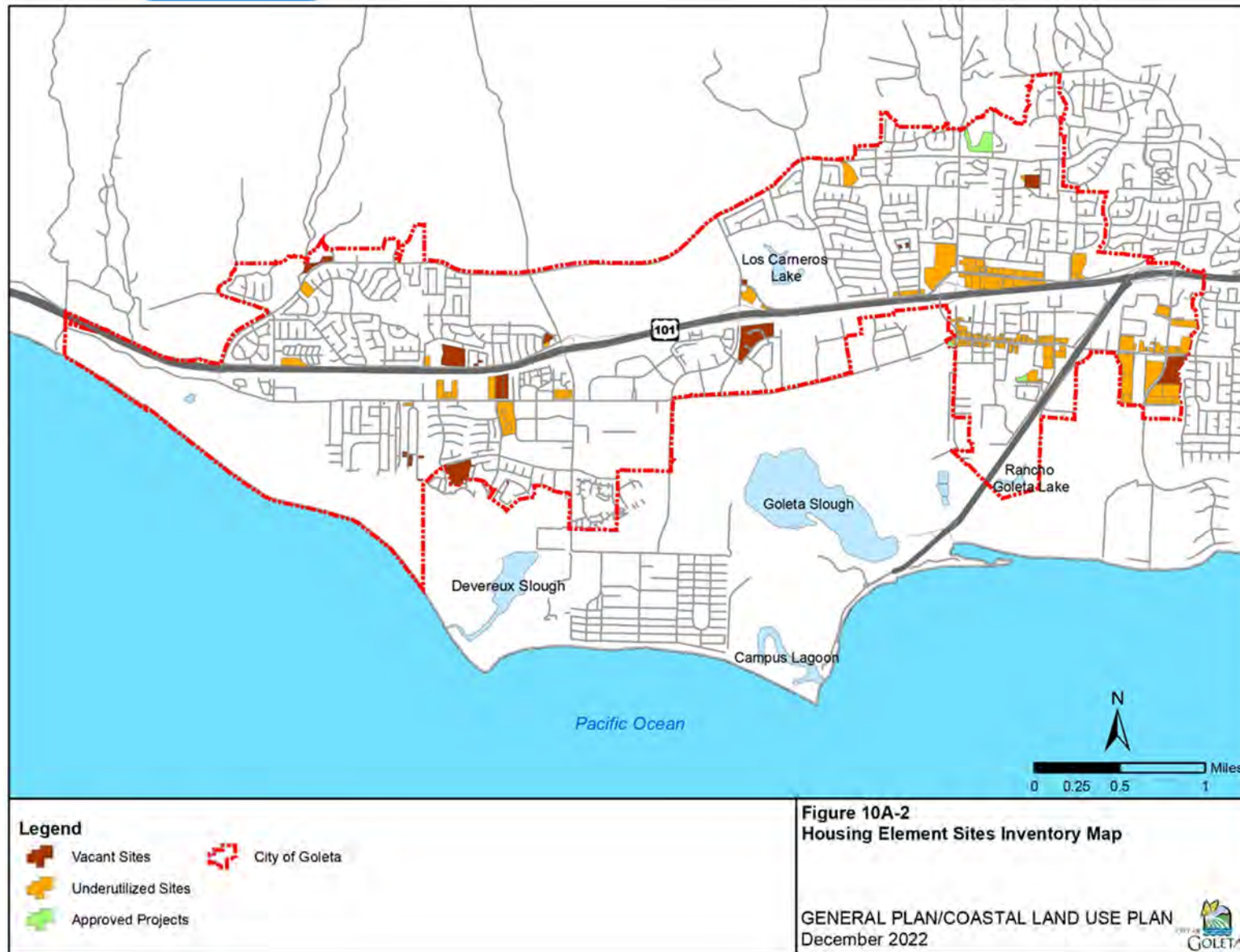
1. The General Plan land use designation and zone district have a one-to-one relationship.

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~~-3-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. As of November 1, 2022, the City issued 21 Building Permits for ADUs in the calendar year of 2022, making 2022 the year with the most ADU Building Permits issued in the City's history. As such, the estimate for ADUs using 2019-2021 likely reflect a conservative estimate for the 8-year housing cycle.

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~~Figure 10A-2~~ ~~Figure 10A-1~~ Housing Element Sites Inventory Map



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-California](#) 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-32.
 - 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 June 28, 2022, the City received no Tribal consultation requests.
- Public workshops. Three 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.
- Workshop #3 – June 22, 2022. The City participated in a South Coast Housing Element Workshop that brought together the Cities of Goleta, Carpinteria, and Santa Barbara and the County of Santa Barbara to discuss each jurisdiction's Housing Element process, regional housing needs, and local challenges. The event included a panel discussion and breakout groups for each jurisdiction. Spanish interpretation was provided at the event and a recording was posted on the City's project webpage.
- Public Review of the Draft Housing Element. The City published a Draft 2023-2031 Housing Element on May 2, 2022 for a 30-day public comment period that closed on June 1, 2022. The City received one comment during the review period and considered the comment during a 10-day review of comments after the close of the review period.
- 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. The Planning Commission considered the Draft 2023-2031 Housing Element and continued its consideration to May 23, 2022.
 - May 23, 2022. The Planning Commission continued its review of the Draft 2023-2031 Housing Element. At the conclusion of the meeting, the Commission recommended to City Council submittal of the Draft 2023-2031 Housing Element to the State for a 90-day review with revisions to subprograms HE 1.7 and 5.2 and a new subprogram HE 1.8.
 - 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. The City Council reviewed the Draft Housing Element, invited public comments, and unanimously directed staff submit the Draft Housing Element as presented with the changes provided in an Errata Sheet, updated to reflect public comment received at the meeting, and with minor revisions to subprograms HE 2.2(a) and HE 2.3(d), to the State for a 90-day review

- Public hearings – the Planning Commission and City Council conducted 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 June 30, 2022 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-32.

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

Table 10A-31 Table 10A-32
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>
Condominium Conversions	Desire for more flexibility for conversions (see Program HE 1.5)	No change made. Intent of policy is to provide housing security for apartment denizens.
ADUs	Expressed desire to allow larger ADUs, particularly on larger lots.	The ADU regulations went through a public hearing process twice in the last five years to address changes in State law. As such, subprogram HE 2.6 does not include further ordinance updates for ADUs.
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.
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

Housing Element Topic	Issue Raised During Public Input	City Staff Response
		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.
30-Day Public Review Comments		
Implementation Actions	The city needs to do more than 'consider' changes (such as removing/reducing the existing 2 parking spot per unit requirements for studios and 1 bedrooms) and propose real changes that project meaningful improvements to housing production	See response above.
Inclusionary Policy	It is not AFFH to exempt the most expensive types of housing used by the wealthiest people from affordable housing fees.	An inclusionary requirement is a policy that attempts to balance the increased cost of development against the public benefit of generating funds to assist in the production of affordable housing. The City Council has established inclusionary requirements that are considered to be a reasonable balance of competing priorities in the City of Goleta. This comment will be considered by decision-makers in the ongoing review of the Housing Element update.
Sites Inventory	Many sites seem highly unlikely to be torn down to build large housing developments, let alone 85%, in the next 8 years.	The Housing Element sites inventory is not a prediction of parcels expected to be developed or redeveloped in the next 8 years. Rather, the inventory is a list of parcels with appropriate zoning and development standards that provide realistic opportunities for housing development. The City's methodology for selecting the sites in the inventory is described in Section V of the draft Housing Element. -Actual development of any particular parcel will be dependent on a variety of factors that are unrelated to City regulations, many of which are beyond the City's control, such as property owner financial plans, alternative investment opportunities, state and federal tax policies, general economic conditions, cost of labor and materials, cost and availability of financing, etc. The parcels considered suitable for development during the 2023-2031 period based on reasonable assumptions are listed in the Housing Element.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Indigenous municipality	Would the City support a new indigenous municipality with a trust fund account that will begin actively building a new multifamily community to address the needs of indigenous, Black, and other groups impacted by systematic housing violence that has both rental housing and homeownership but the land will always belong to the municipality so even if a homeowner sales their home, a portion of the sale would go back into the trust?	The Housing Element includes programs that encourage non-profit affordable housing development (see Programs HE 2.1, HE 2.3, HE 2.4 and HE 2.7).

VII. Affirmatively Furthering Fair Housing

VII.A Overview

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 Housing¹⁶ 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).

VII.B Historic Development Patterns

The area now occupied by Goleta was first described as “The Good Land” by the diarist Fr. Juan Crespi, a member of the Portola expedition, in 1769 (Walker A. Tompkins, Goleta: The Good Land, 1966). This occurred as members of the expedition first set sight upon the rich soils, verdant vegetation, and harmonious climate of the narrow coastal plain between the Santa Ynez Mountains and the Pacific Ocean. Although it now encompasses the suburban city of Goleta, as well as other nearby communities, it still retains extensive tracts of natural open space and agriculture as well as broad scenic vistas of mountains and sea.

Although the community of Goleta had its post-European beginnings more than 150 years ago, the area currently occupied by the City of Goleta was governed by the County of Santa Barbara until 2002. After several unsuccessful previous efforts to incorporate, voters approved Measure H in November 2001, thereby creating the new City of Goleta and electing its first City Council. The City of Goleta was officially incorporated on February 1, 2002. Because Goleta has only existed as a city for about 20 years, much of the existing development pattern was the result of County land use decisions prior to incorporation.

The City first adopted a General Plan/Coastal Land Use Plan on October 6, 2006. Included in the document is the City’s Land Use Plan Map, Figure 2-1. The objective of the Land Use Plan map was, and is, to maintain a land use pattern that provides continuity with the past and present use and development of the City and locates the various uses in a manner that is consistent with the fundamental goals and principles of the General Plan. One significant action associated with the initial adoption of Figure 2-1 was the redesignation of certain parcels in the Mid-Hollister Avenue area from the previous County designations of M-RP (Industrial Research Park) and C-2 (Retail Commercial) zoning to Medium Density Residential, with a residential density maximum of 20 units per acre. These land use changes facilitated significant residential development in the intervening years. These sites include the completed Village at Los Carneros housing development (465 total units, 69 income-restricted units), Willow Springs II (100 residential units), and Cortona Apartments

¹⁶ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf
http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

(176 rental units) as well as the site of the pending Heritage Ridge project (332 total units, 102 income-restricted units).

VII.C Data Sources

This analysis incorporates State and Federal data sources as well as local data and knowledge, where available. The primary Federal data sources include the U.S. Census and the U.S. Department of Housing and Urban Development (HUD). The primary State data source is the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Resources website (<https://affh-data-resources-cahcd.hub.arcgis.com/>). Additional data is published by The Urban Displacement Project (UDP), a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Its research aims to understand and describe the nature of gentrification, displacement, and exclusion, and also to generate knowledge on how policy interventions and investment can support more equitable development (<https://www.urbandisplacement.org/>).

Most of the maps provided in this appendix are based upon data generated at the census tract level. Figure 10A-2 shows the census tracts that include land within the Goleta city boundaries. It should be noted that some census tracts contain territory outside the city boundaries and therefore the statistics for those tracts may not accurately reflect conditions within Goleta. For example, Tract 002933 includes new residential development and business park uses in the City, but also includes graduate student family housing (Storke Family Student Housing Apartments), the undergraduate Santa Catalina Residence Hall, the San Joaquin Villages student housing, and the Santa Ynez Apartments at the University of California, Santa Barbara (UCSB). Tract 002937 includes some residential development within the City, but also includes the Sierra Madre student housing complex and the West Campus Apartments at UCSB. The demographics from these large student housing complexes significantly impact the data from these tracts as they relate to Goleta due to the fact that students typically have much lower incomes than the population as a whole.

Local Data and Knowledge

The primary local data sources are the County of Santa Barbara, the Santa Barbara County HOME Consortium, and the City of Goleta. The Santa Barbara County HOME Consortium prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI utilized a variety of community participation tools to evaluate local fair housing issues including interviews, focus groups, community meetings and a fair housing survey. Issues addressed in the outreach efforts included disabilities and access, education, employment, transportation, and healthy neighborhoods. Findings from this outreach program are incorporated into this analysis of fair housing issues, contributing factors and recommended actions.

Other local data and knowledge was obtained through the public participation program for the City's Housing Element update, as discussed in the Outreach section below and in Section VI (Public Participation) of this document.

VII.D 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 website¹⁷ 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.

¹⁷ <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031> <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

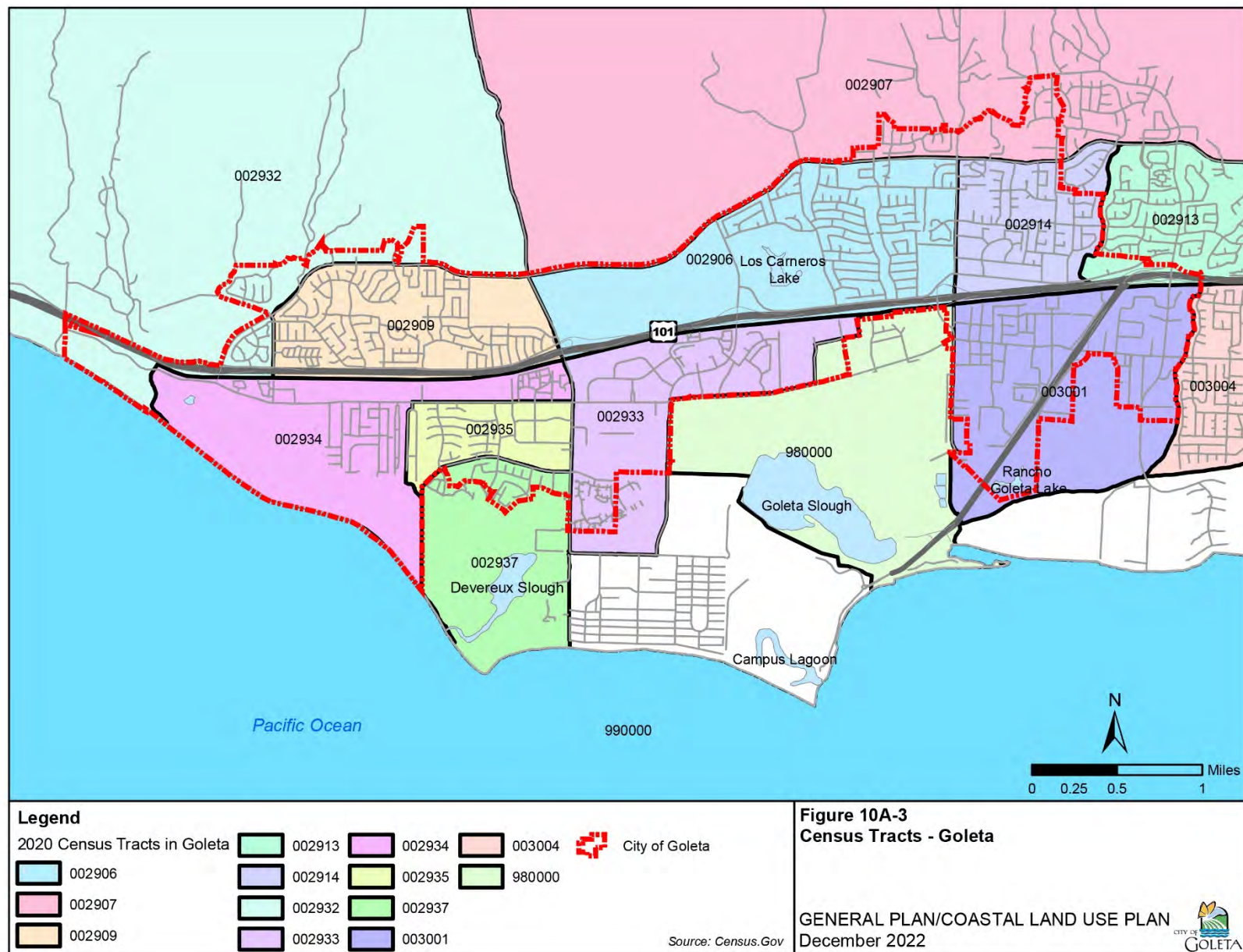


Figure 10A-3 Census Tracts – Goleta

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 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.

VII.C.VII.E 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.

VII.C.4VII.E.1 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 webpage¹⁸ 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. As discussed below, the Housing Plan includes a variety of strategies to prevent fair housing problems and effectively address those problems that may occur.

¹⁸ <https://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/neighborhood-services>

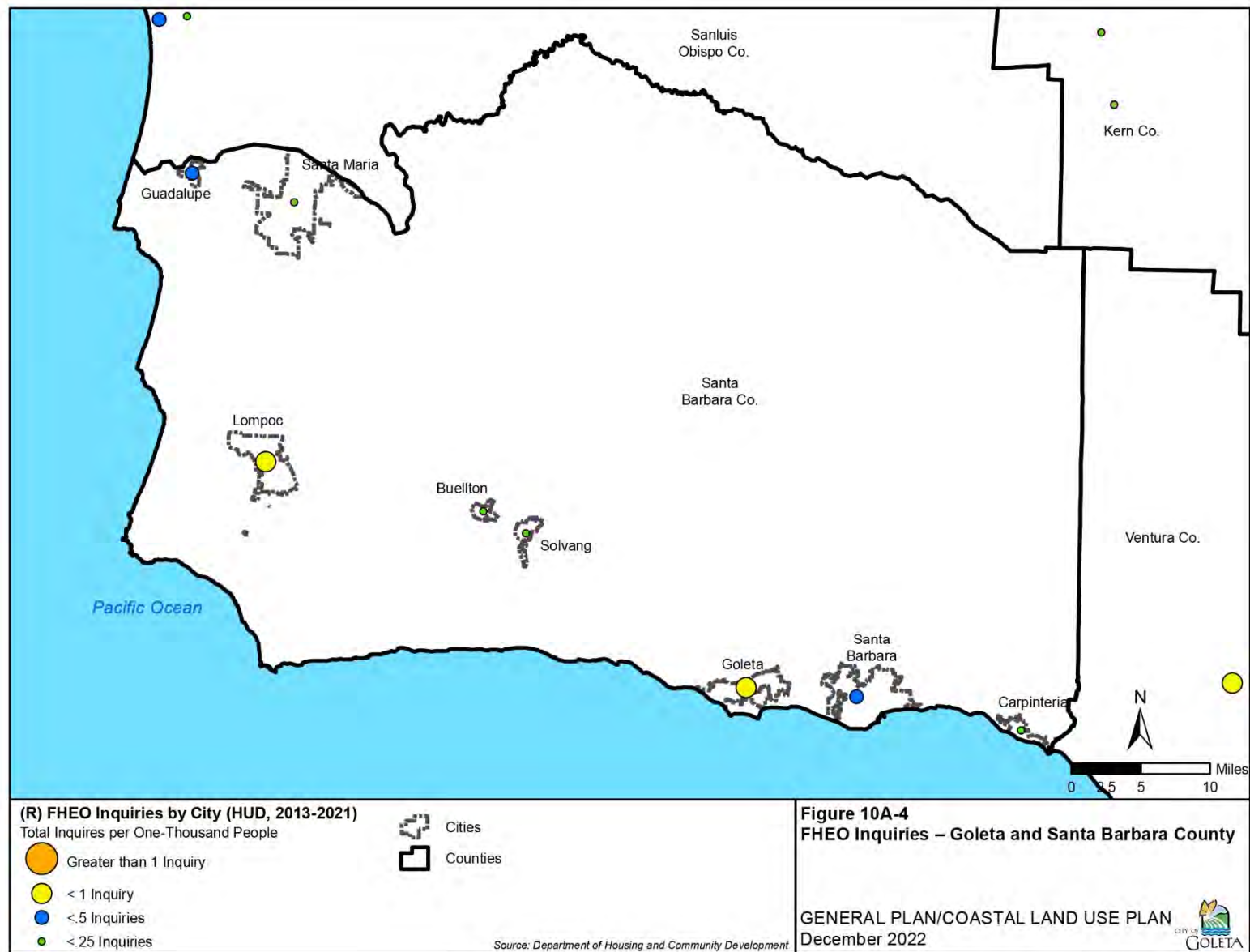
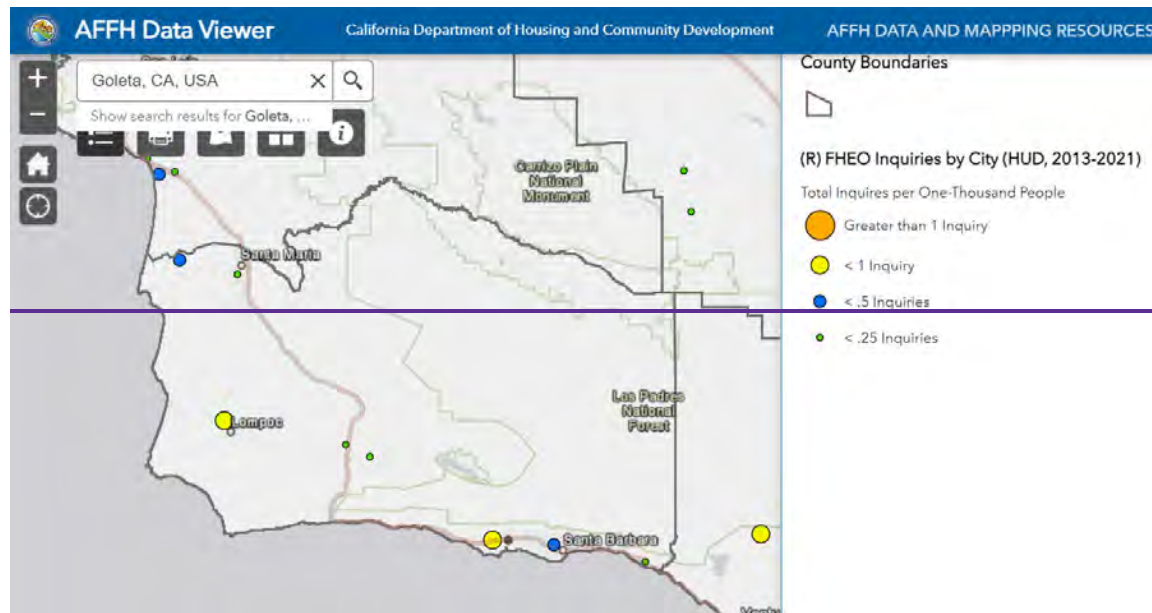


Figure 10A-3 Figure 10A-4



VII.C.2VII.E.2 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 Table 10A-33

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.

The City of Goleta does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not have any local fair housing laws. The City works to facilitate local compliance with State and Federal fair housing laws through collaboration with the City of Santa Barbara's Rental Housing Mediation Program.

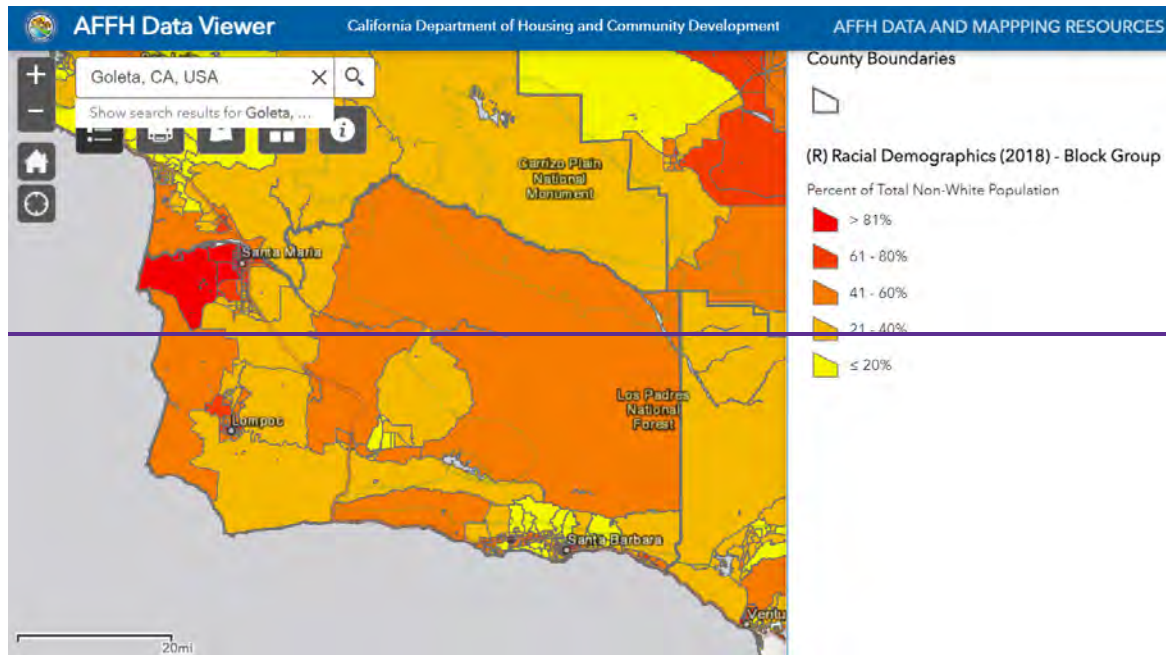
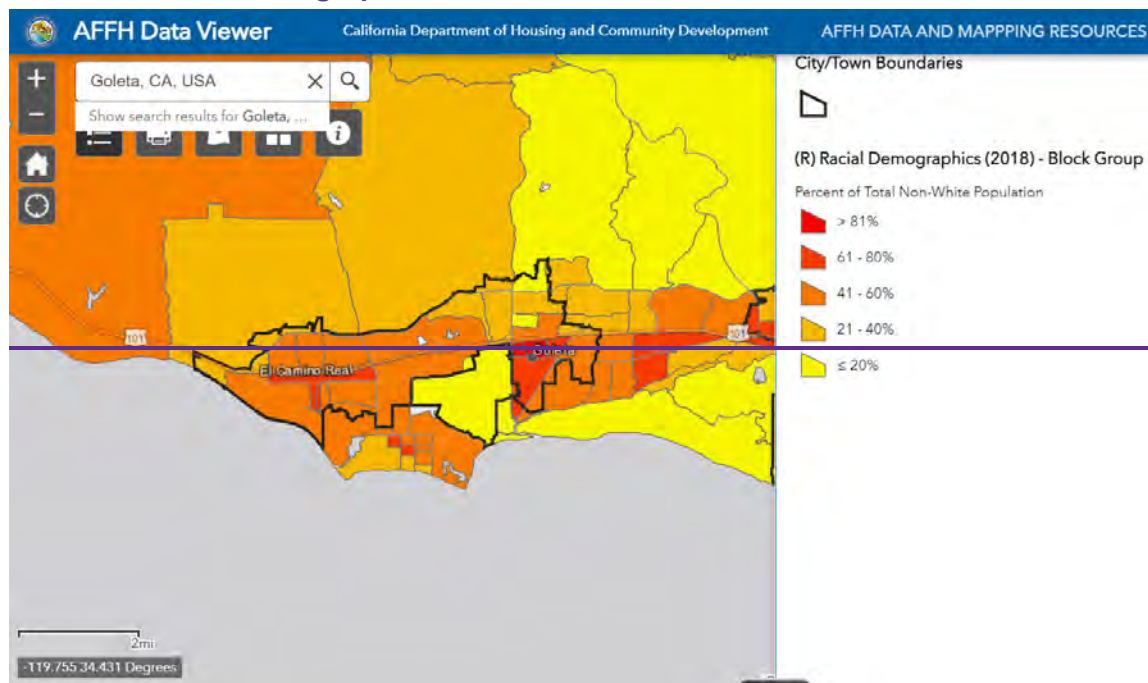
Section III: Constraints of this Housing Element describes ways the City of Goleta works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program HE 3.2(h)) and zoning regulations for special needs housing (Program HE 3.2 more generally). The 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~~VII.L – Goals, Policies and Actions and in Program HE 3.1 of the Housing Plan.

VII.D.VII.F Patterns of Integration and Segregation

VII.D.4VII.F.1 Race and Ethnicity

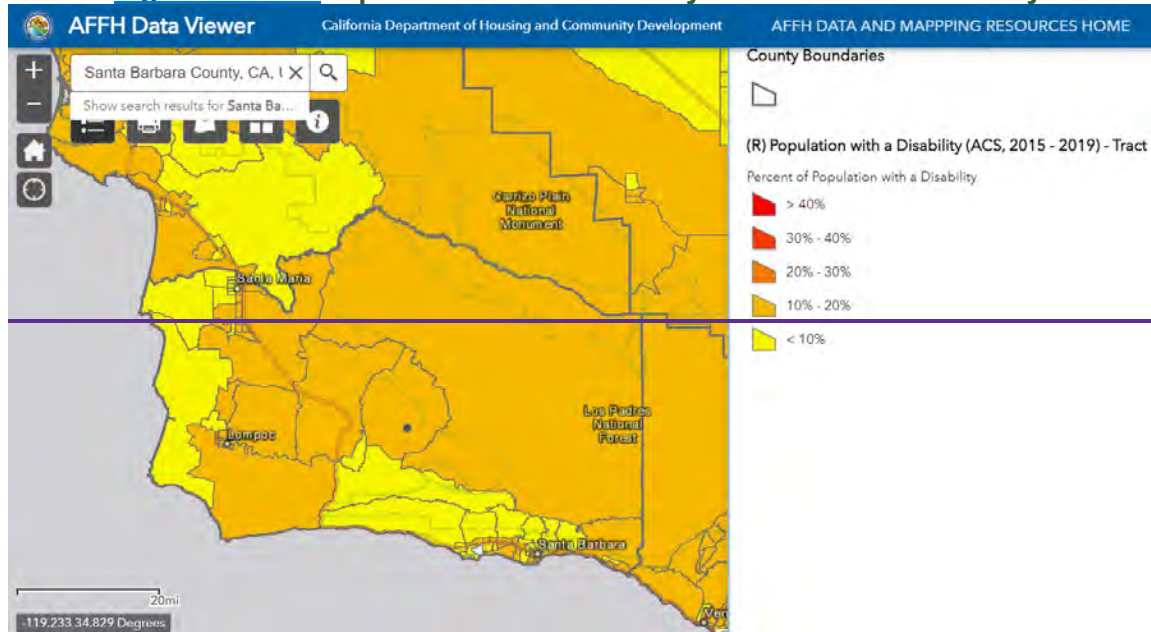
In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding 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~~ 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. Higher non-white concentrations are generally correlated with lower residential densities. Strategies to facilitate greater mobility for minority households in low-density residential areas are described in Table 10A-37 below and in Program HE 3.1 of the Housing Plan.

Figure 10A-4 Racial Demographics—Santa Barbara County**Figure 10A-5 Racial Demographics—Goleta**

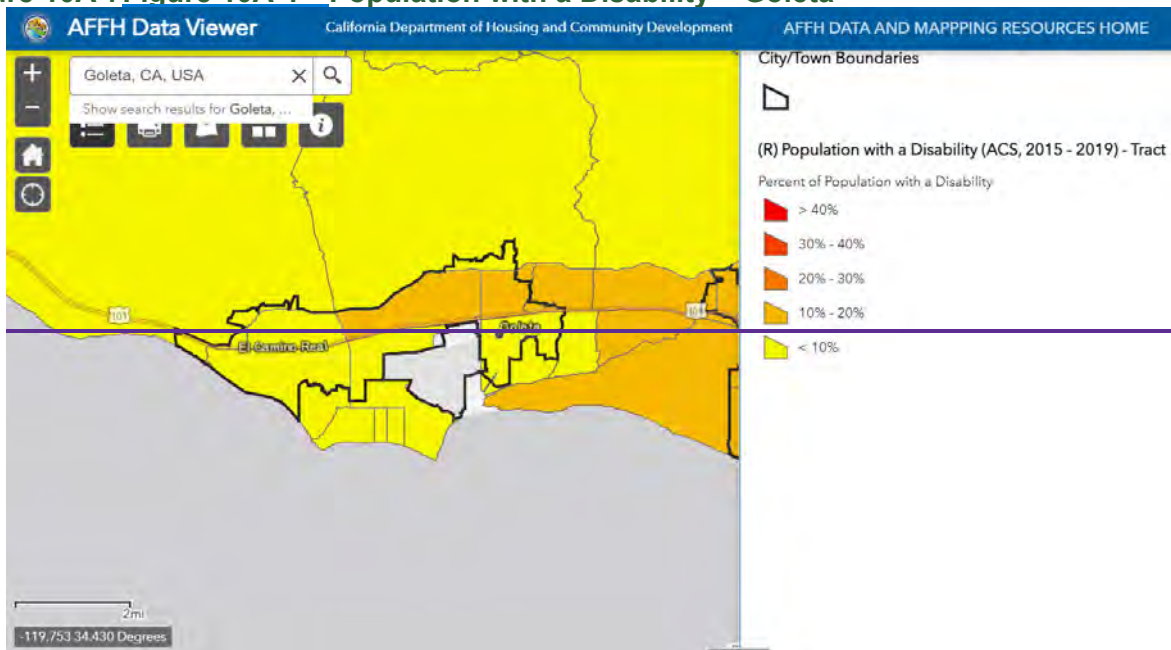
VII.D.2VII.F.2 Persons with Disabilities

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~~~~Figure 10A-1~~ **Population with a Disability – Santa Barbara County**

As shown on ~~Figure 10A-7~~~~Figure 10A-5~~, 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%. This area is also identified as a Racially Concentrated Area of Affluence, as seen in Figure 10A-13.

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~~~~Figure 10A-1~~ **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.

VII.D.3VII.F.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~~Figure 10A-6 shows the percentage of children living in married couple households for the County as a whole while ~~Figure 10A-9~~Figure 10A-7 shows the distribution in Goleta. These maps indicate that most areas of Goleta have a high percentage of children living in married couple households (>80 percent).

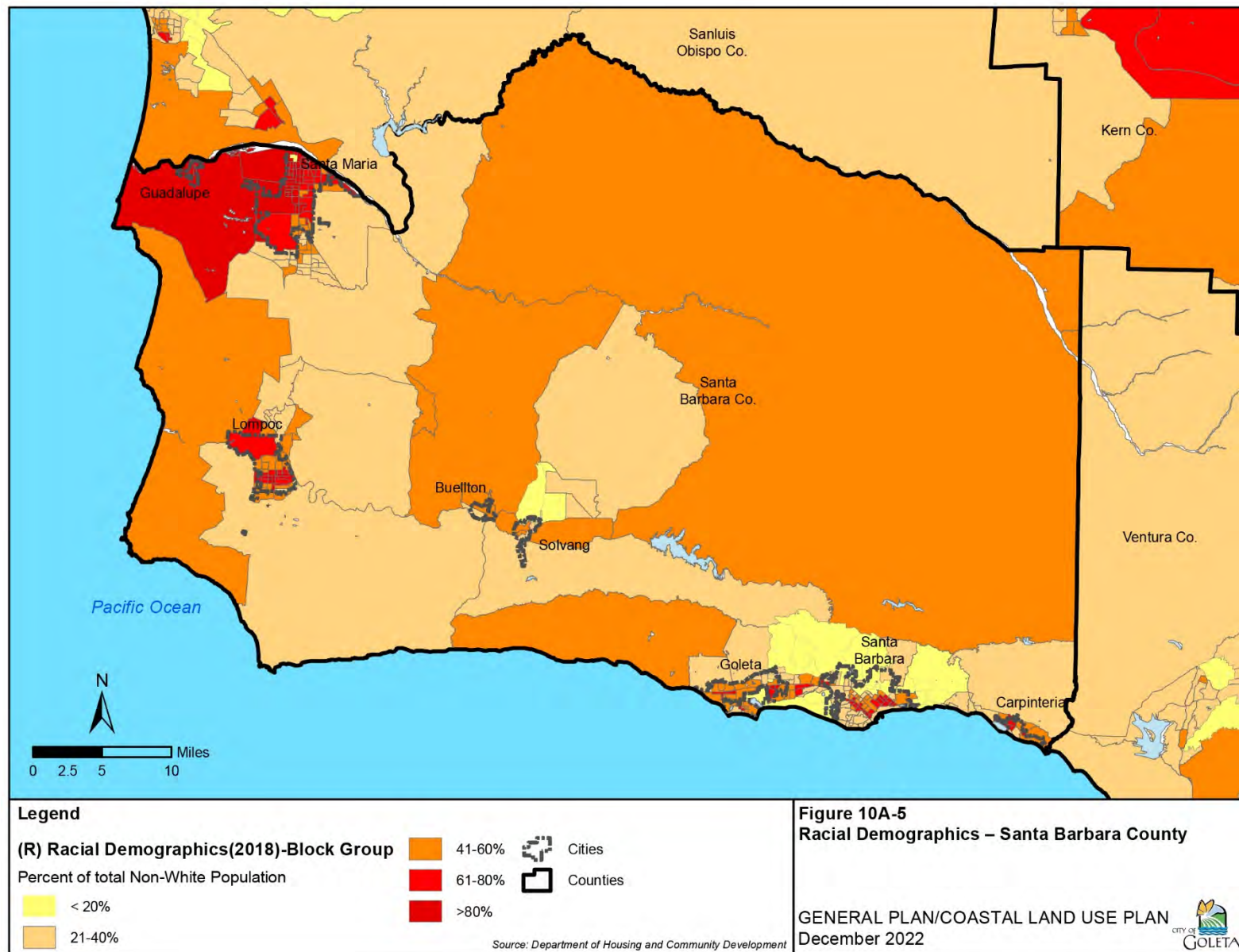


Figure 10A-2 Racial Demographics – Santa Barbara County

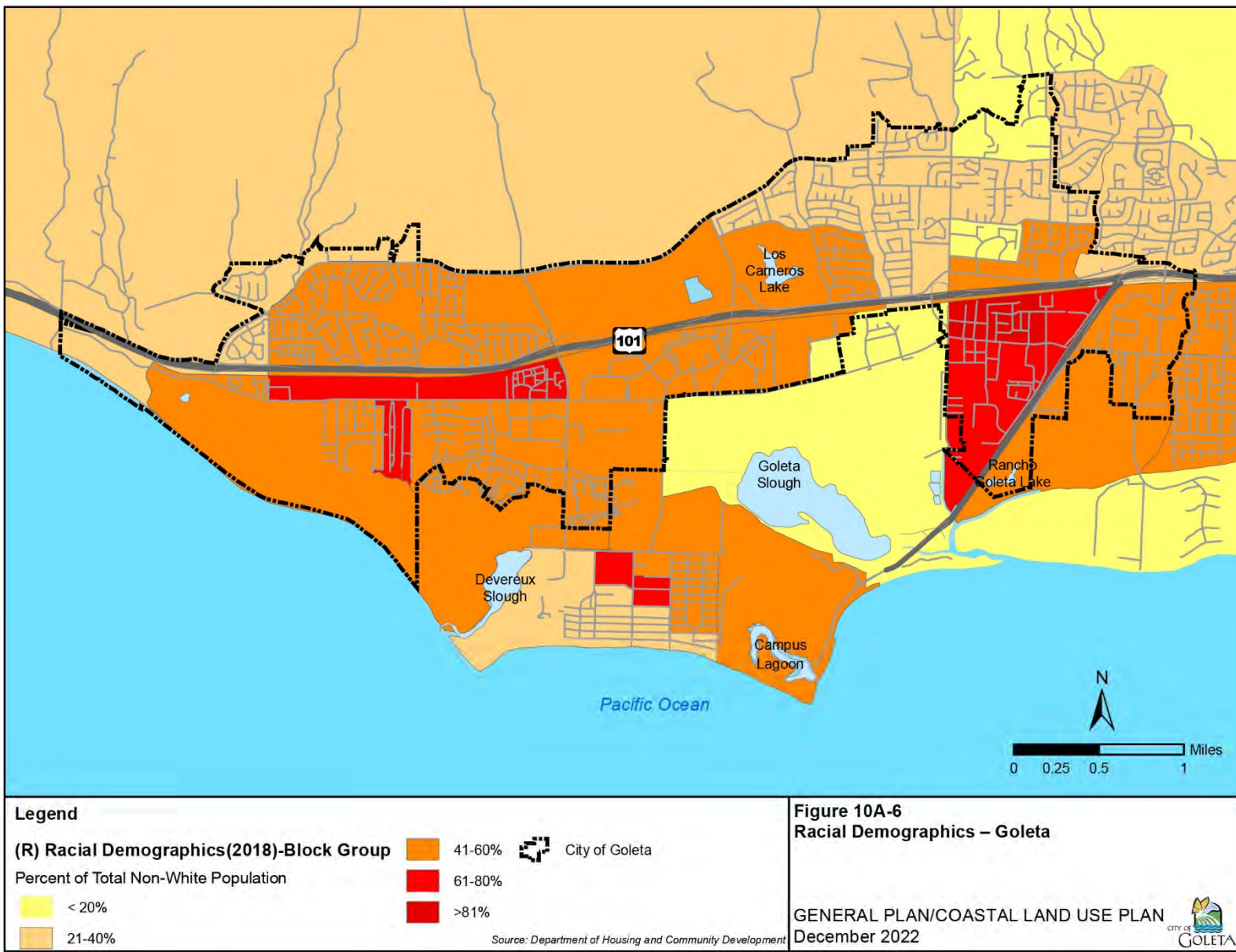


Figure 10A-3 Racial Demographics – Goleta

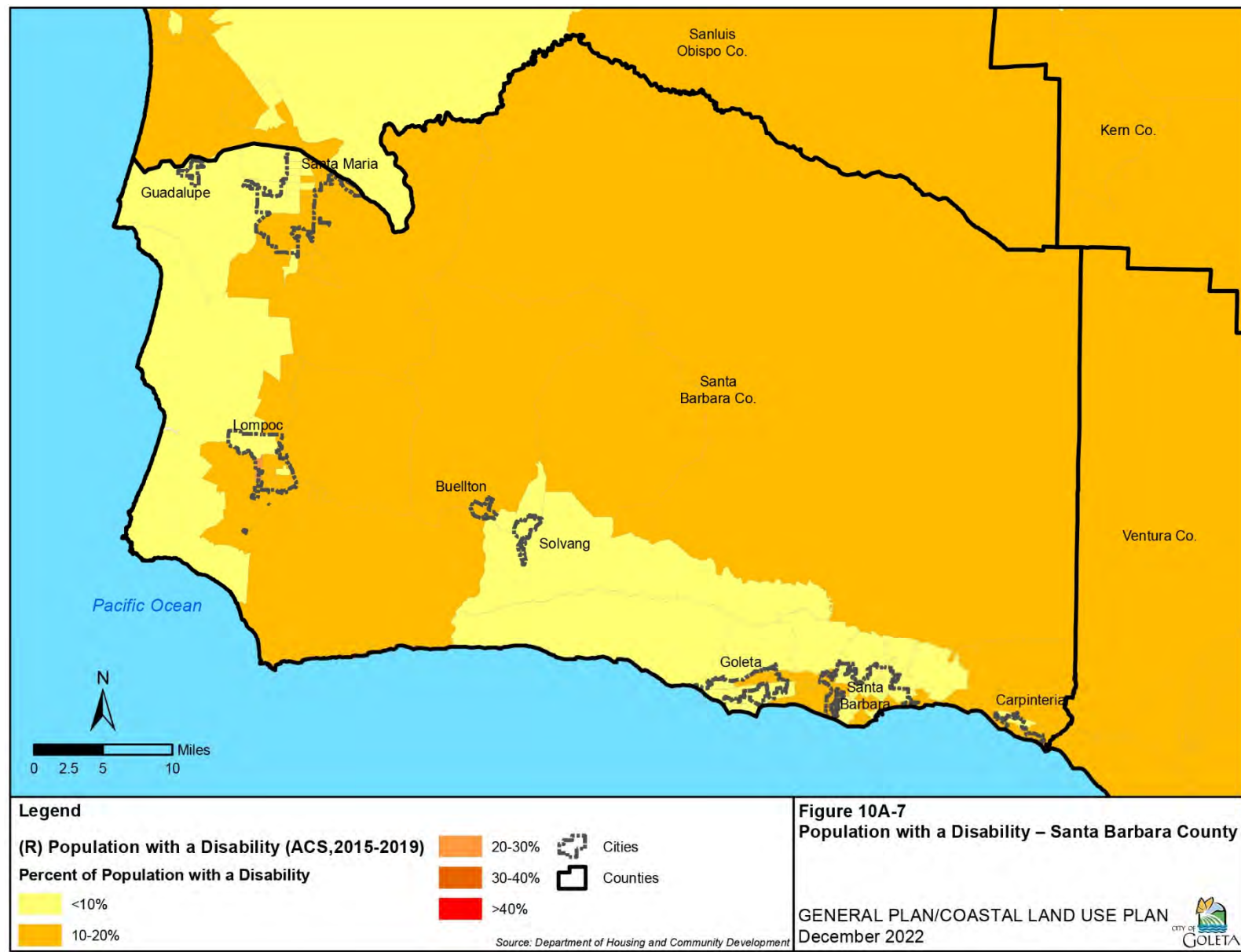


Figure 10A-4 Population with a Disability – Santa Barbara County

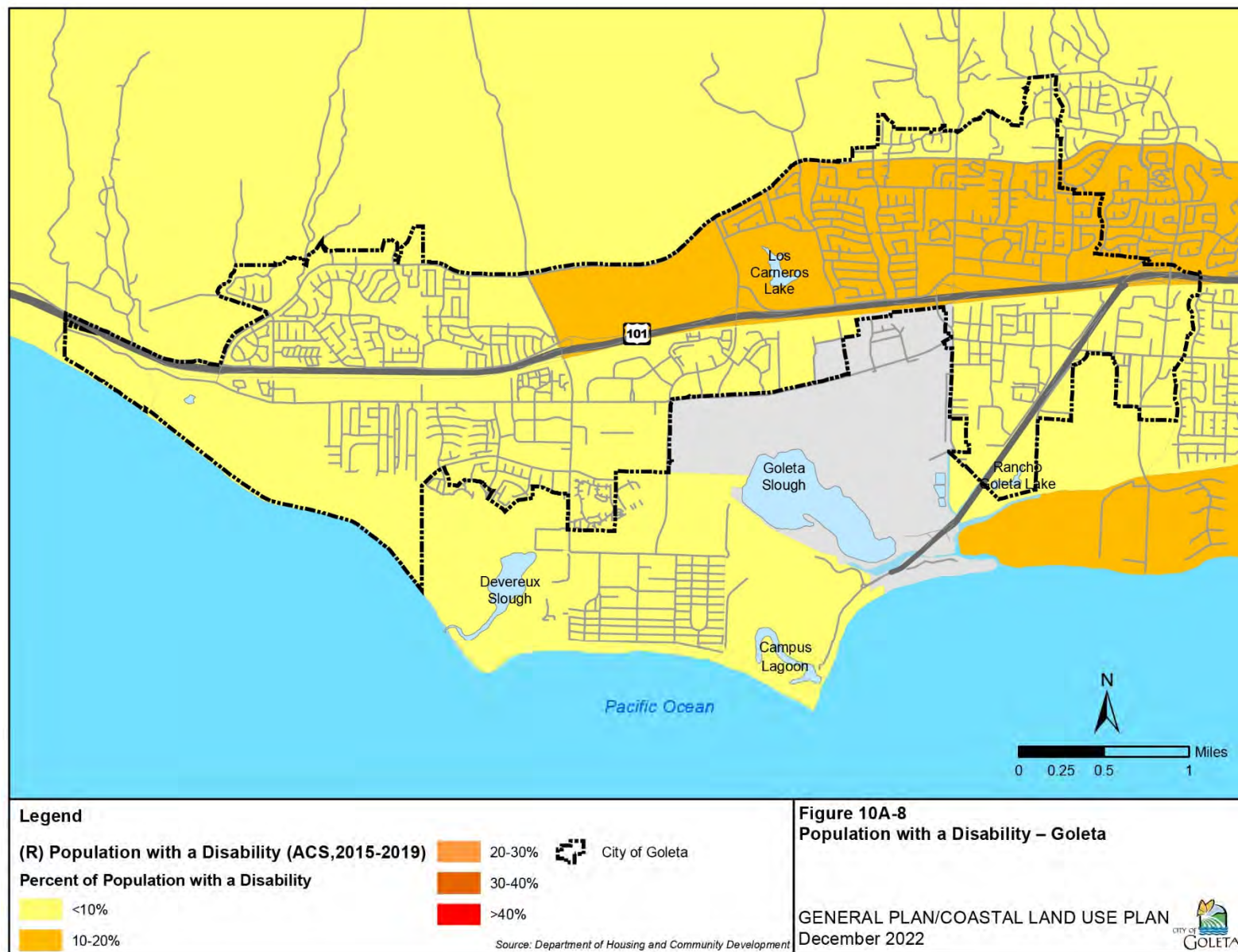


Figure 10A-5 Population with a Disability – Goleta
Percentage

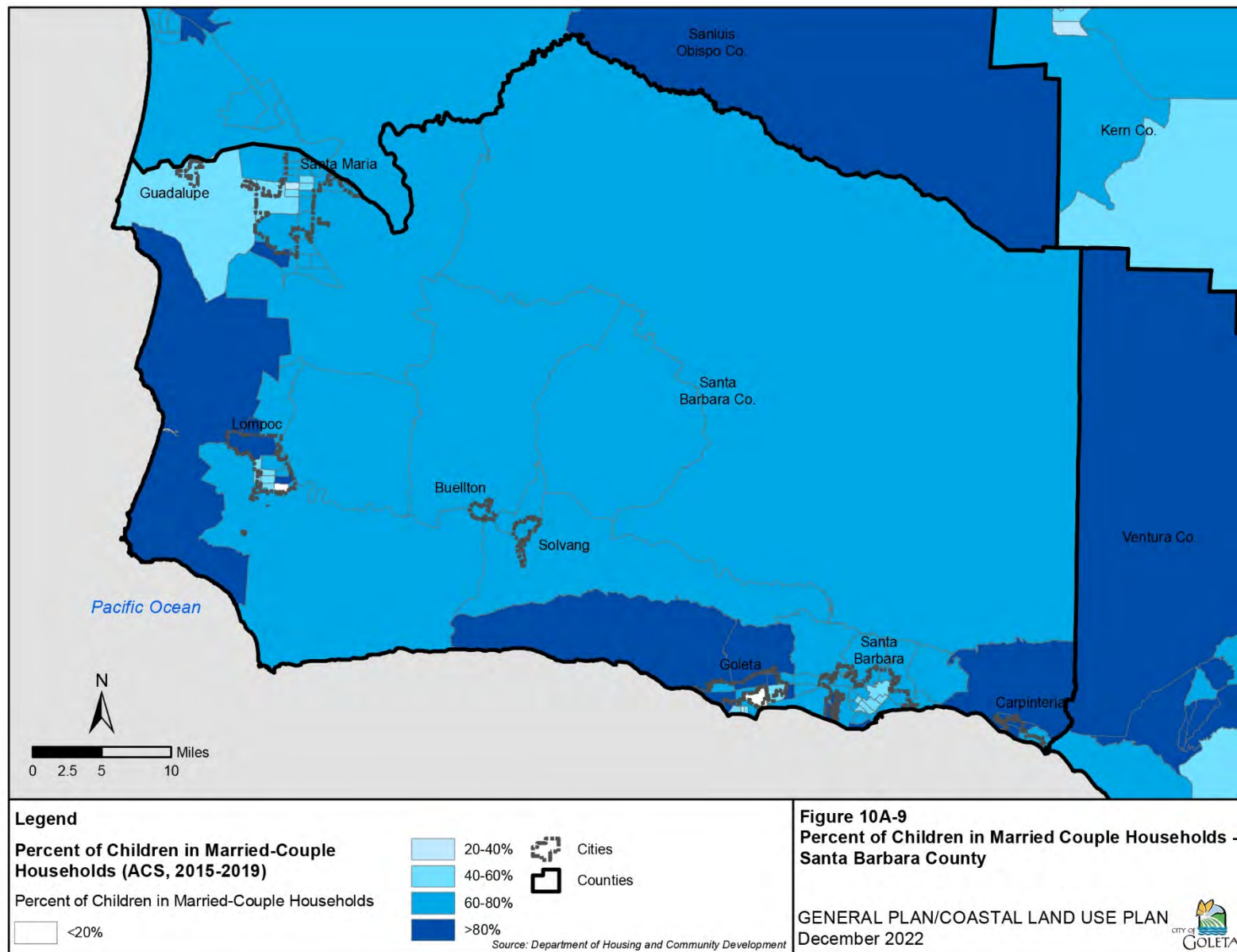
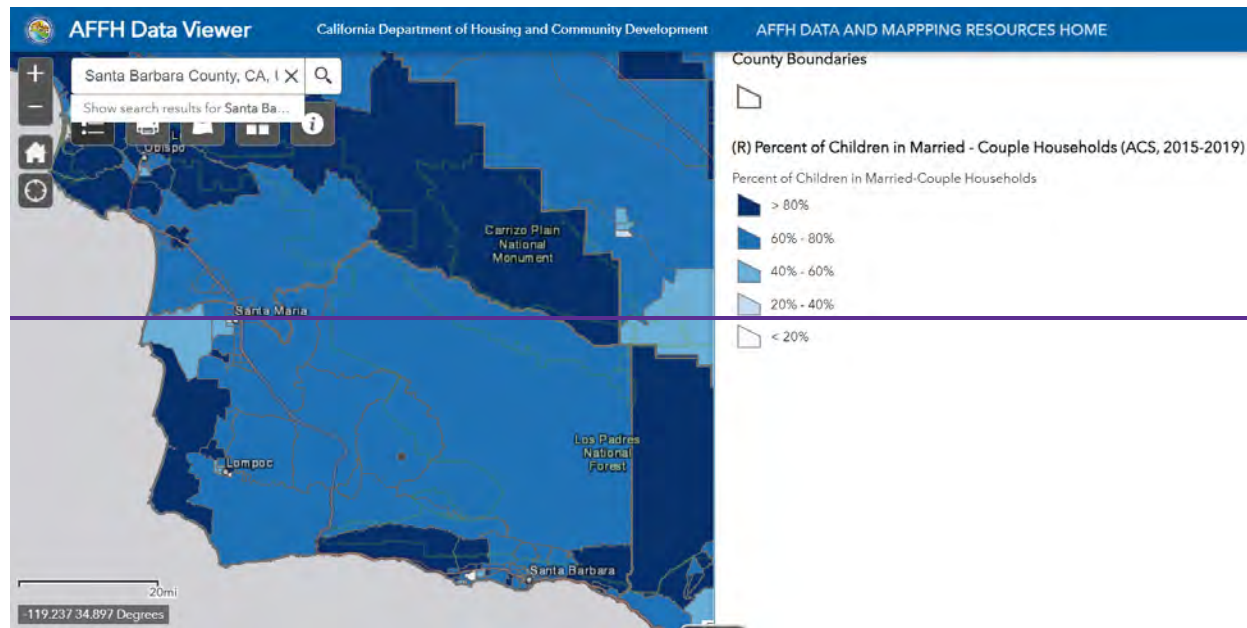


Figure 10A-8 **Figure 10A-6** **Percent**



Percentage

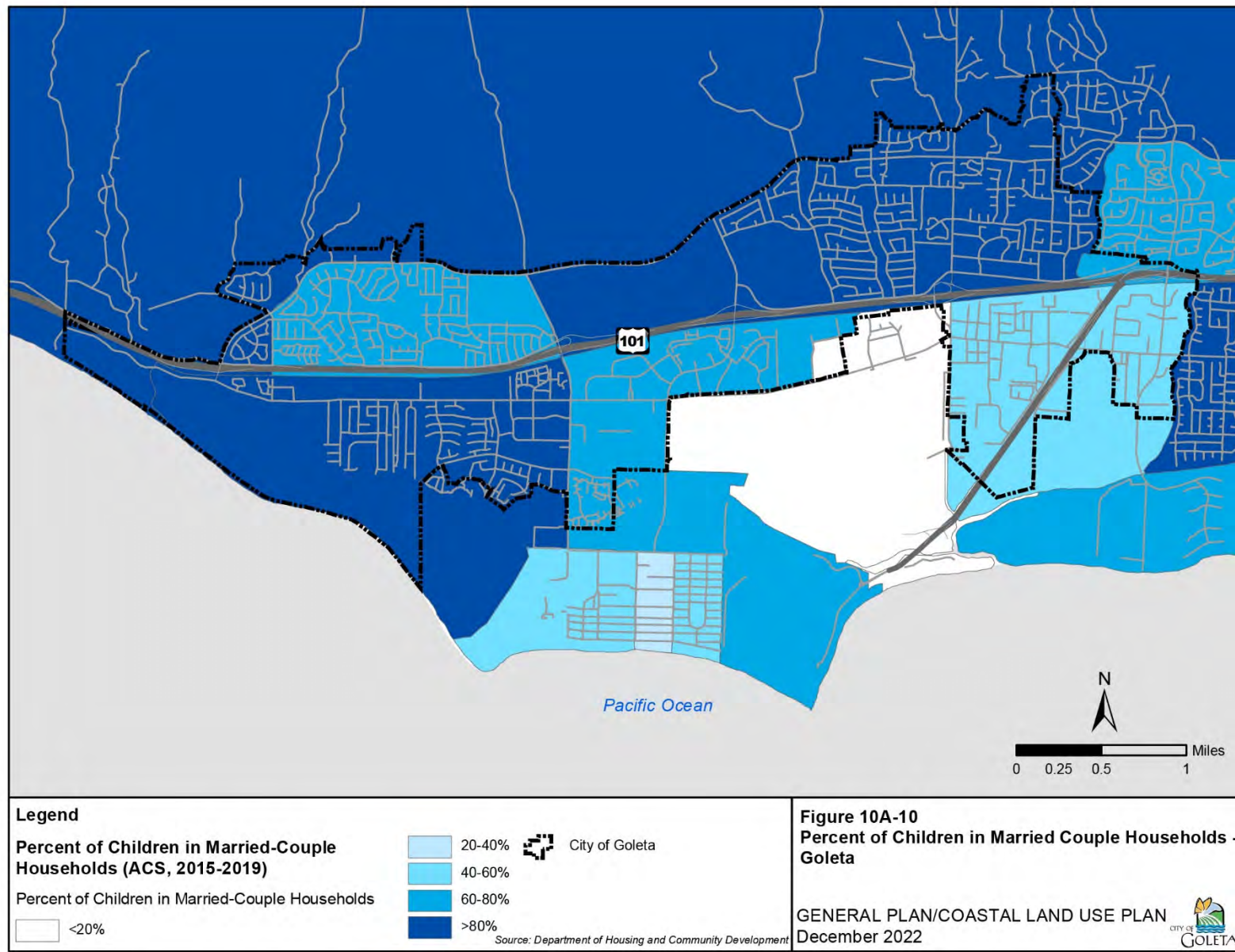
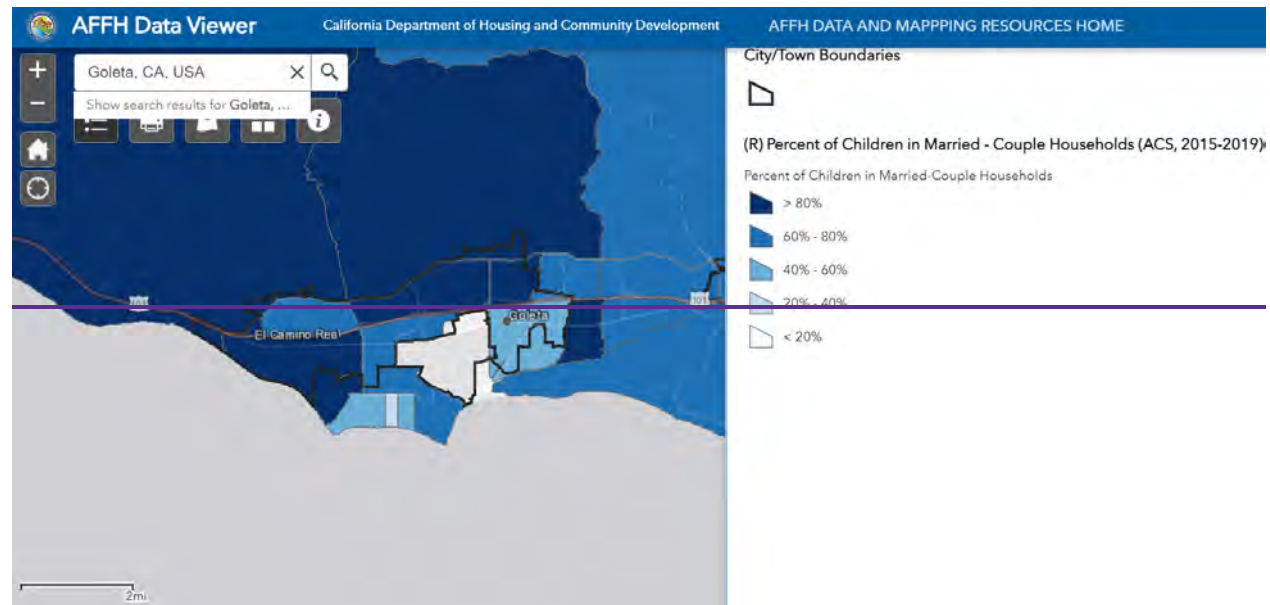


Figure 10A-9 **Figure 10A-7** **Percent**

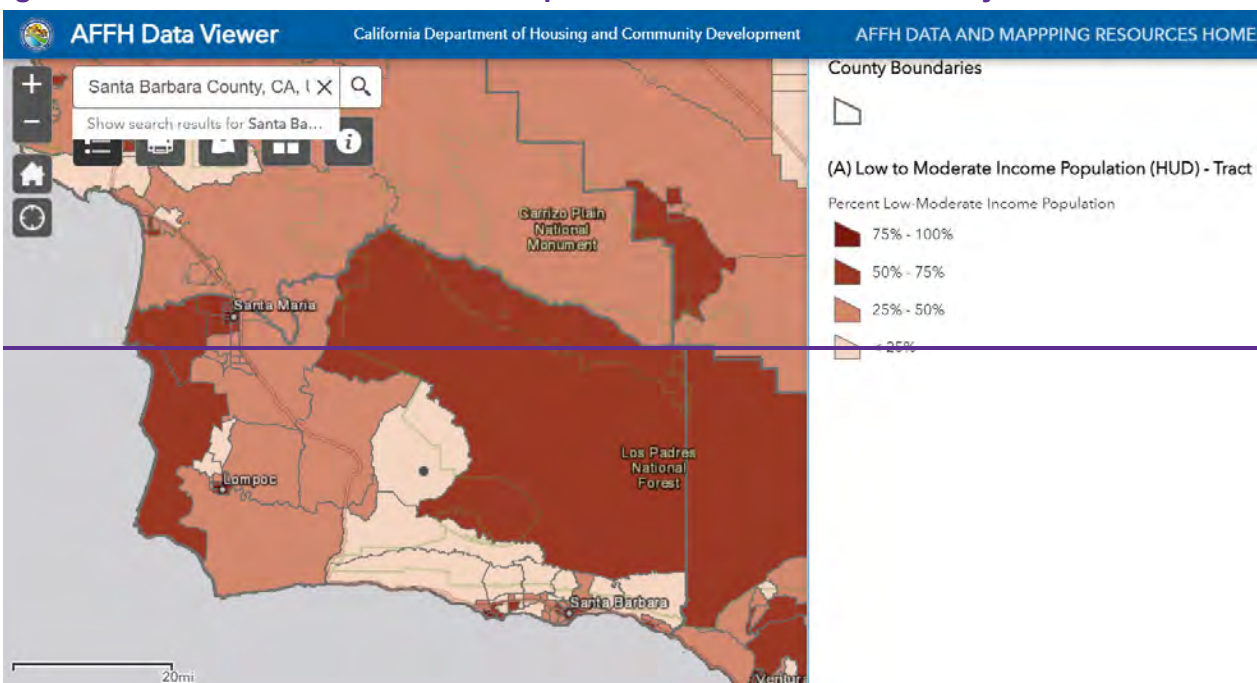


VII.D.4 VII.F.4 Income

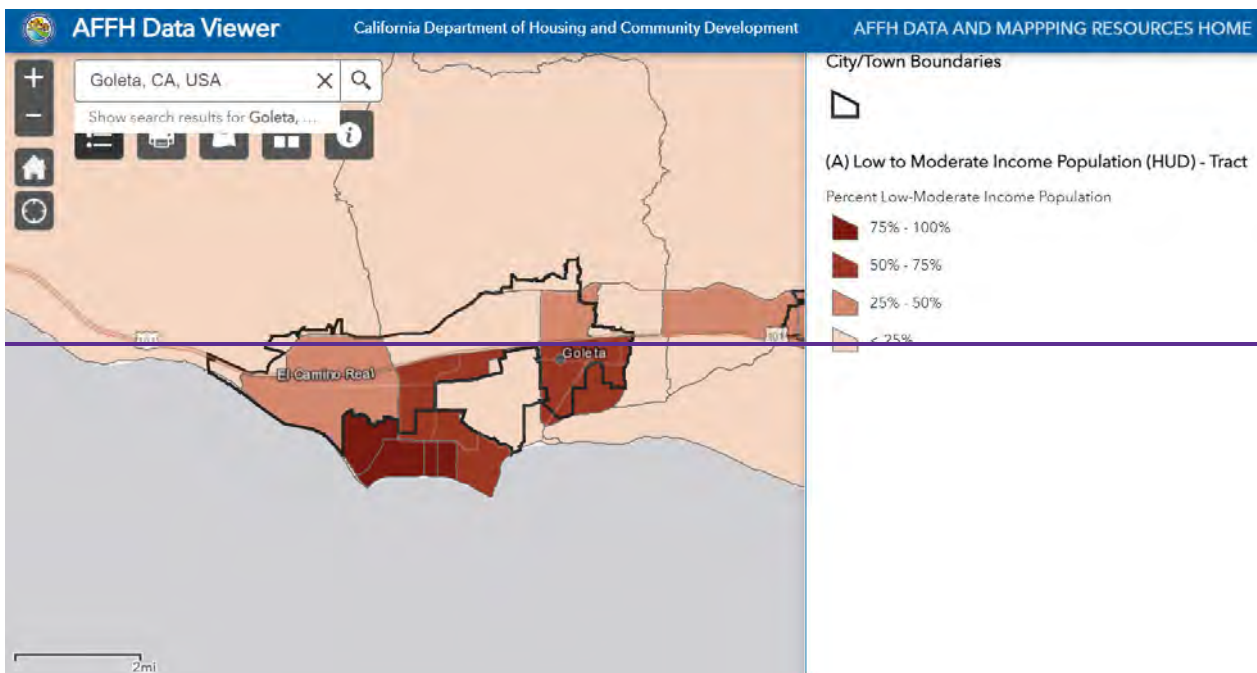
Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

As seen in ~~Figure 10A-10~~ Figure 10A-8, 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~~ Figure 10A-9). Census tracts with higher percentages of low-income households are generally located in areas with higher residential density where housing costs are lower. 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 college students near the UC Santa Barbara campus.

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



~~Figure 10A-11~~ **Figure 10A-1 Low/Moderate Income Population – Goleta**

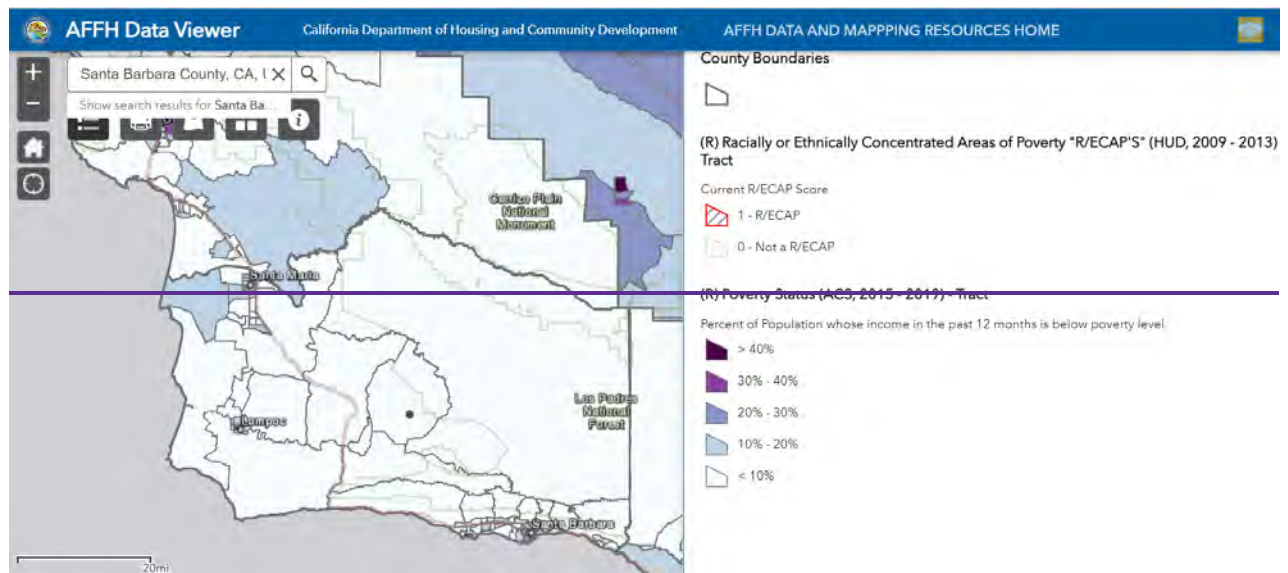


VII.E.VII.G Racially/Ethnically Concentrated Areas

VII.E.4VII.G.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-10).

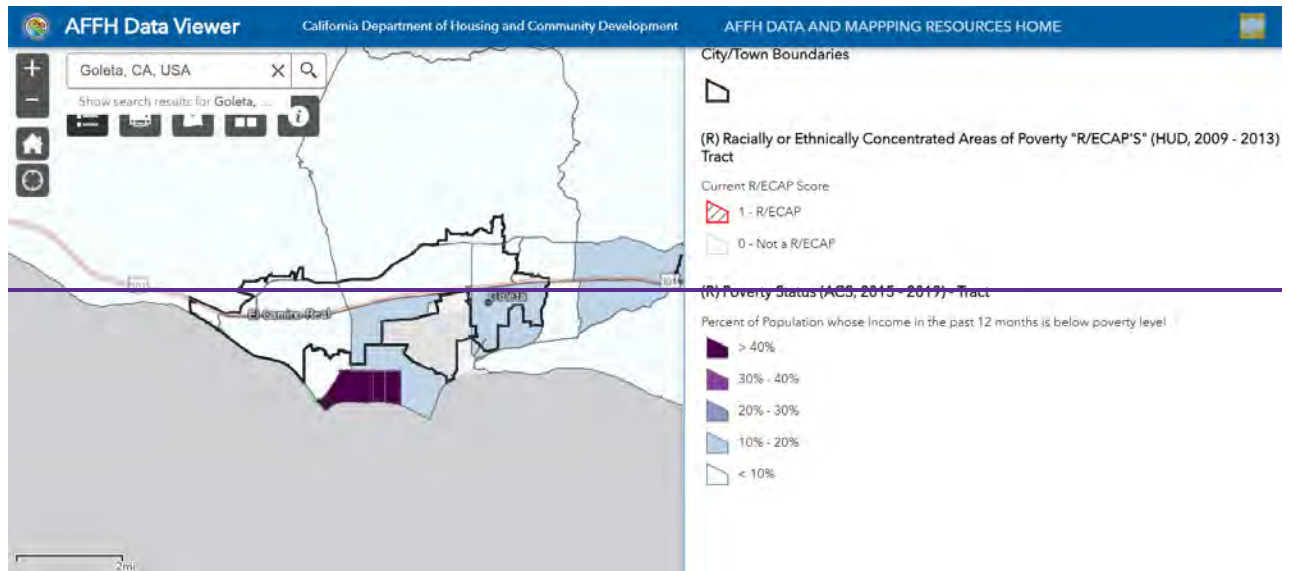
Figure 10A-12 Racially/Ethnically Concentrated Areas of Poverty—Santa Barbara County



Recent Census estimates regarding poverty status of households in Goleta are shown in [Figure 10A-13](#) Figure 10A-5. 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



VII.E.2VII.G.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 (RCAs) and the HCD Data Viewer does not currently provide RCA maps, available data regarding the percentage White population and median household income can provide insight into racially concentrated areas of affluence. Racially/ethnically concentrated areas of affluence (RCAs) in Santa Barbara County are illustrated in (Figure 10A-6). In Goleta, the north-central portion of the city is identified as an RCA (Figure 10A-7). This area generally includes larger single-family lots that tend to correlate with higher housing prices. Program HE 3.1 in the Housing Plan includes strategies and actions to expand opportunities for lower-income households in these areas, such as by encouraging accessory dwelling units and urban lot splits.~~

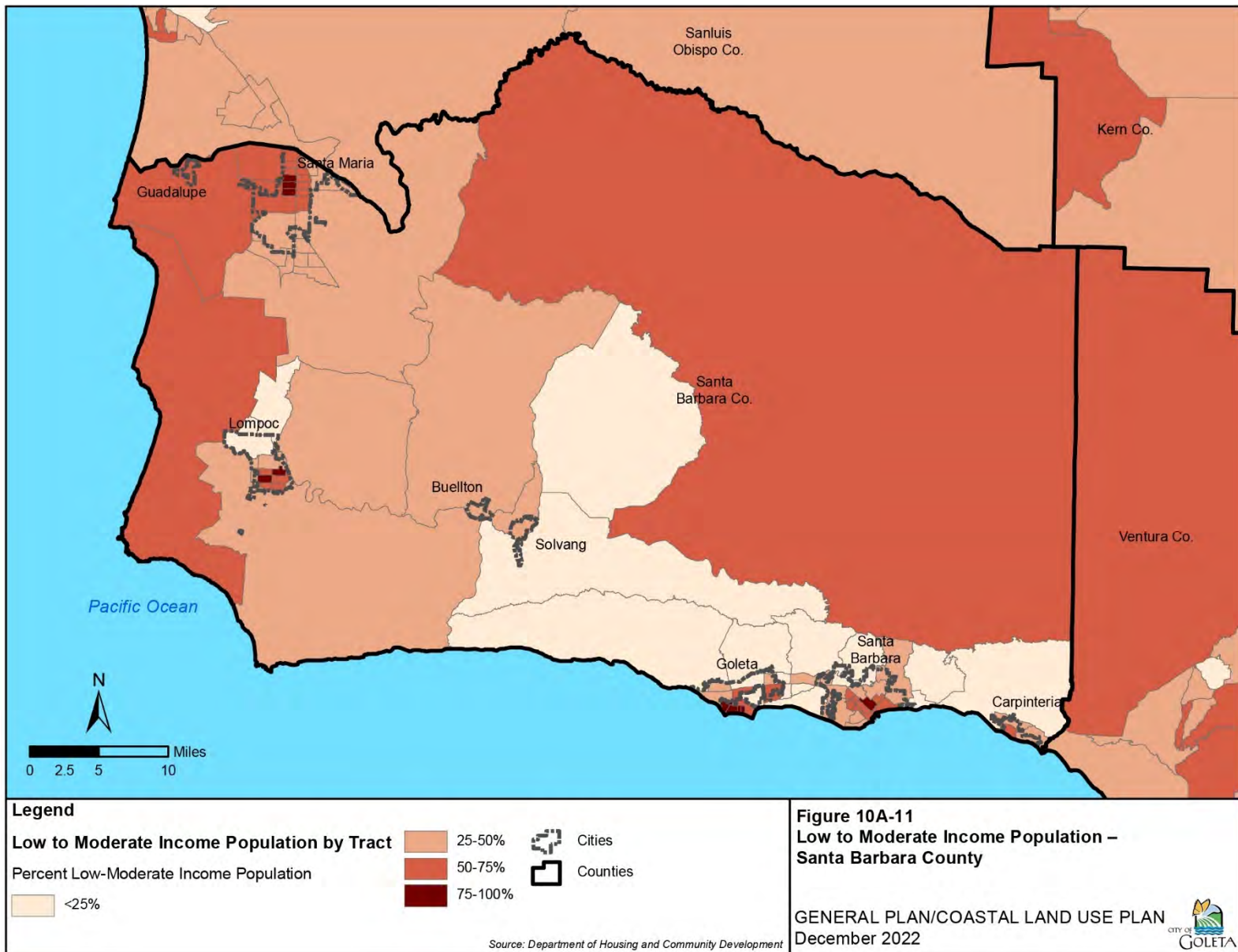


Figure 10A-2 Low to Moderate Income Population – Santa Barbara County

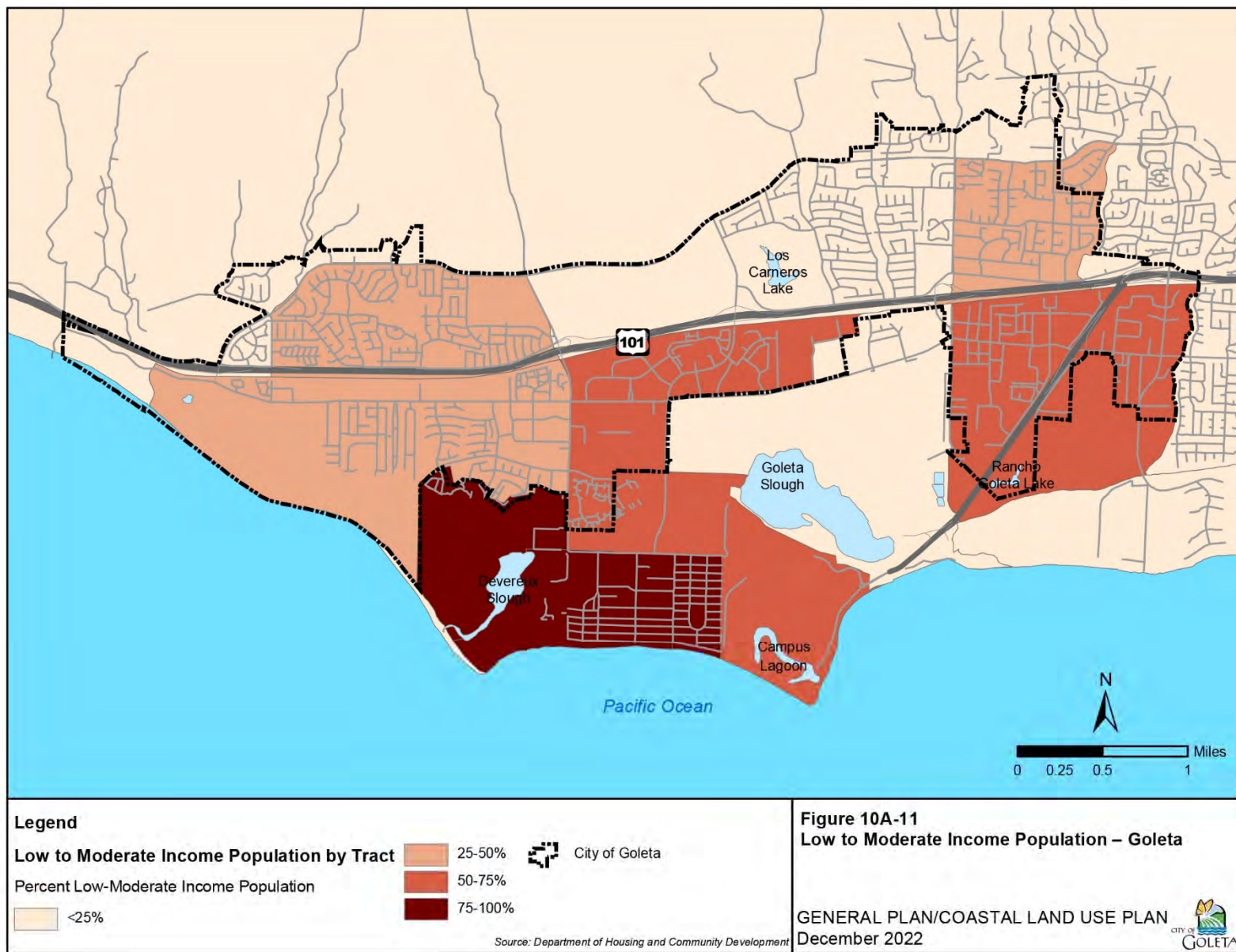


Figure 10A-3 Low/Moderate Income Population – Goleta

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.

Median Household Income by Race—Goleta and

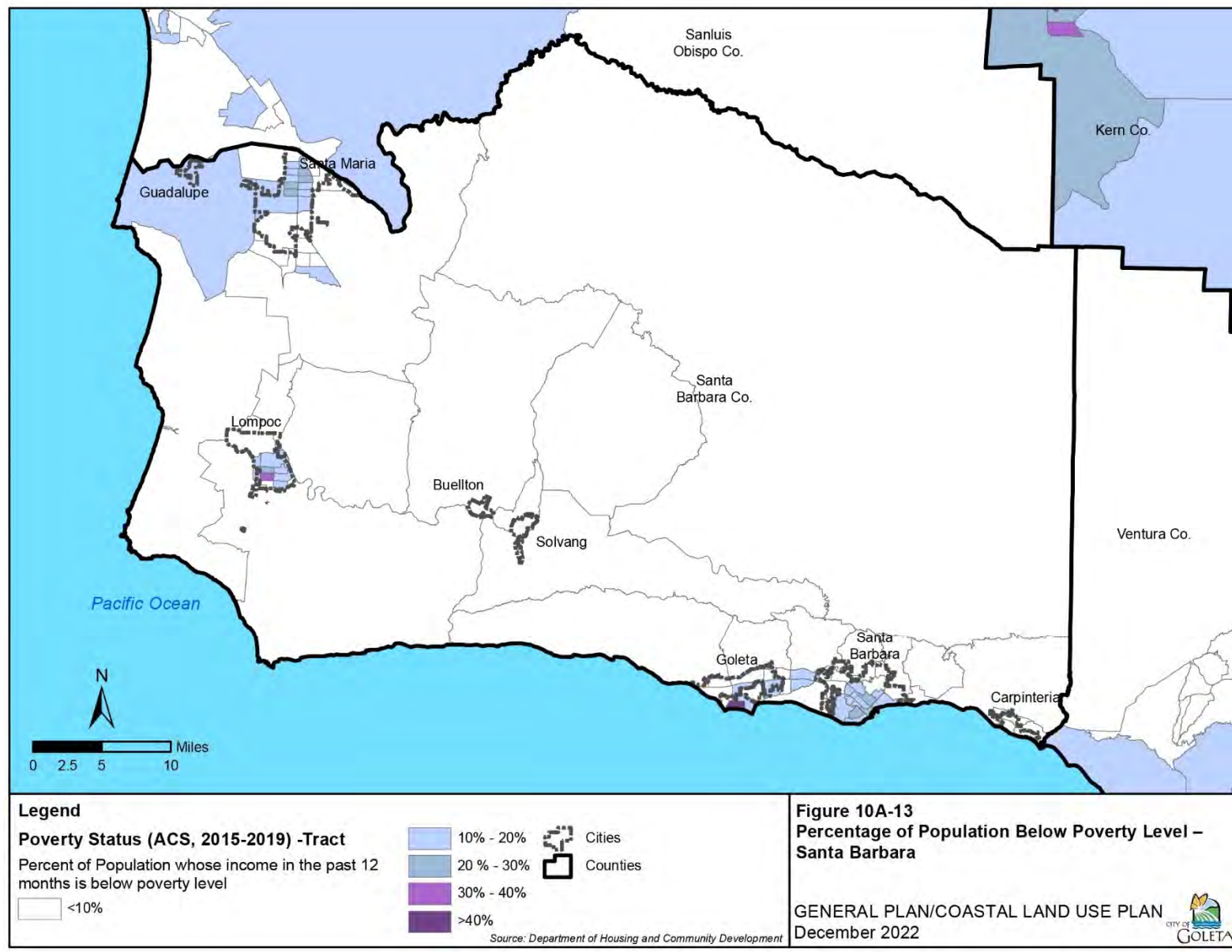


Figure 10A-4 Percentage of Population Below Poverty Level – Santa Barbara

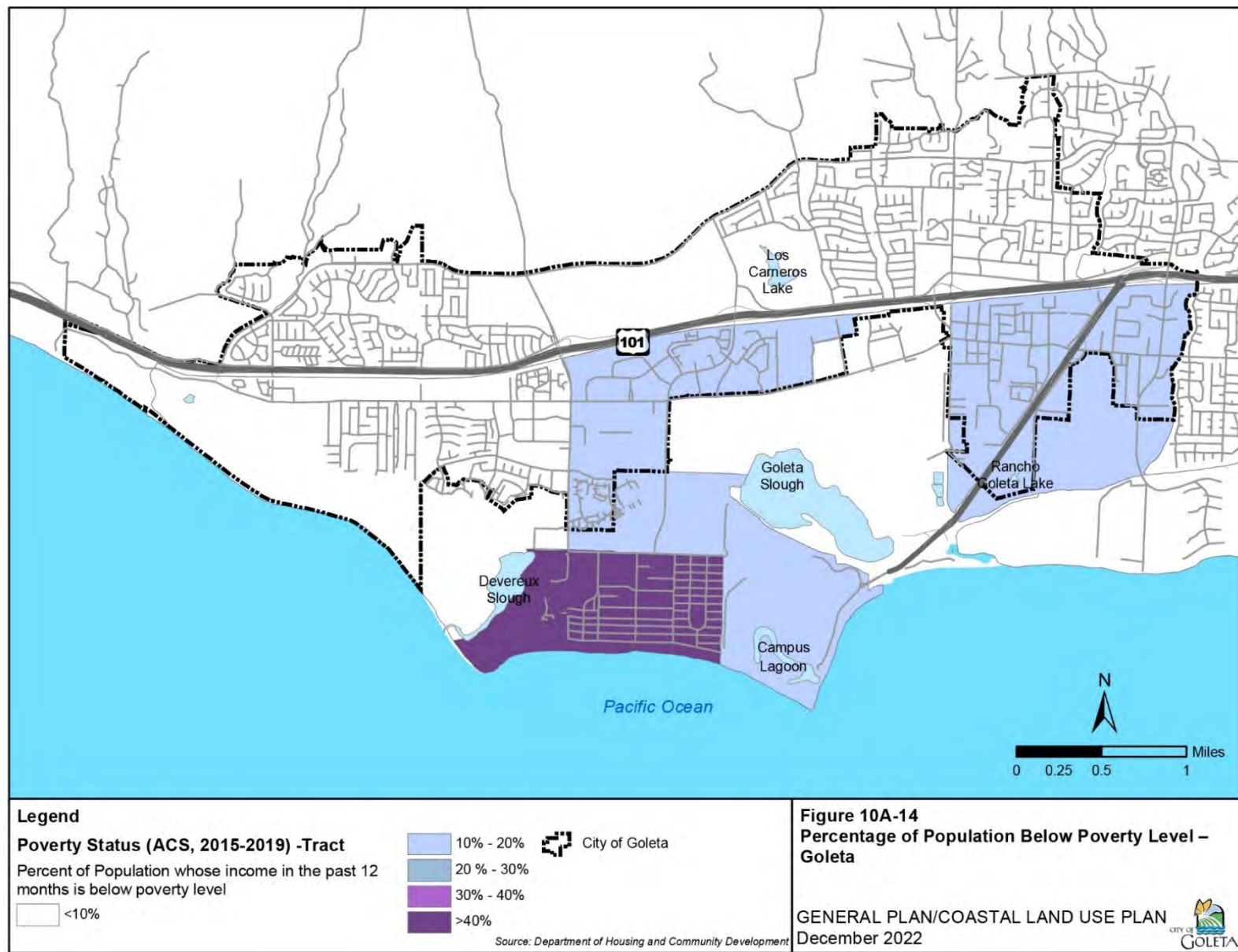


Figure 10A-5 Percentage of Population Below Poverty Level – Goleta

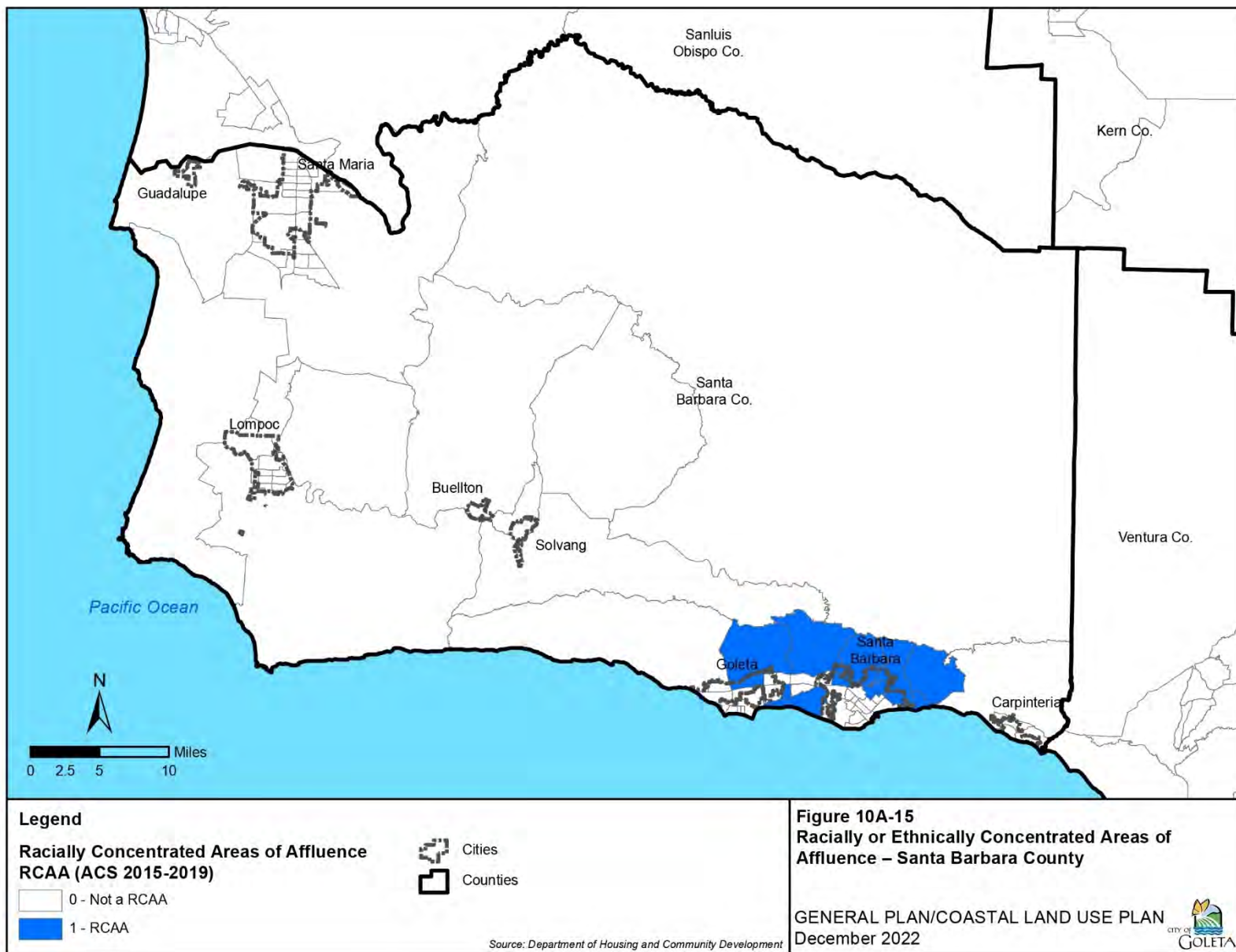


Figure 10A-14 Figure 10A-6 Racially or Ethnically Concentrated Areas of Affluence –

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)

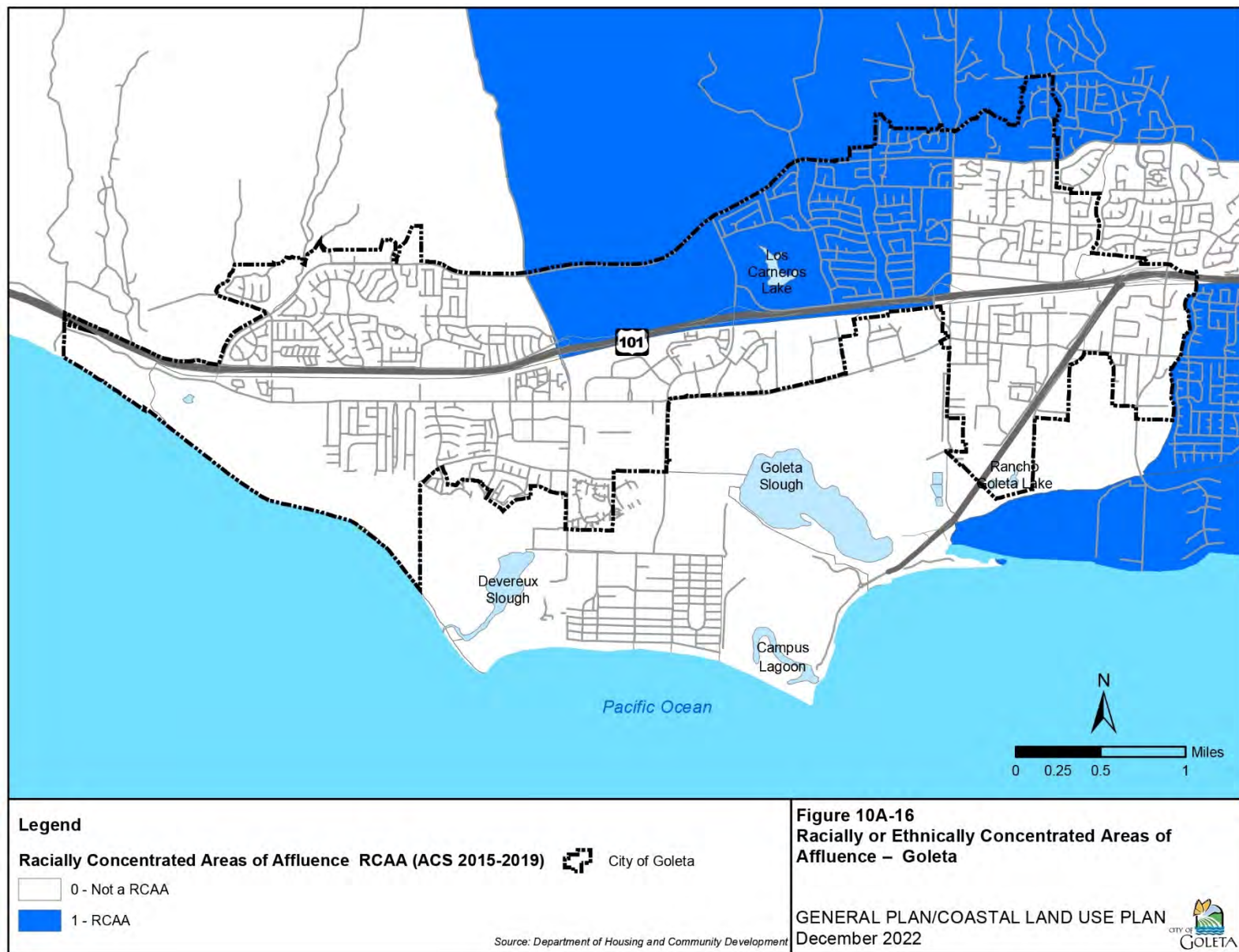


Figure 10A-7 Racially or Ethnically Concentrated Areas of Affluence – Goleta

VII.F.VII.H Disparities in Access to Opportunity

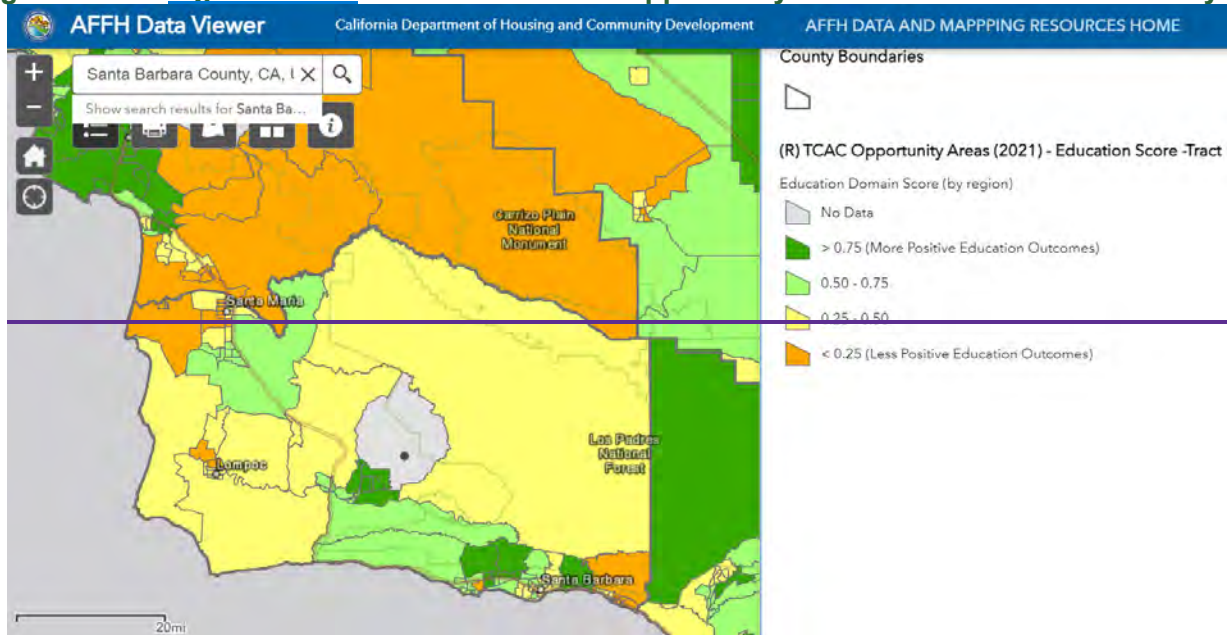
VII.F.1VII.H.1 Overview

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.

VII.F.2VII.H.2 Educational Opportunity

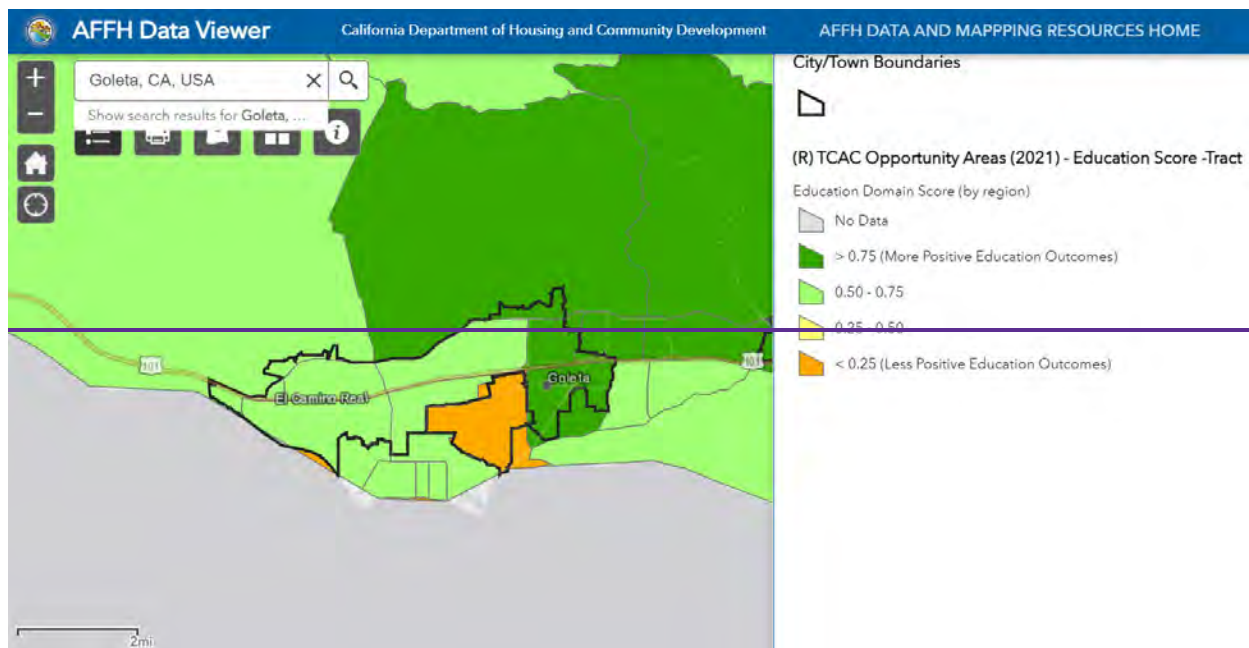
Educational opportunity scores for Santa Barbara County as a whole are shown in [Figure 10A-14](#). The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

Figure 10A-15 ~~Figure 10A-1~~ **TCAC Educational Opportunity Areas — Santa Barbara County**



As shown in [Figure 10A-15](#) Figure 10A-9, TCAC educational opportunity scores are highest in the eastern portion of the City and lowest in the southeastern portion of the City. [Higher educational opportunity appears to be somewhat associated with higher incomes, as illustrated in Figure 10A-7.](#)

Figure 10A-16 ~~Figure 10A-1~~ **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,¹⁹ 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

¹⁹ <https://www.gusd.us/about>

Colina Junior High School, in grades 7 and 8, and Dos Pueblos High School or San Marcos High School in grades 9 through 12.

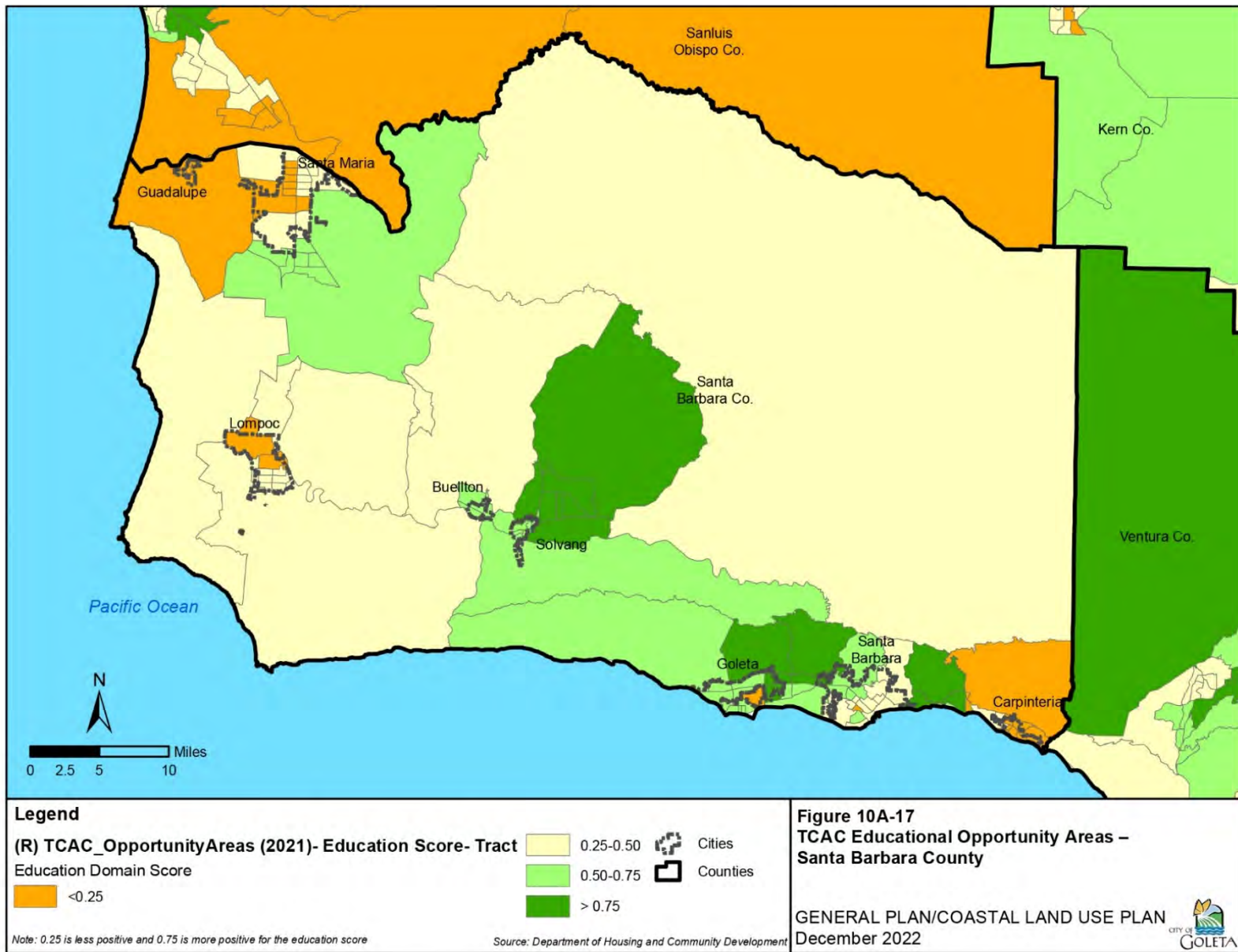


Figure 10A-8 TCAC Educational Opportunity Areas – Santa Barbara County

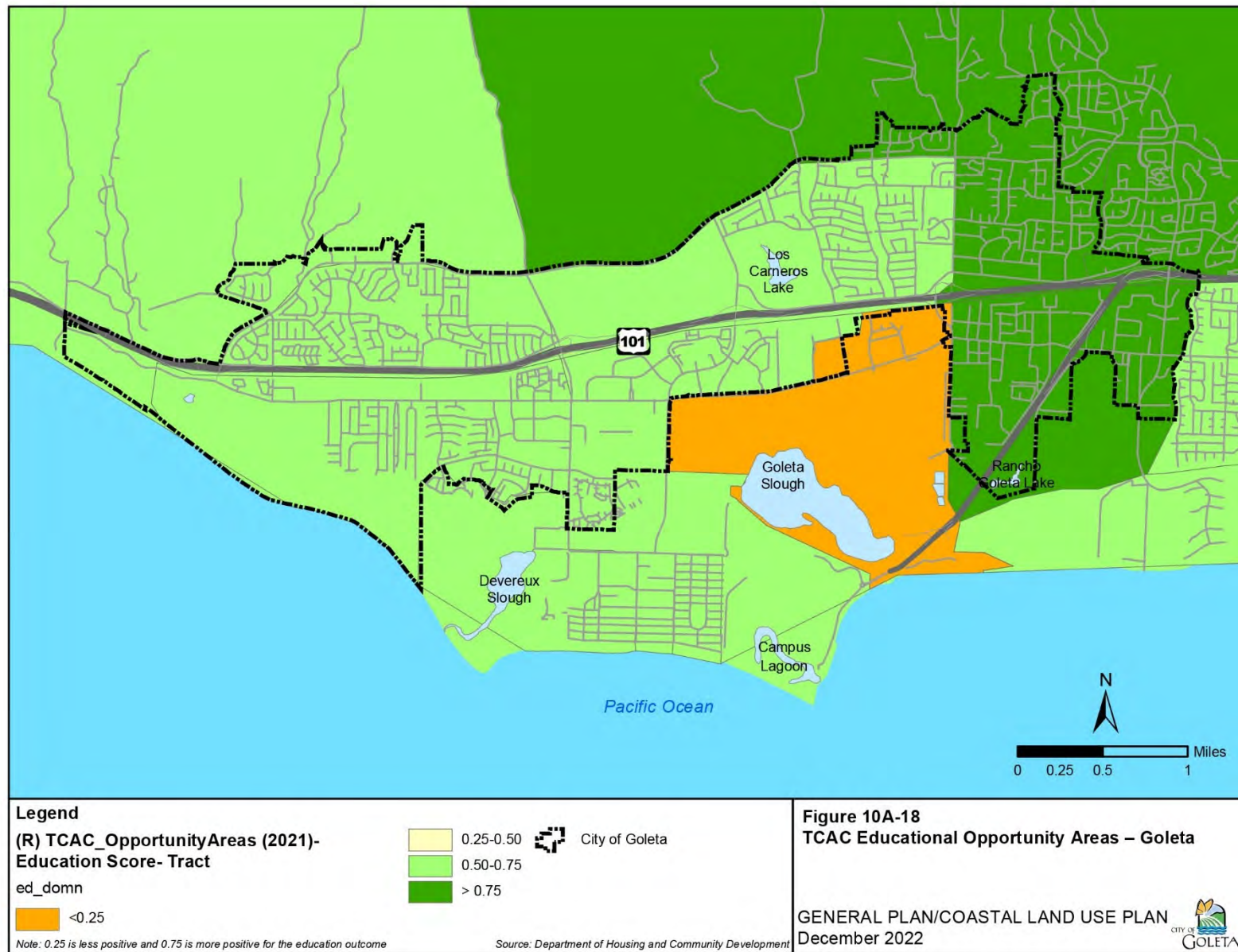
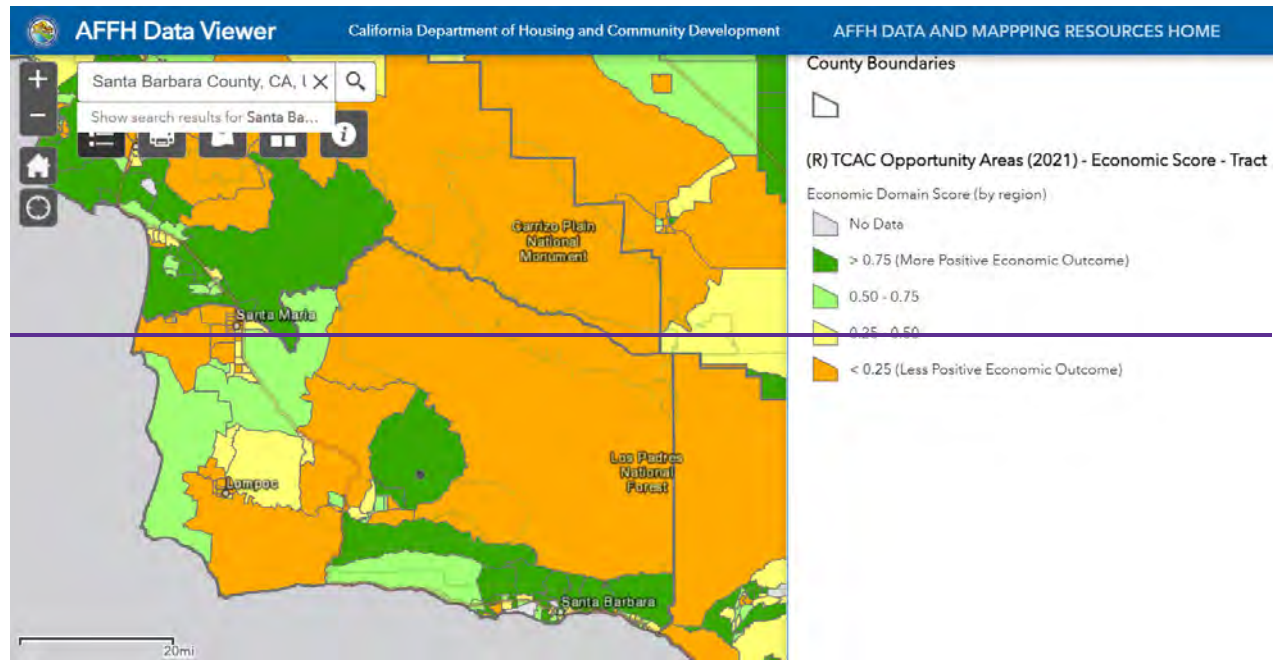


Figure 10A-9 TCAC Educational Opportunity Areas – Goleta

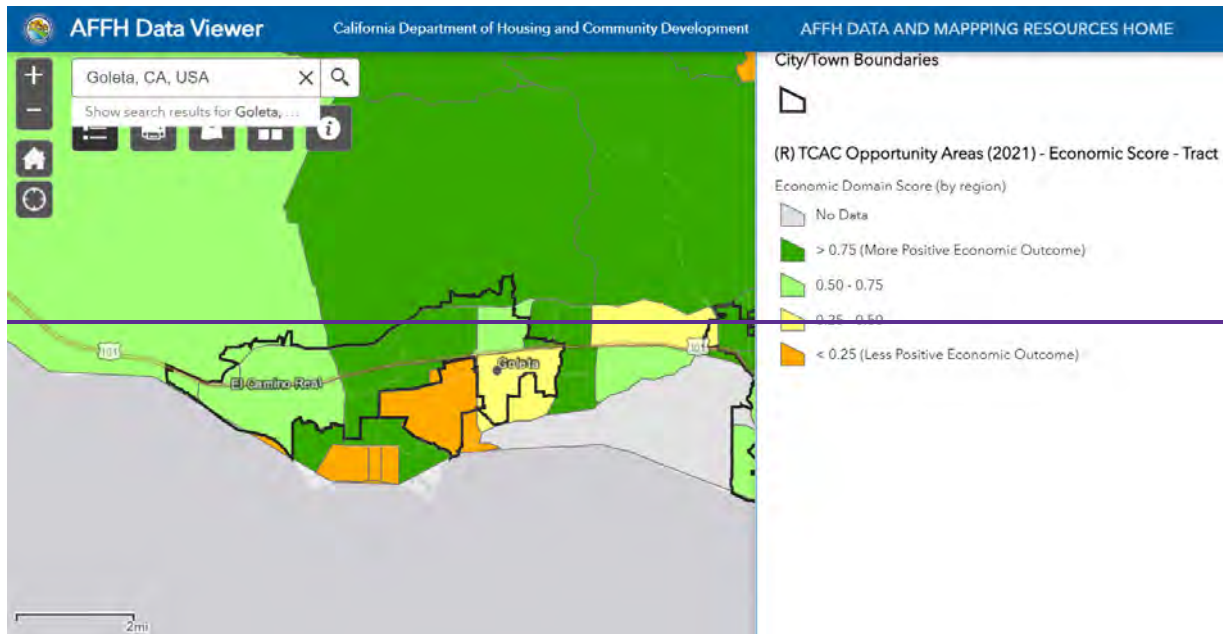
VII.F.3VII.H.3 Economic Opportunity

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-10.

Figure 10A-17 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. Strategies included in the Housing Plan will encourage housing and mixed-use development in commercial zoning districts and help to expand economic opportunities for Goleta residents (e.g., Program HE 2.1).

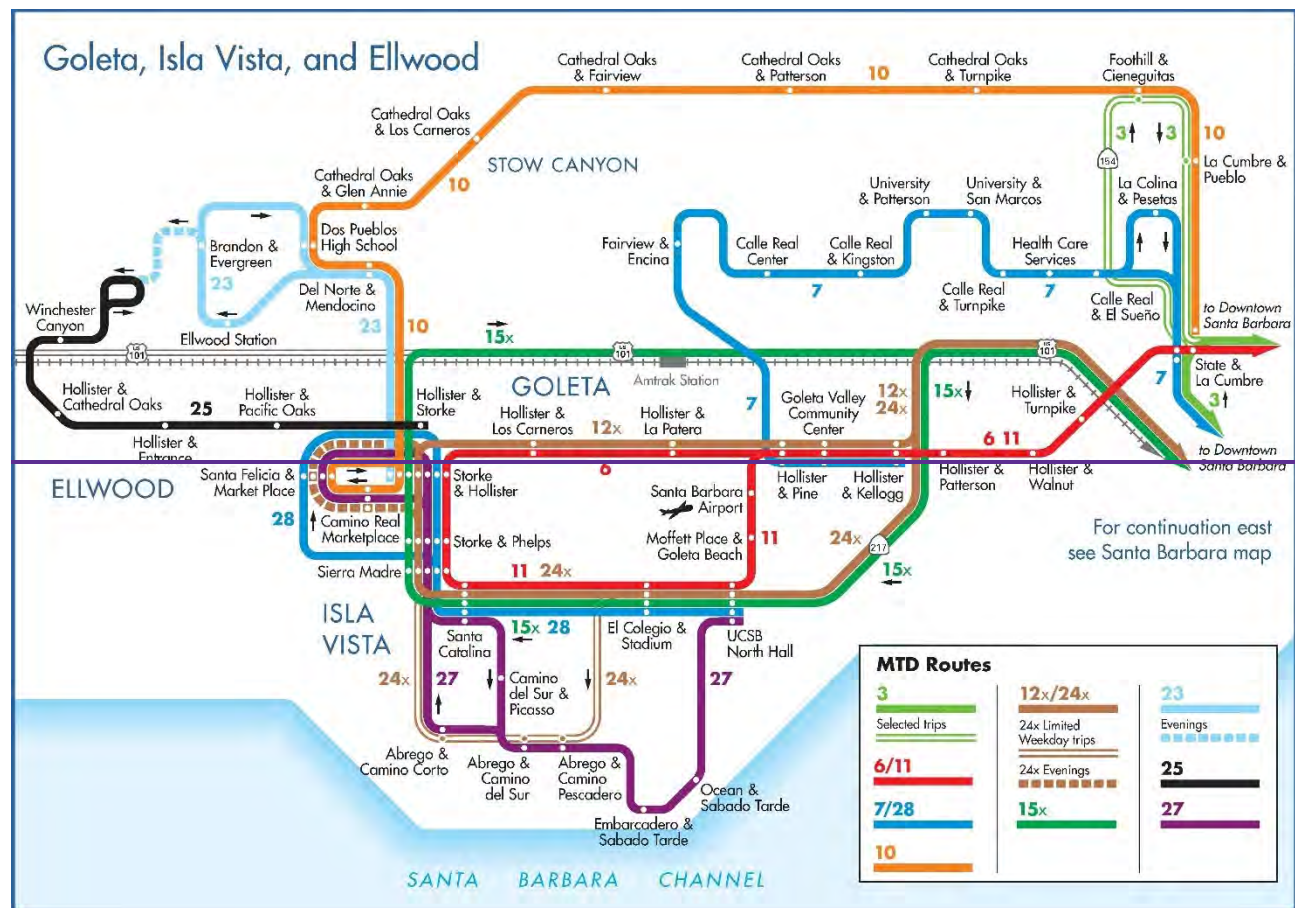
Figure 10A-18 TCAC Economic Opportunity—Goleta

VII.F.4VII.H.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-12).

Figure 10A-19Figure 10A-1 SBMTD Bus Routes—Goleta



VII.F.5VII.H.5 Environmental Opportunities

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map²⁰ 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 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. PM_{2.5} Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

²⁰ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

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

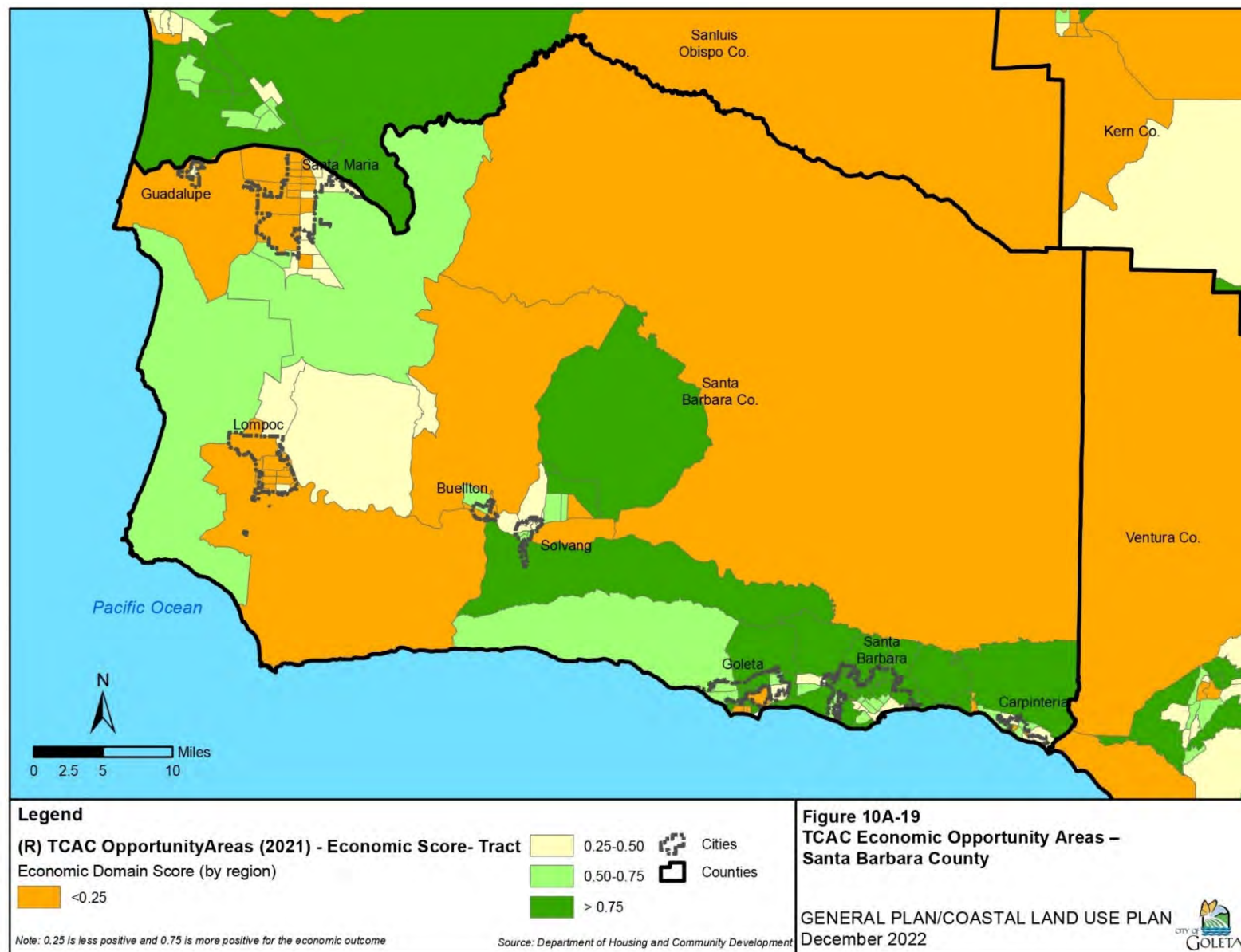


Figure 10A-10 TCAC Economic Opportunity Areas – Santa Barbara County

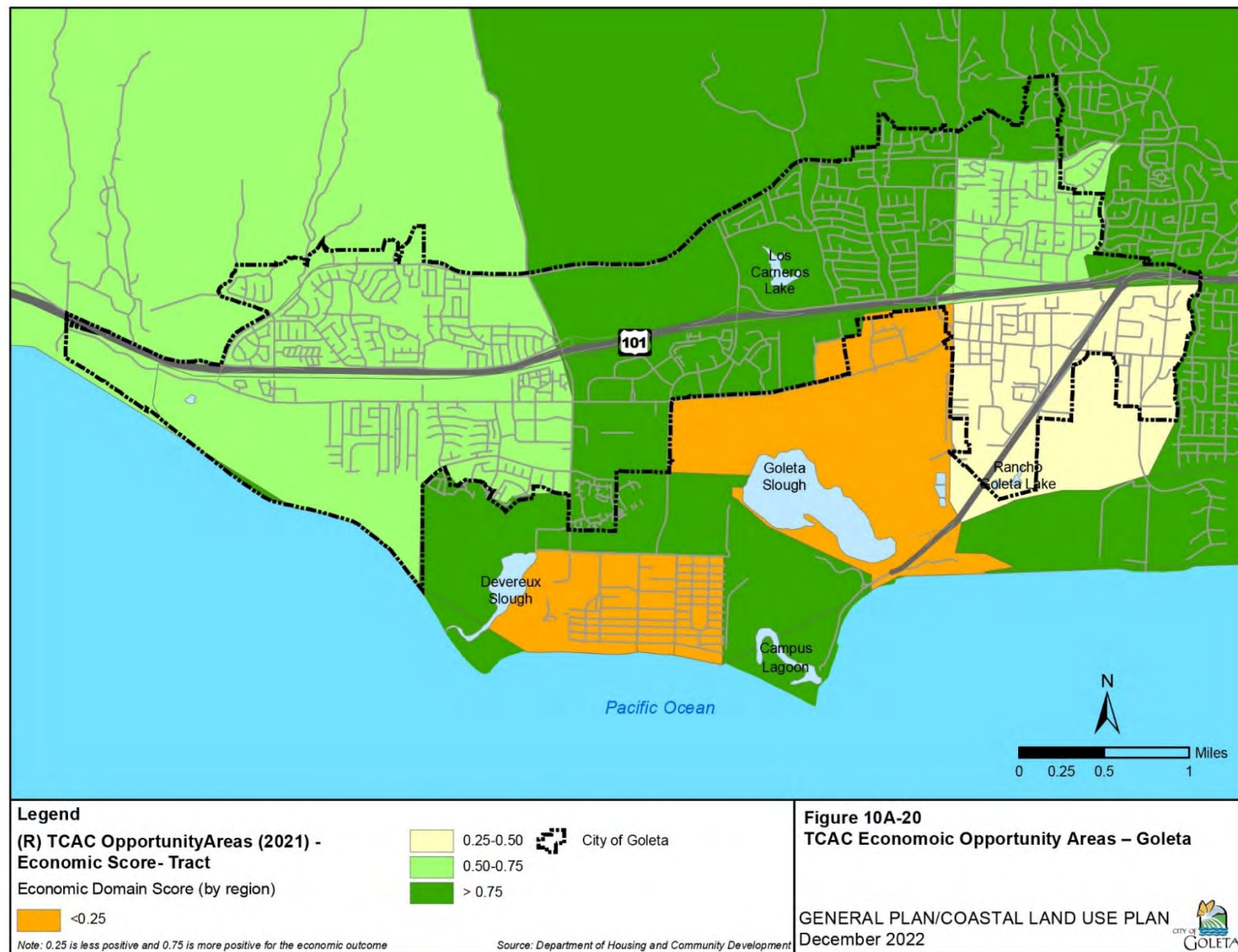


Figure 10A-11 TCAC Economic Opportunity Areas – Goleta

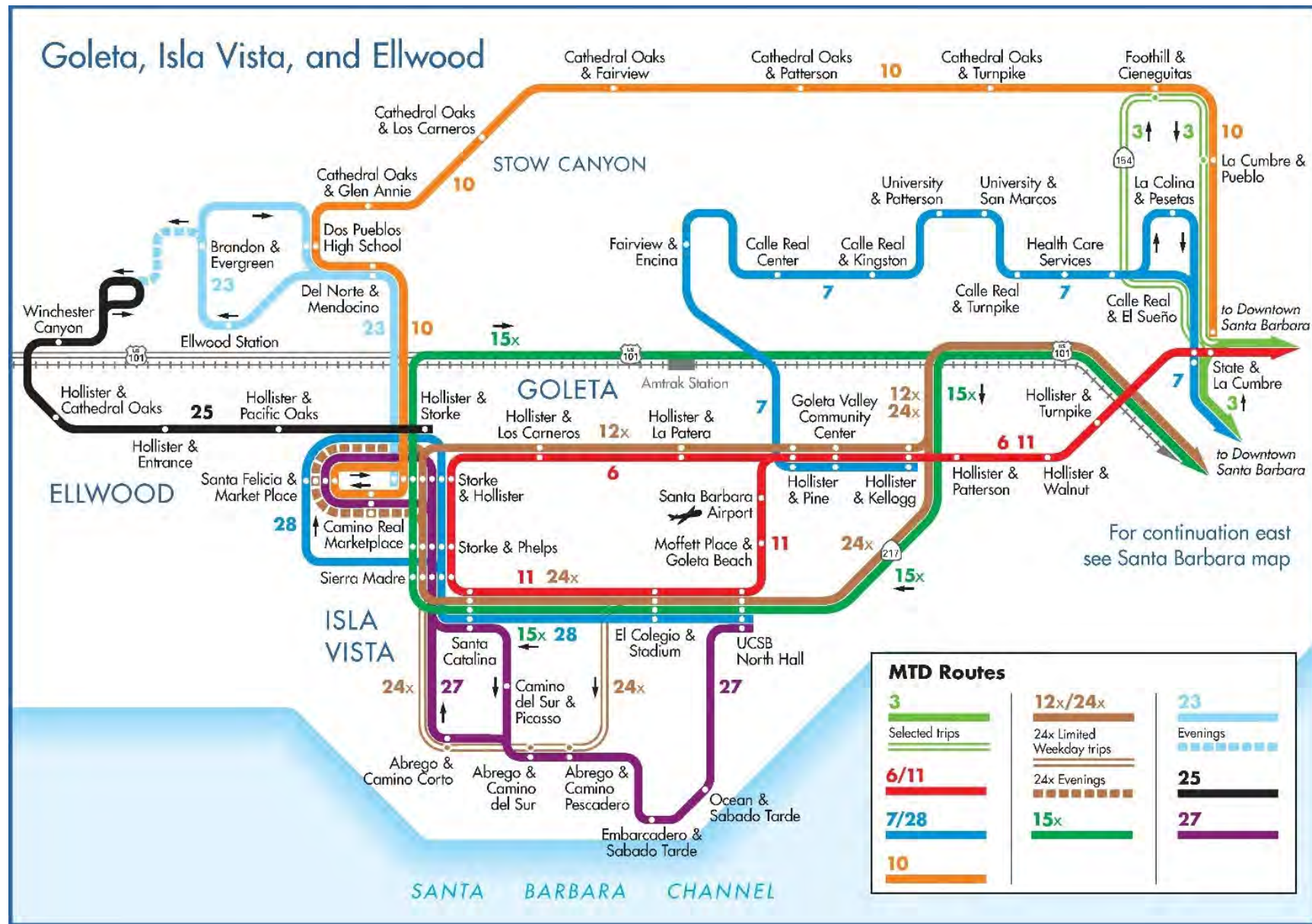


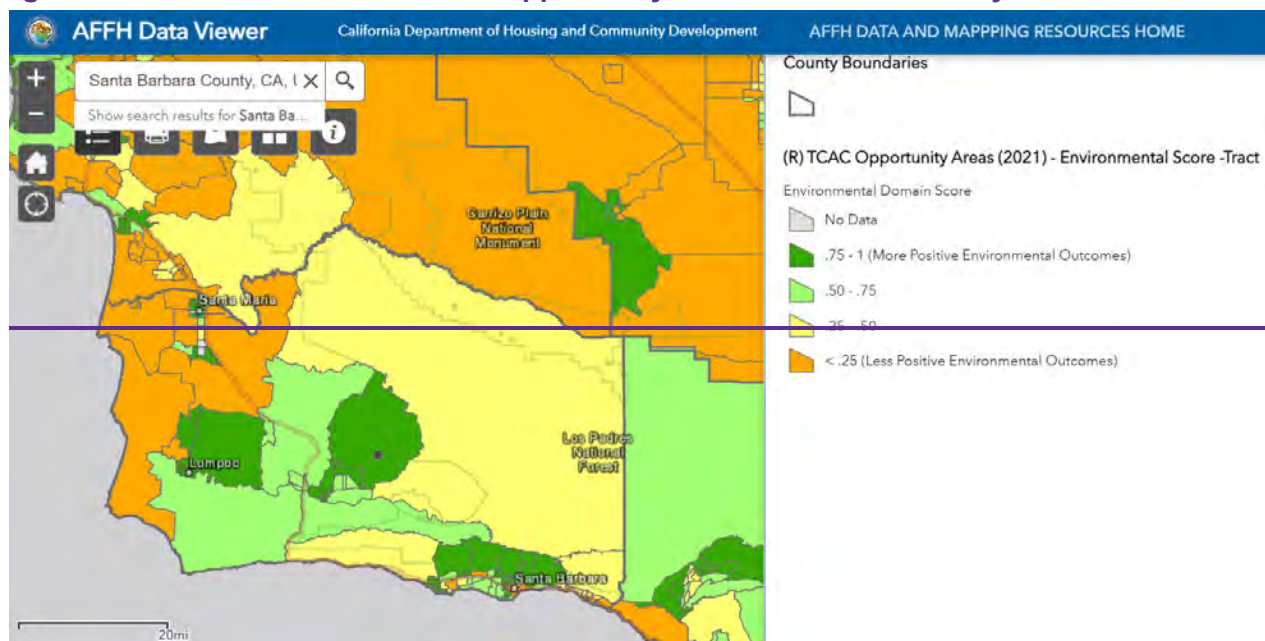
Figure 10A-12 SBMTD Bus Routes – Goleta

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.²¹

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.

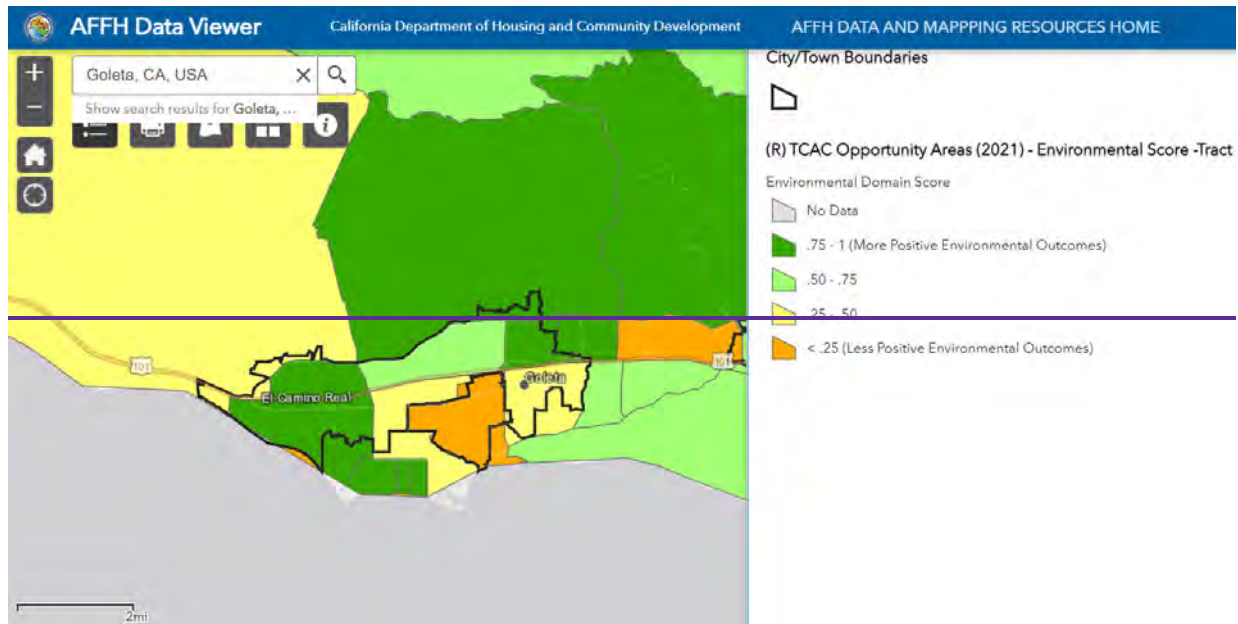
Environmental opportunity scores for Santa Barbara County as a whole are shown in ~~Figure 10A-19~~ Figure 10A-5. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley and south coast areas.

Figure 10A-20 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~~ Figure 10A-6) while neighborhoods in the central and eastern areas show lower scores. As discussed in Section VII.J below, the sites inventory includes a substantial number of potential housing units in areas with the highest environmental opportunity scores.

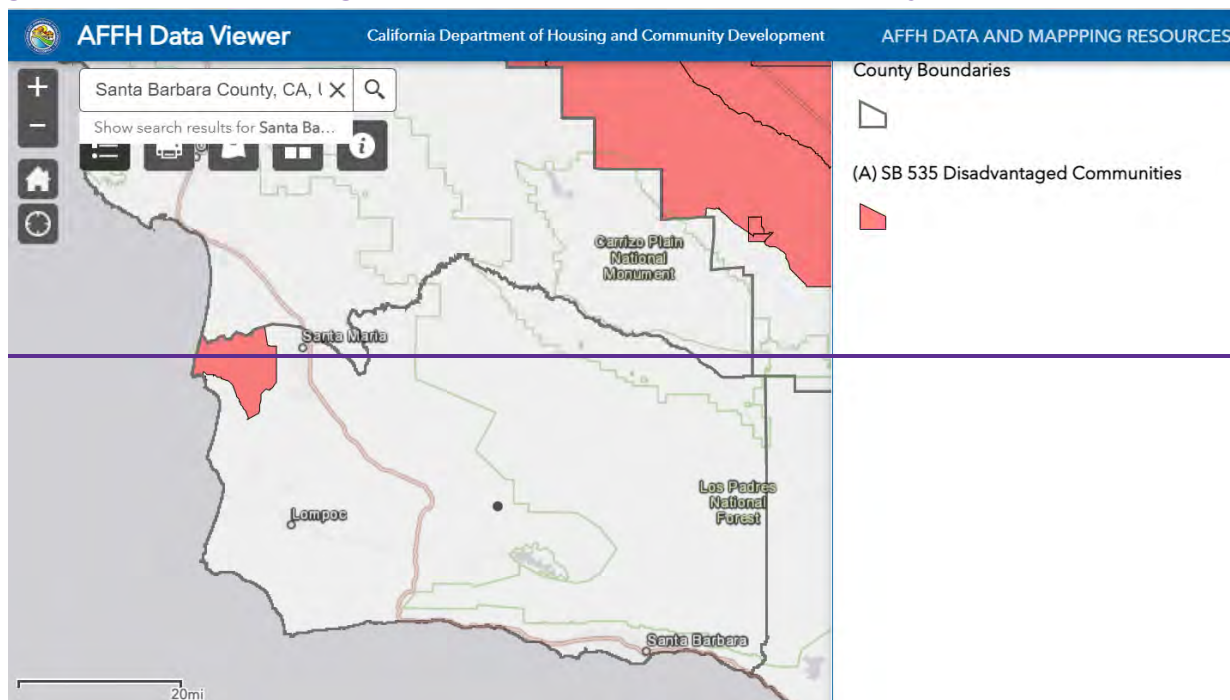
²¹ California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

Figure 10A-21 TCAC Environmental Opportunity—Goleta

VII.F.6VII.H.6 Disadvantaged Communities

Senate Bill 1000 (SB 1000) of 2016 requires cities with designated In 2012, SB 535 established initial requirements for minimum funding levels to “Disadvantaged Communities” (DACs). The legislation also gives the California Environmental Protection Agency (CalEPA) the responsibility for identifying those communities, stating that CalEPA’s designation of disadvantaged communities to include must be based on “geographic, socioeconomic, public health, and environmental justice goals and policies in the General Plan hazard criteria”. Per SB 1000, the California EPA uses CalEnviroScreen, (discussed in the previous section) to identify disadvantaged communities.

As seen in Figure 10A-21, there are no identified disadvantaged communities in Goleta. The only designated Figure 10A-8, the most recent (May 2022) update to CalEPA’s disadvantaged community in Santa Barbara County is located map shows that the eastern portion of Goleta is identified as a disadvantaged community. Disadvantaged communities are specifically targeted for investment of proceeds from the state’s Cap-and-Trade Program. These investments are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities, and at the same time, reducing pollution that causes climate change. The investments are authorized by the California Global Warming Solutions Act of 2006 (Assembly Bill 32 of 2016). Many of the City’s efforts described in the Housing Plan will also address the housing needs of residents living in the northwestern corner of the County this area, including Programs HE 1.2, HE 1.3, HE 2.4, and HE 2.5.

Figure 10A-22 Disadvantaged Communities—Santa Barbara County

VII.GVII.I 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.

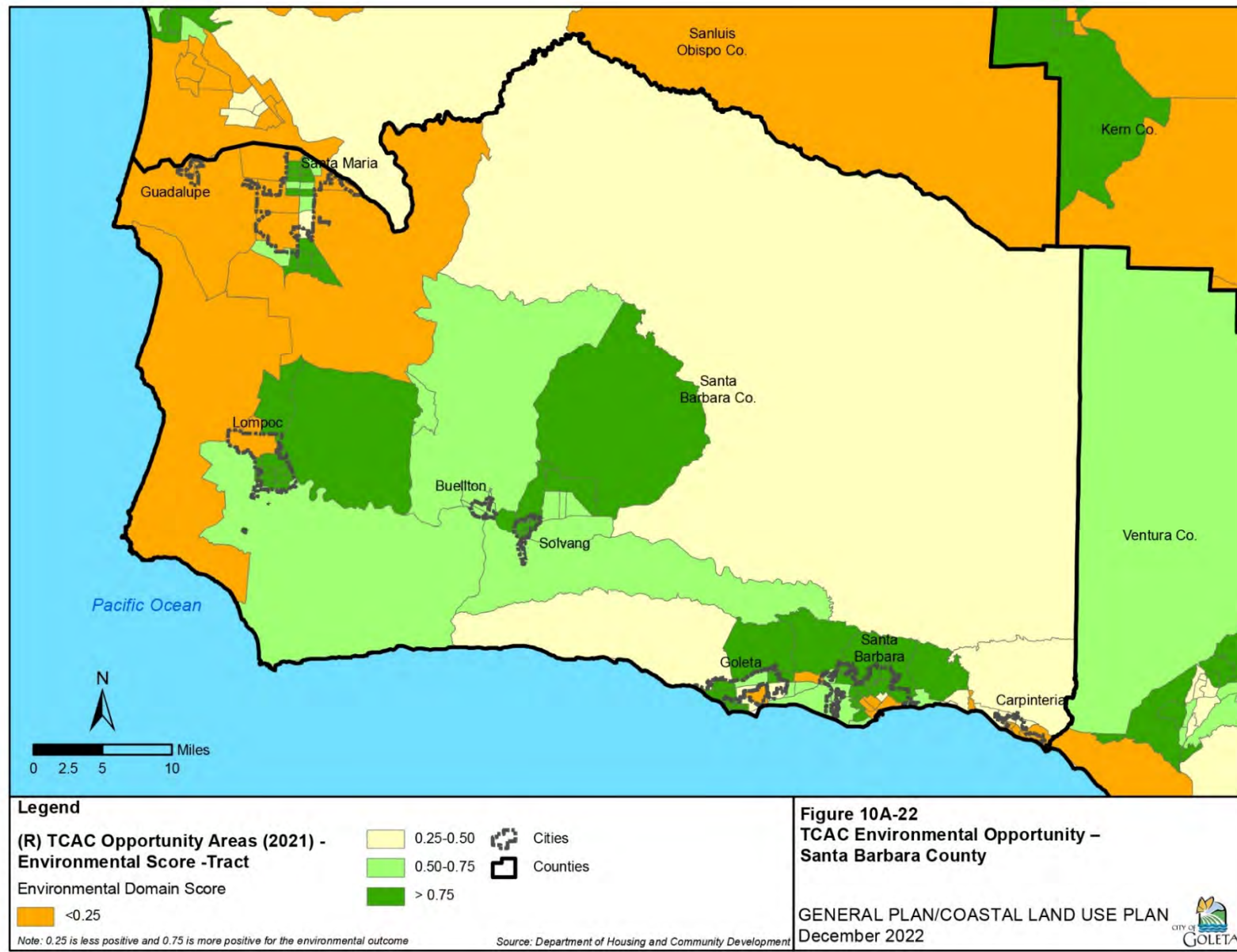


Figure 10A-2 TCAC Environmental Opportunity Areas – Santa Barbara County

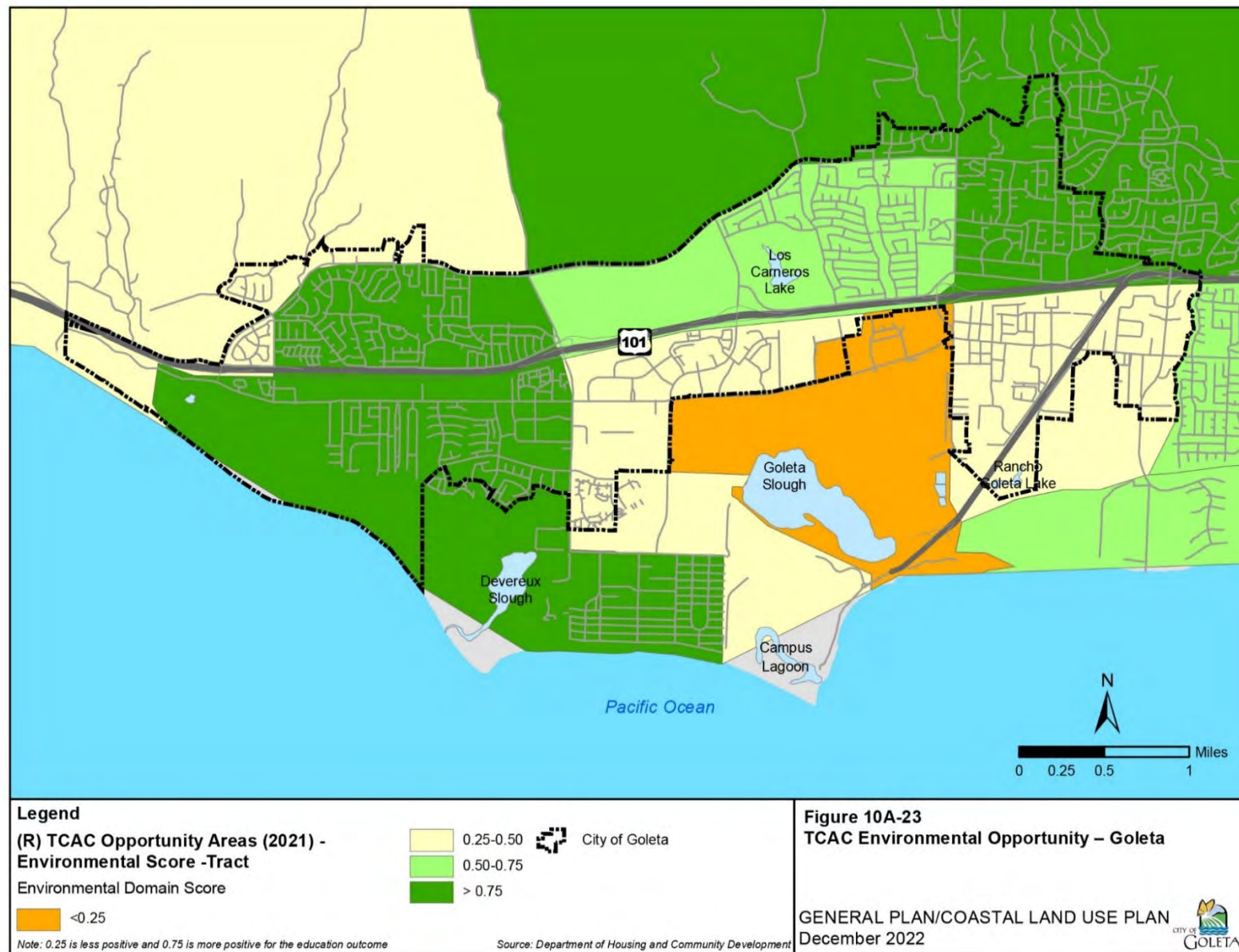


Figure 10A-3 TCAC Environmental Opportunity Areas – Goleta

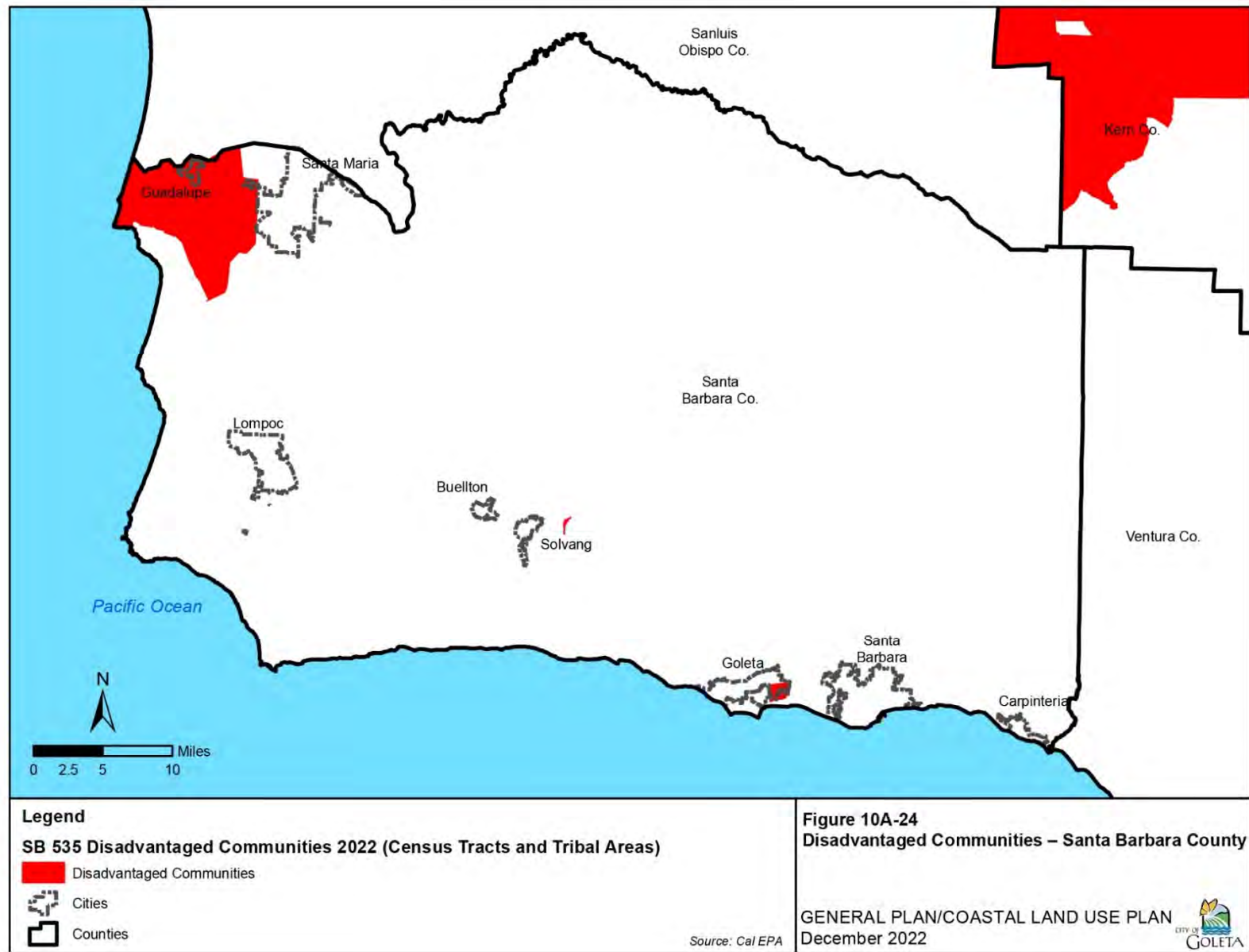


Figure 10A-4 Disadvantaged Communities – Santa Barbara County

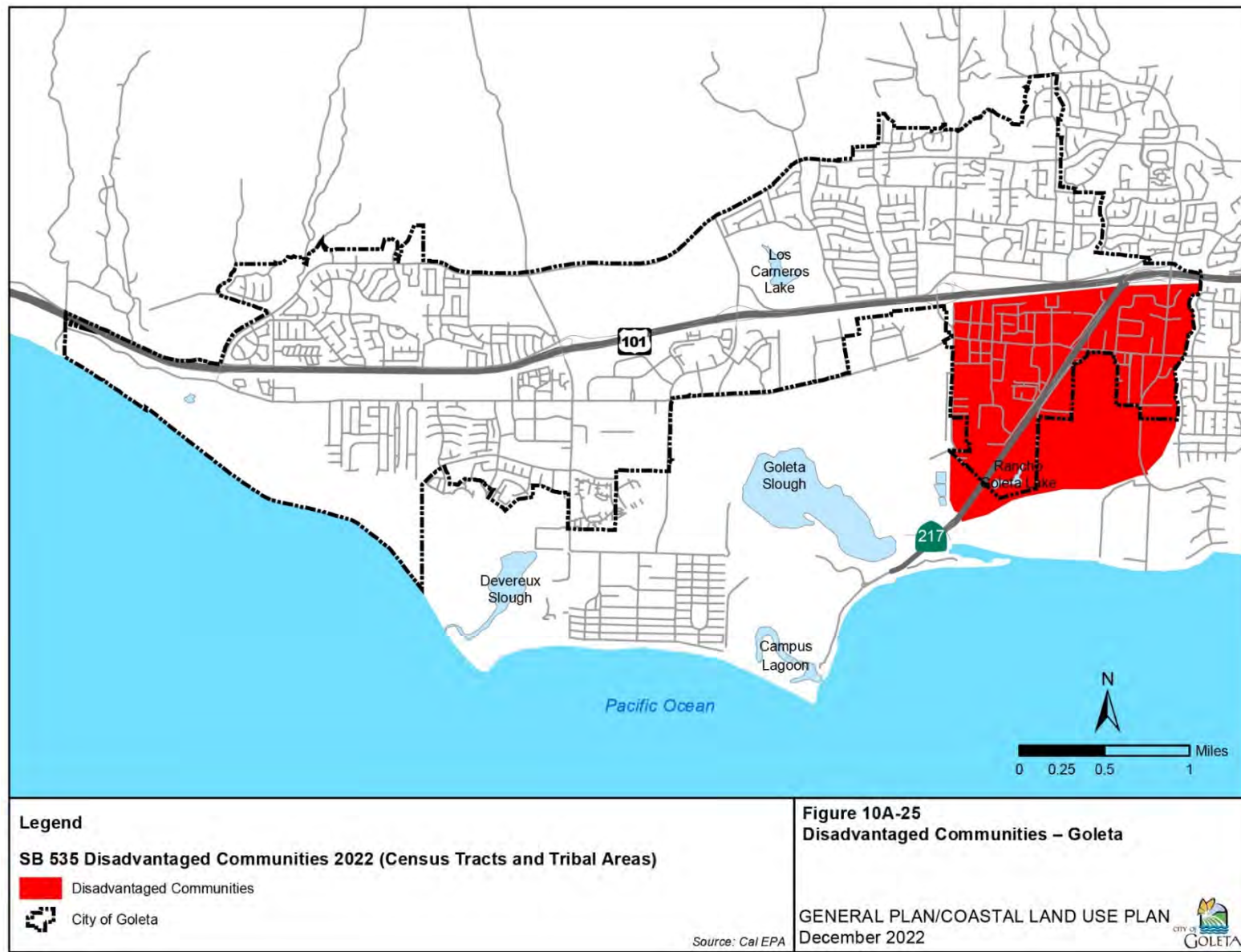


Figure 10A-5 Disadvantaged Communities – Goleta

VII.G.1VII.I.2 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~~ Figure 10A-6 and ~~Figure 10A-23~~ Figure 10A-7 show overpayment rates for renters and homeowners in Santa Barbara County.

Figure 10A-23 Figure 10A-1 Renters Overpaying for Housing – Santa Barbara County

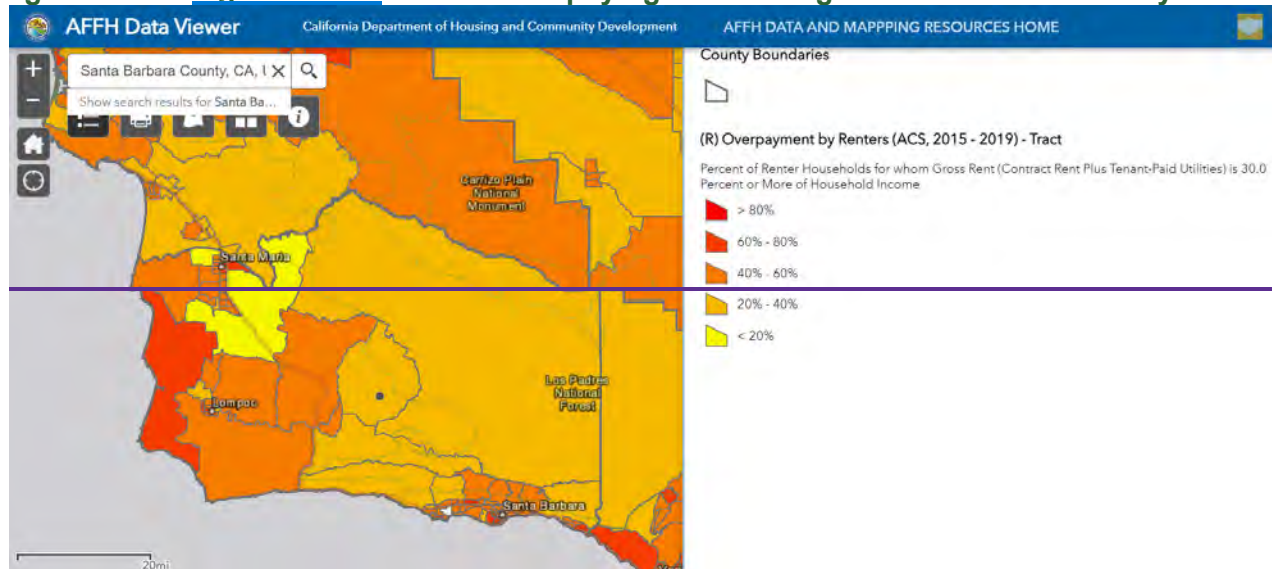
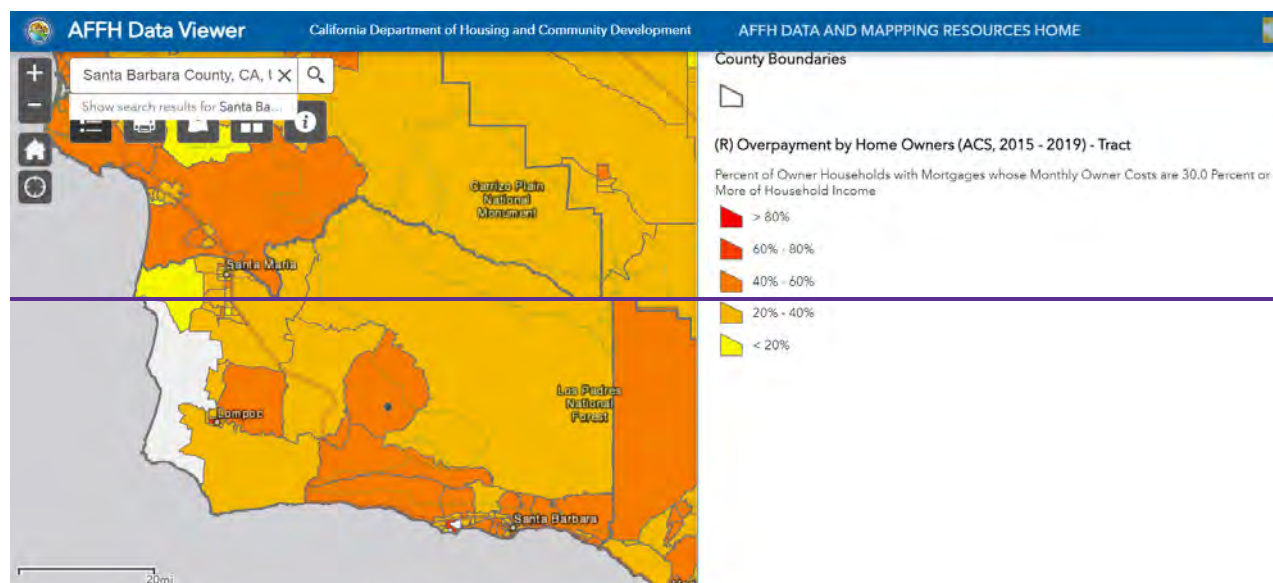


Figure 10A-24 Figure 10A-1 Homeowners Overpaying for Housing – Santa Barbara County



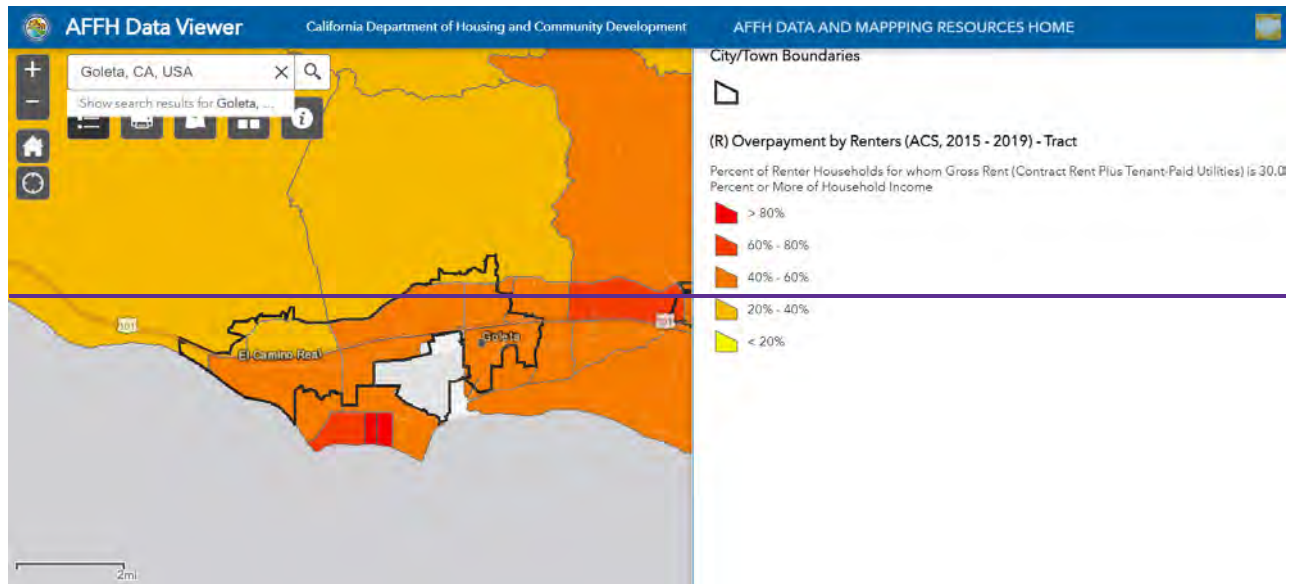
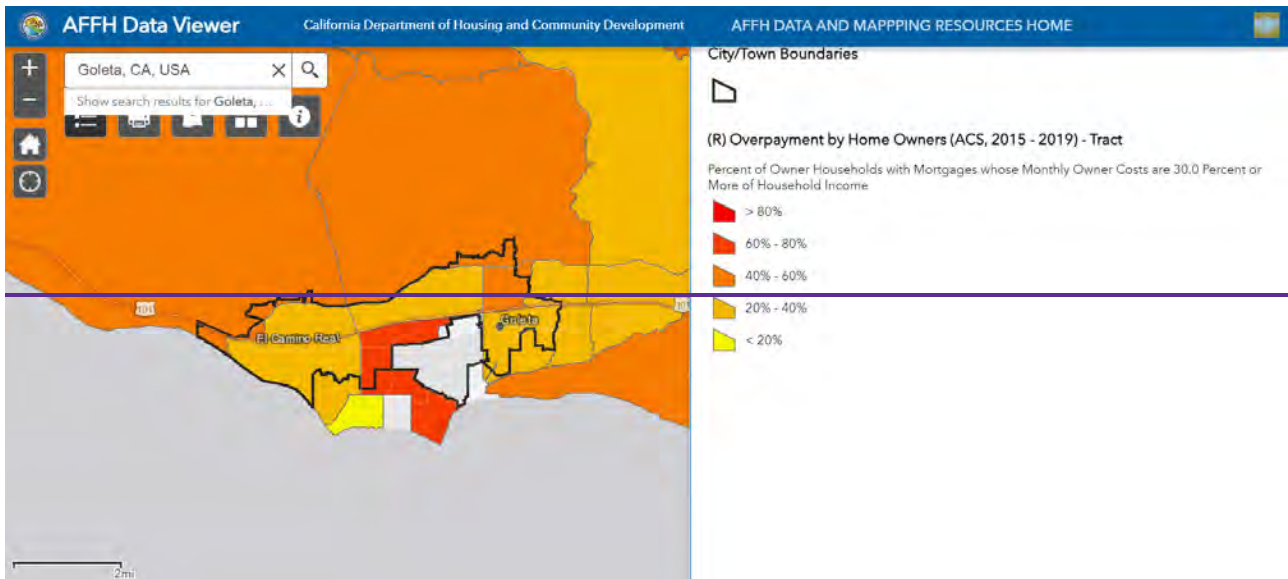
According to recent HUD estimates ([Table 10A-34](#)Table 10A-34) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) in Goleta were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low 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-33Table 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	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	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](#)Figure 10A-8) overpayment affects 40-60 percent of all renter households. As seen in [Figure 10A-25](#)Figure 10A-5, the highest rates of overpayment for Goleta homeowners (60-80 percent) occurs in the south-central portion of the city. These areas are generally correlated with areas where overpayment is also higher, as seen in Figure 10A-7.

Figure 10A-25 Renters Overpaying for Housing — Goleta**Figure 10A-26 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).

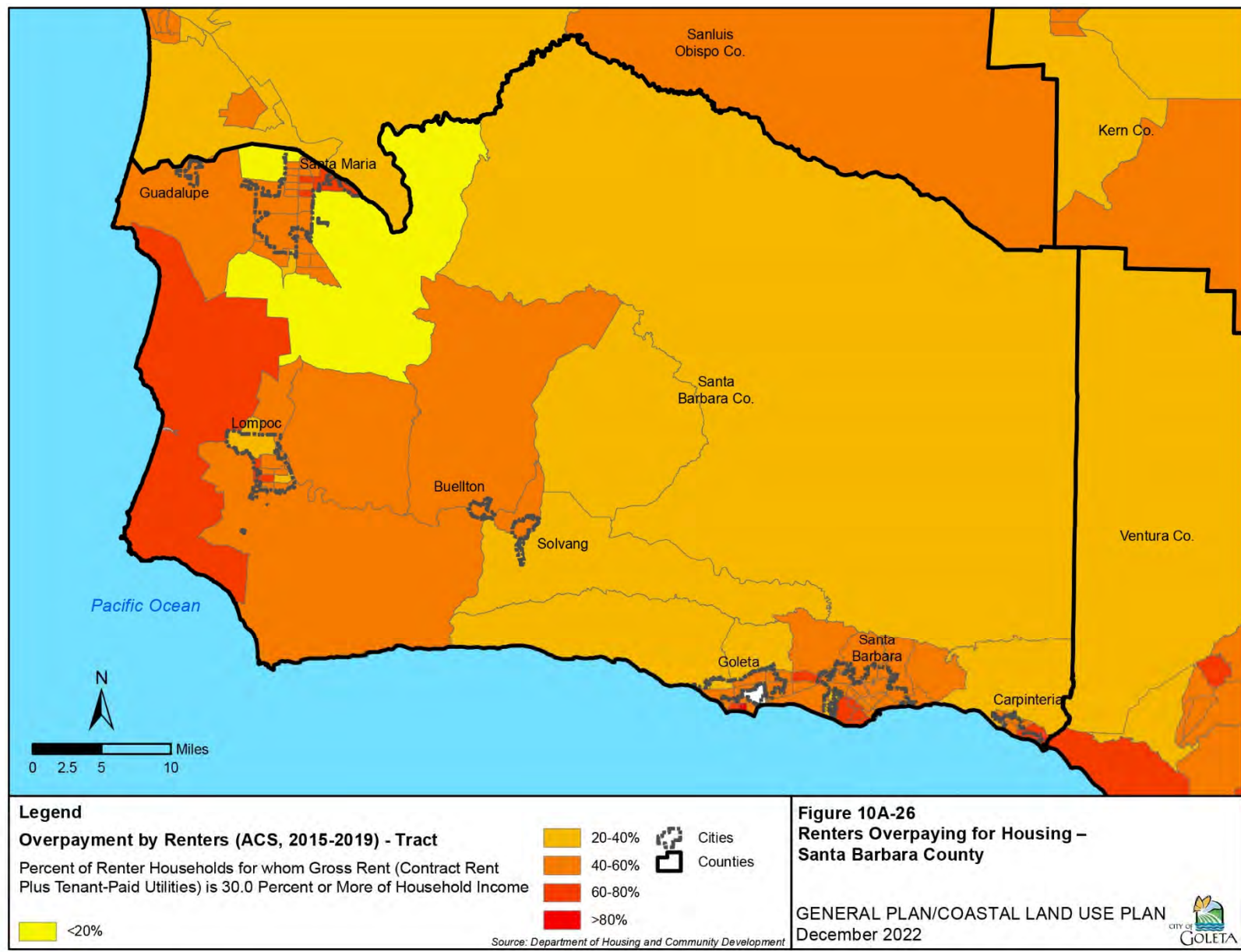


Figure 10A-2 Renters Overpaying for Housing – Santa Barbara County

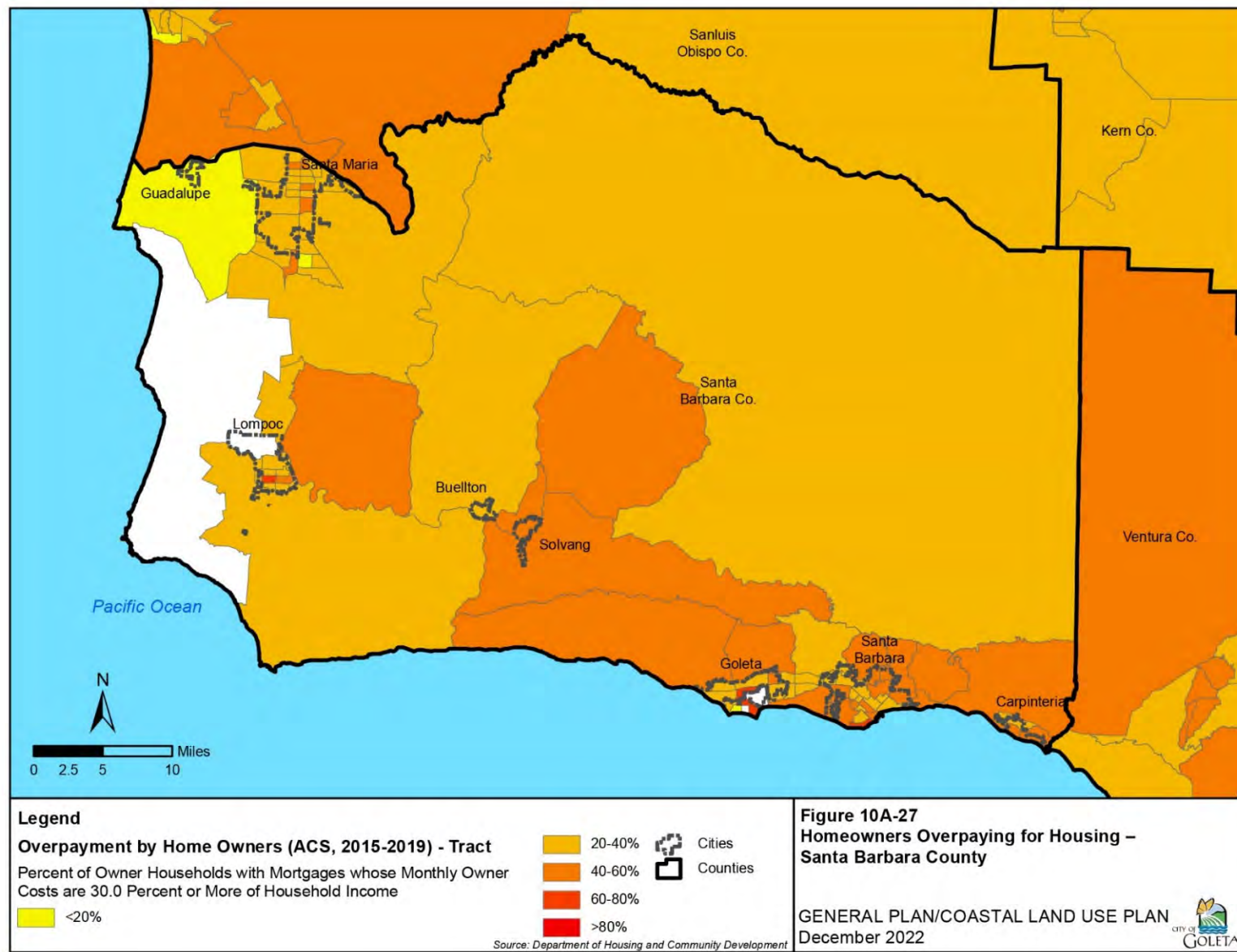


Figure 10A-3 Homeowners Overpaying for Housing – Santa Barbara County

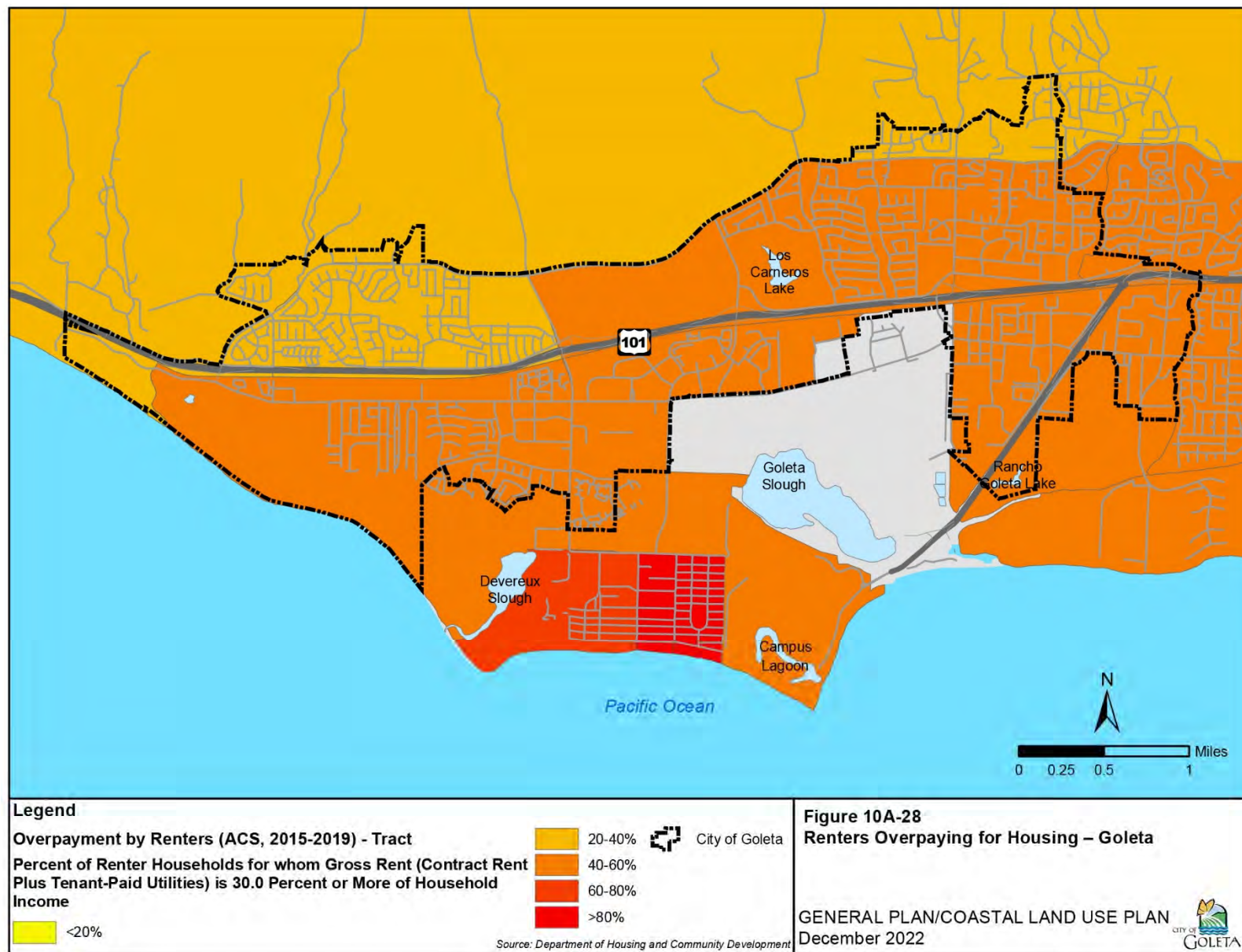


Figure 10A-4 Renters Overpaying for Housing – Goleta

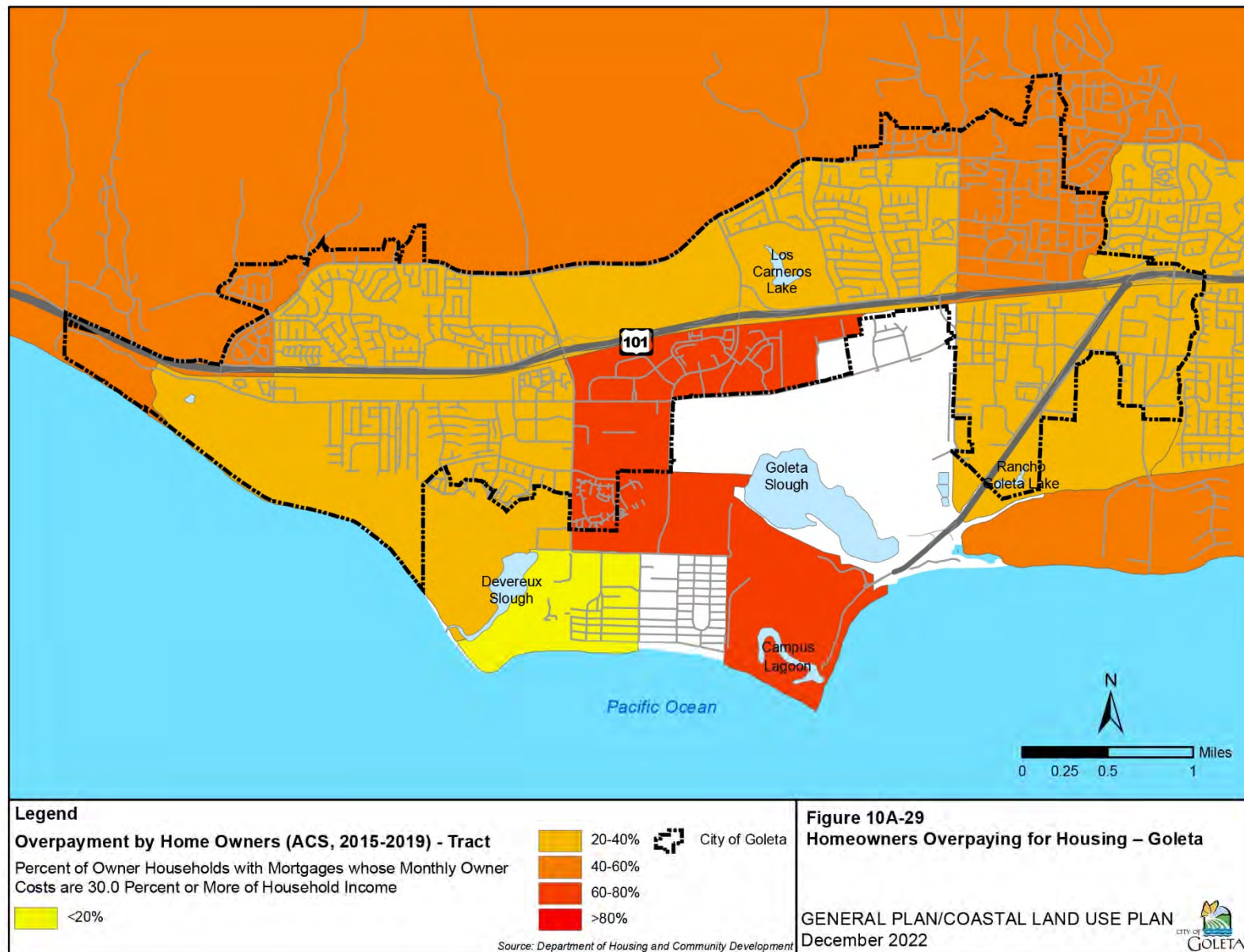


Figure 10A-5 Homeowners Overpaying for Housing – Goleta

VII.G-2VII.I.3 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). Figure 10A-6). In Goleta, the highest rates of overcrowding occur in the southeastern portion of the city (Figure 10A-27). Figure 10A-7). These areas are generally correlated with areas where there are higher rates of overpayment, as shown previously in Figure 10A-4 and Figure 10A-5.

Figure 10A-27 Figure 10A-1 Overcrowded Households – Santa Barbara County

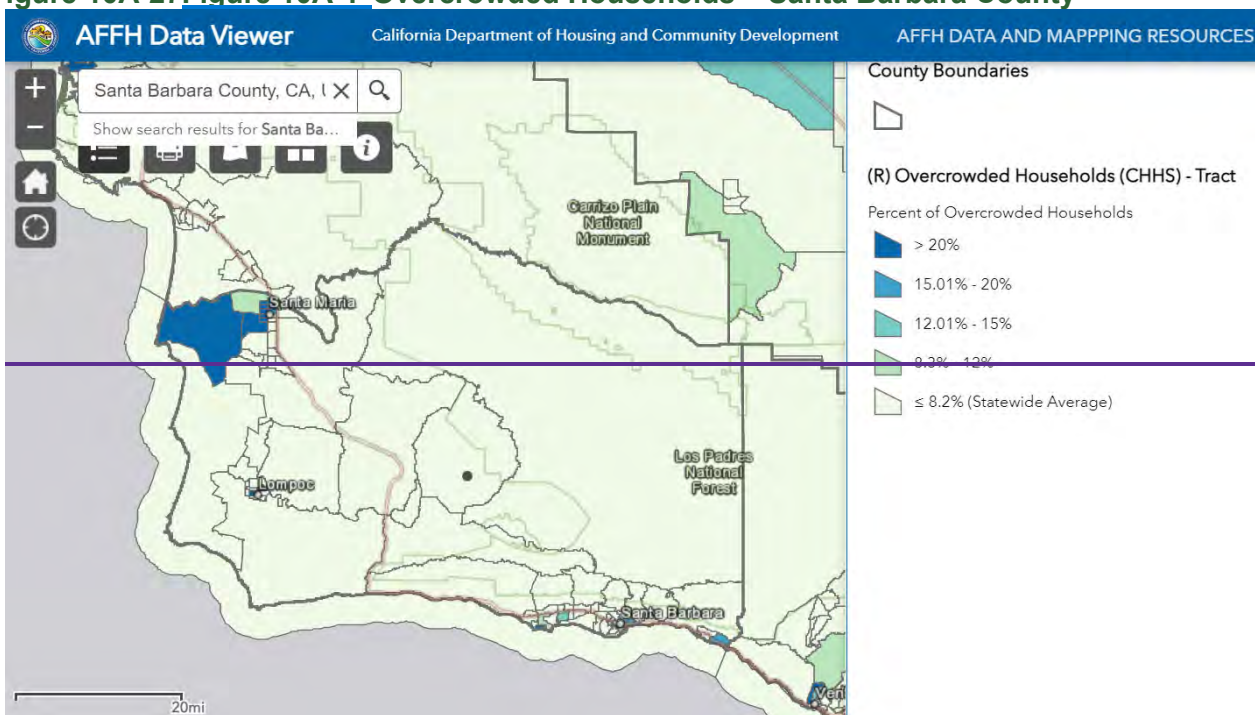
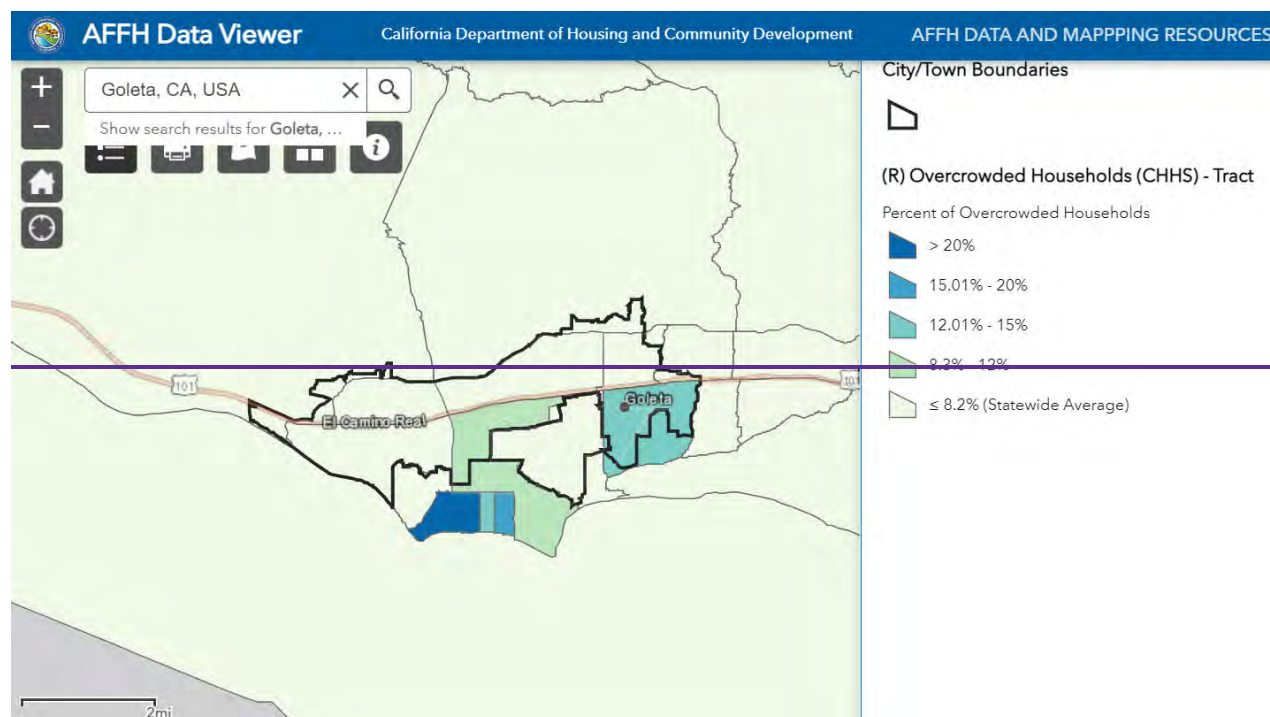


Figure 10A-28 Figure 10A-1 Overcrowded Households – Goleta



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).

VII.G-3VII.I.4 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 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-34Table 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.

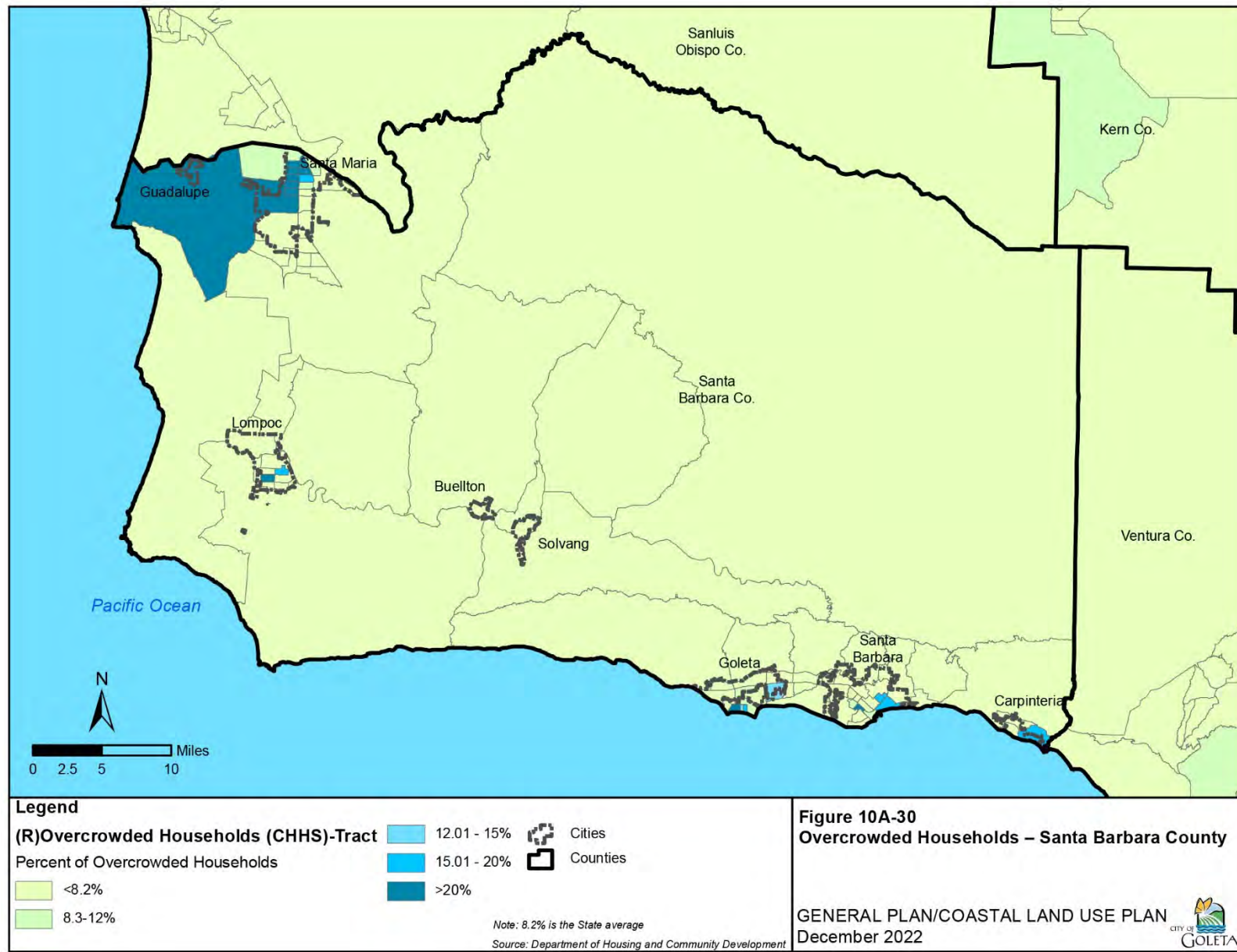


Figure 10A-2 Overcrowded Households – Santa Barbara County

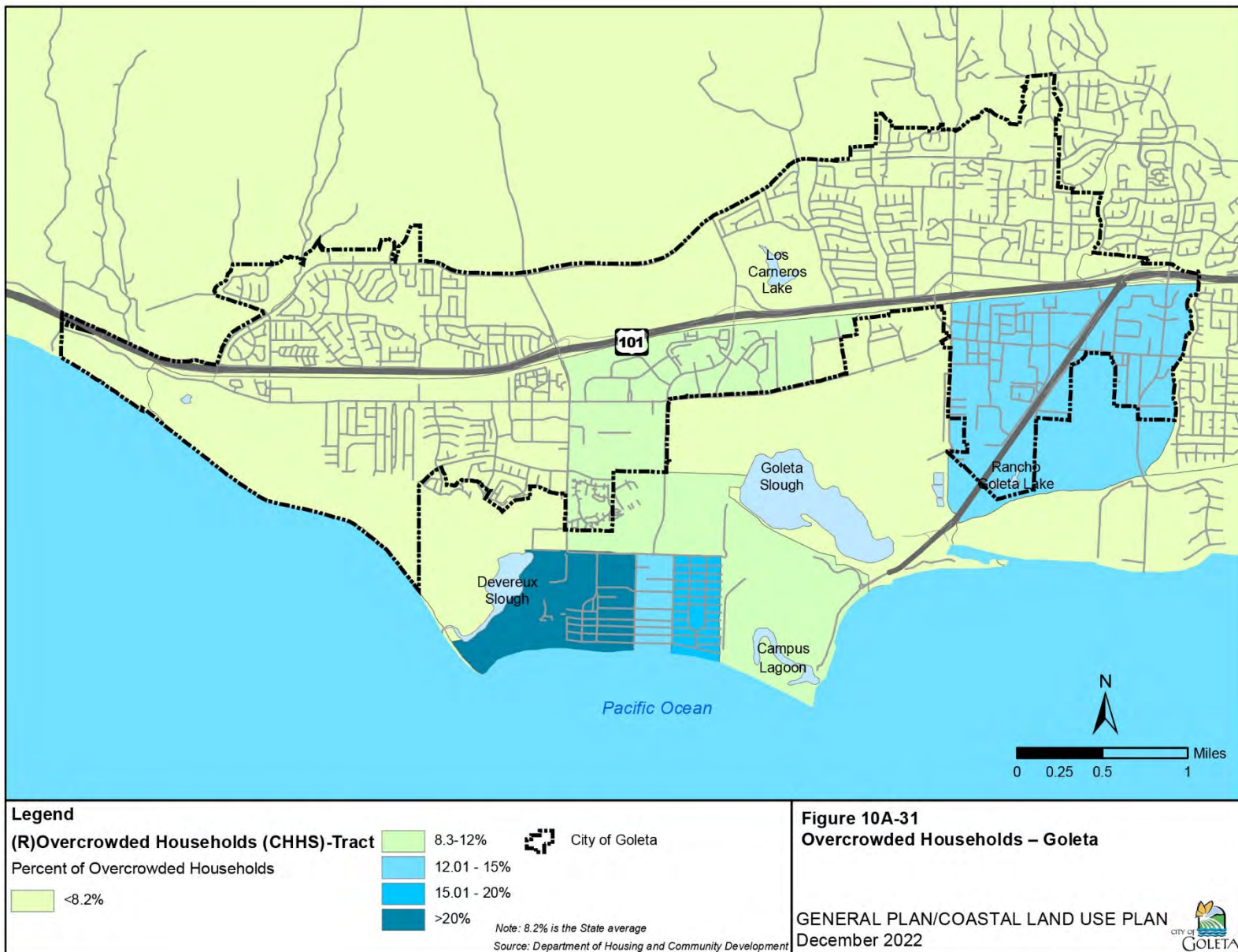


Figure 10A-3 Overcrowded Households – Goleta

VII.G.4VII.I.5 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.²² 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.

VII.G.5VII.I.6 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

²² <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

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.

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.

VII.HVII.J 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~~comprises 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. To evaluate the extent to which the sites inventory furthers AFFH objectives, an analysis of the geographic distribution of sites was prepared based on key fair housing indicators (see Table 10A-36). A census tract-level analysis was compiled to evaluate how the housing sites inventory corresponds to TCAC opportunity ratings (Figure 10A-4), racial demographics (Figure 10A-5), income levels (Figure 10A-6), overpayment by renters (Figure 10A-7), overcrowding (Figure 10A-8), and vulnerability to displacement (Figure 10A-9).

The purpose of this analysis is to evaluate whether the inventory of sites for future housing development would perpetuate or exacerbate patterns of segregation.

Table 10A-36
Distribution of Potential Housing Sites by AFFH Indicator

<u>Census Tract</u>	<u>Potential Housing Units by Income Category</u>			<u>AFFH Indicators</u>					
	<u>Lower</u>	<u>Mod</u>	<u>Above Mod</u>	<u>% Minority (Ave. of blk groups)</u>	<u>% Low/Mod</u>	<u>TCAC Opportunity Category</u>	<u>% Renter Overpaying</u>	<u>% Over-crowded</u>	<u>Vulnerable to Displacement</u>
002906	56	201	38	37.95	23.07	79.77	13.6	4.32	NO
002909	77	0	38	55.10	34.52	63.20	14.1	5.15	NO
002914	299	41	23	91.93	36.67	75.00	5.3	0	NO
002933	104	0	228	53.77	51.86	83.71	16.7	9.16	NO
002934	174	45	5	52.13	38.61	57.87	29	5.22	YES
002935	0	90	0	59.38	38.61	57.87	29	5.22	YES
003001	687	189	4	72.12	59.00	44.38	45.4	12.53	YES
002932	0	0	15	45.00	23.83	67.98	7.3	4.01	No
002937	0	2	37	48.48	78.00	79.21	0	0	No Data
980000	59	3	0	10.00	0.00	0	No Data	0	No Data

Sources: U.S. Census; HCD

As illustrated in ~~Figure 10A-28~~Figure 10A-4, 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. This map shows that the sites inventory furthers fair housing objectives by encouraging

for future housing development in locations that will expand opportunities for lower-income households and other protected classes.

Figure 10A-29 TCAC Opportunity Areas Composite Score—Goleta

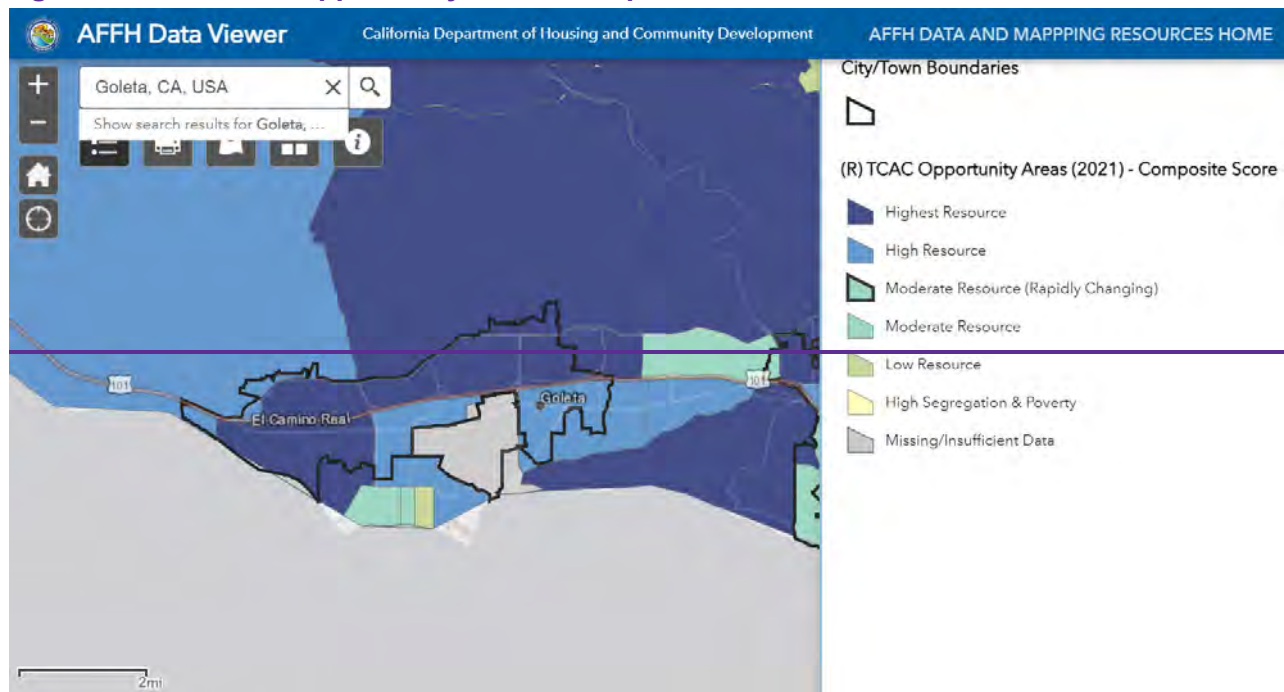


Figure 10A-5 shows the sites inventory in relation to racial demographics and demonstrates that housing sites are not concentrated in areas with high non-white population concentrations.

As seen in Figure 10A-6, median annual incomes in Goleta census tracts range from under \$30,000 to over \$125,000, and the sites inventory is distributed across all income categories and are not concentrated in low-income areas.

The distribution of housing sites in relation to overpayment by renters is shown in Figure 10A-7. This map shows that renter overpayment ranges from 40 to 60 percent in most areas of the city, and no sites are located in areas where renter overpayment is higher than 60 percent.

Figure 10A-8 shows the distribution of housing sites in relation to overcrowding. As seen in this map, most portions of Goleta have overcrowding rates less than 8.2 percent. The highest incidence of overcrowding occurs in the eastern portion of the city (census tract 003001) where it is estimated that 12.53 percent of households are overcrowded. This area is also classified as *vulnerable to displacement*, as seen in Figure 10A-9. While a significant number of housing sites are located in this census tract, these sites also provide locational advantages such as close proximity to employment opportunities, public transportation and commercial services.

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.

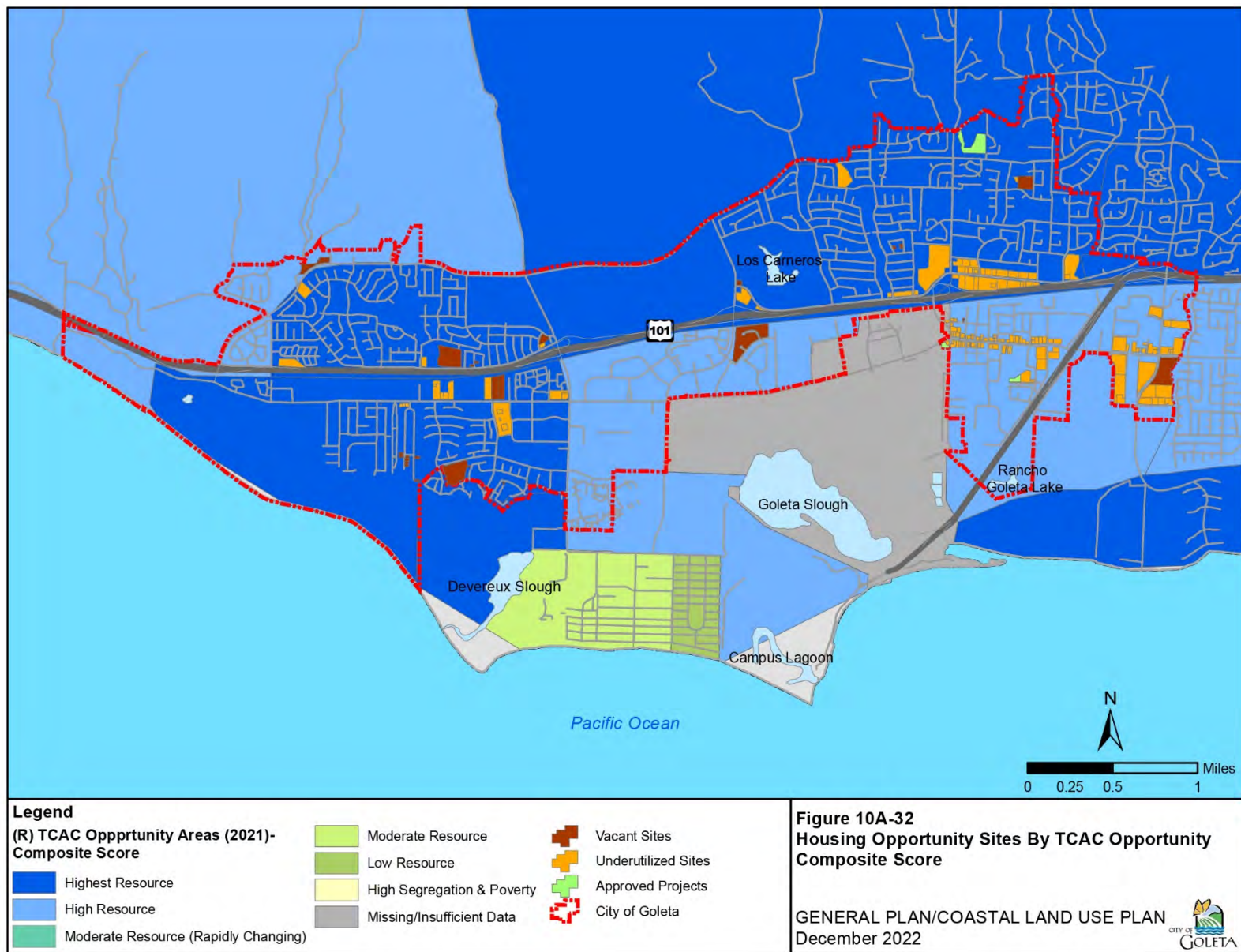


Figure 10A-4 Housing Opportunity Sites by TCAC Opportunity Composite Score

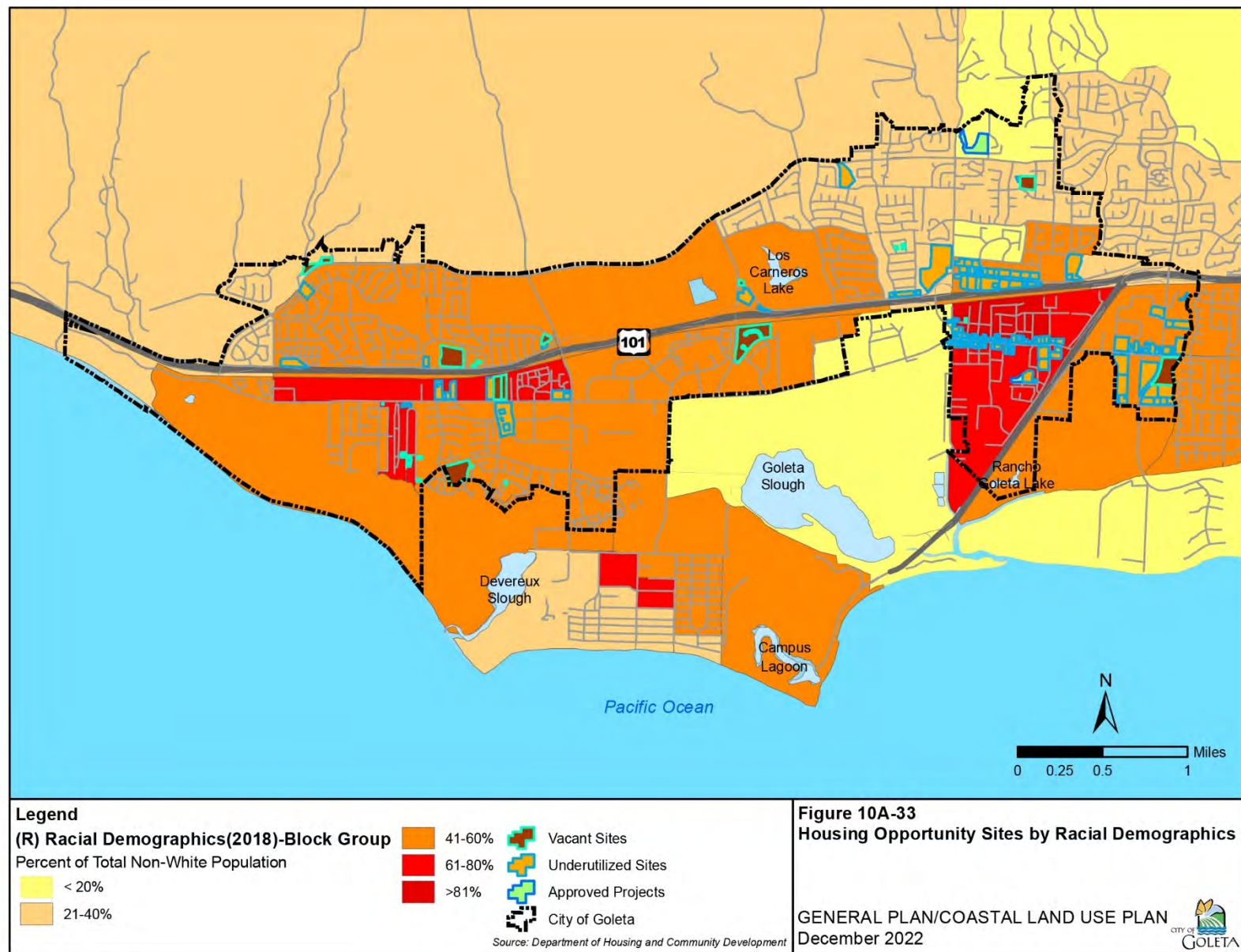


Figure 10A-5 Housing Opportunity Sites by Racial Demographics

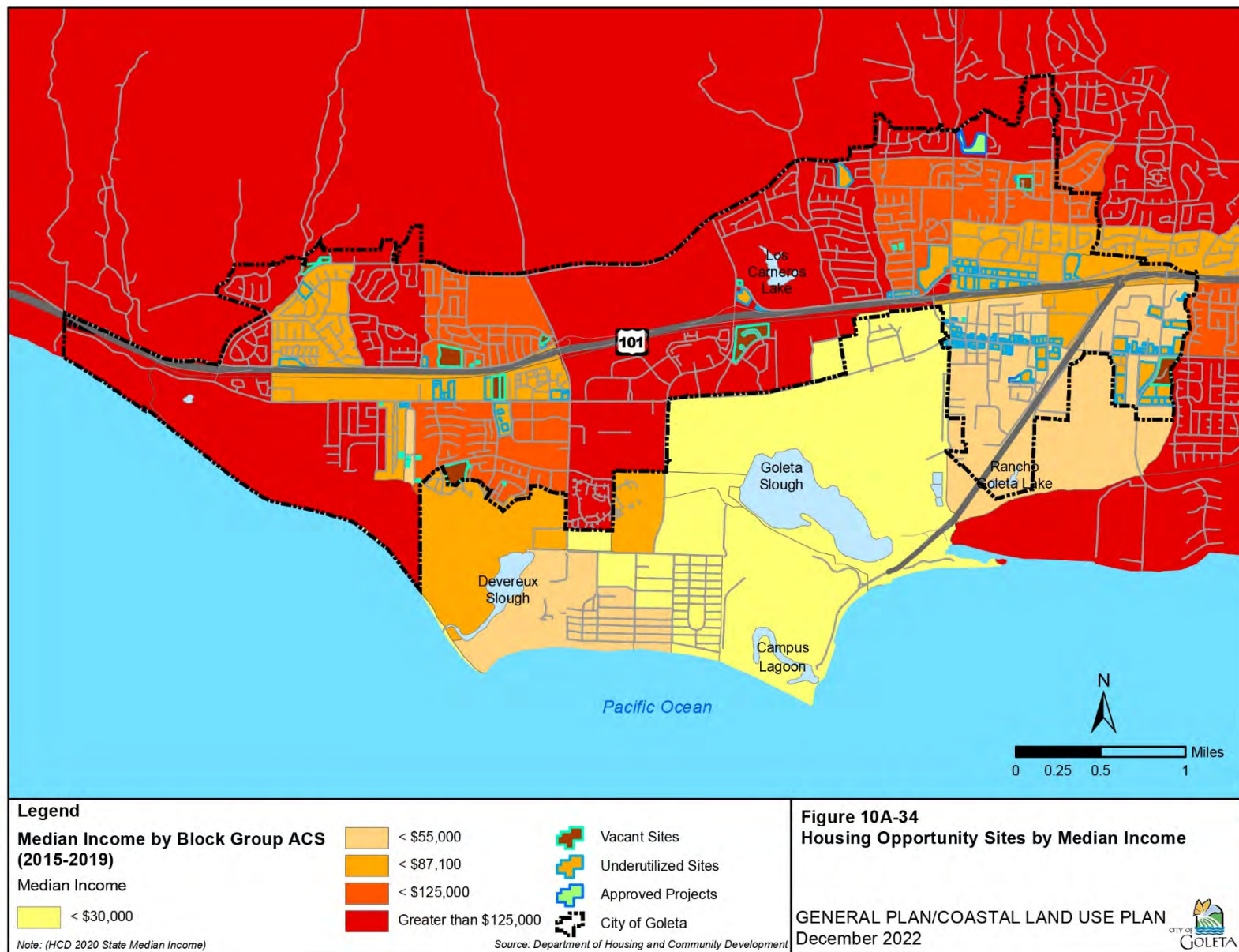


Figure 10A-6 Housing Opportunity Sites by Median Income

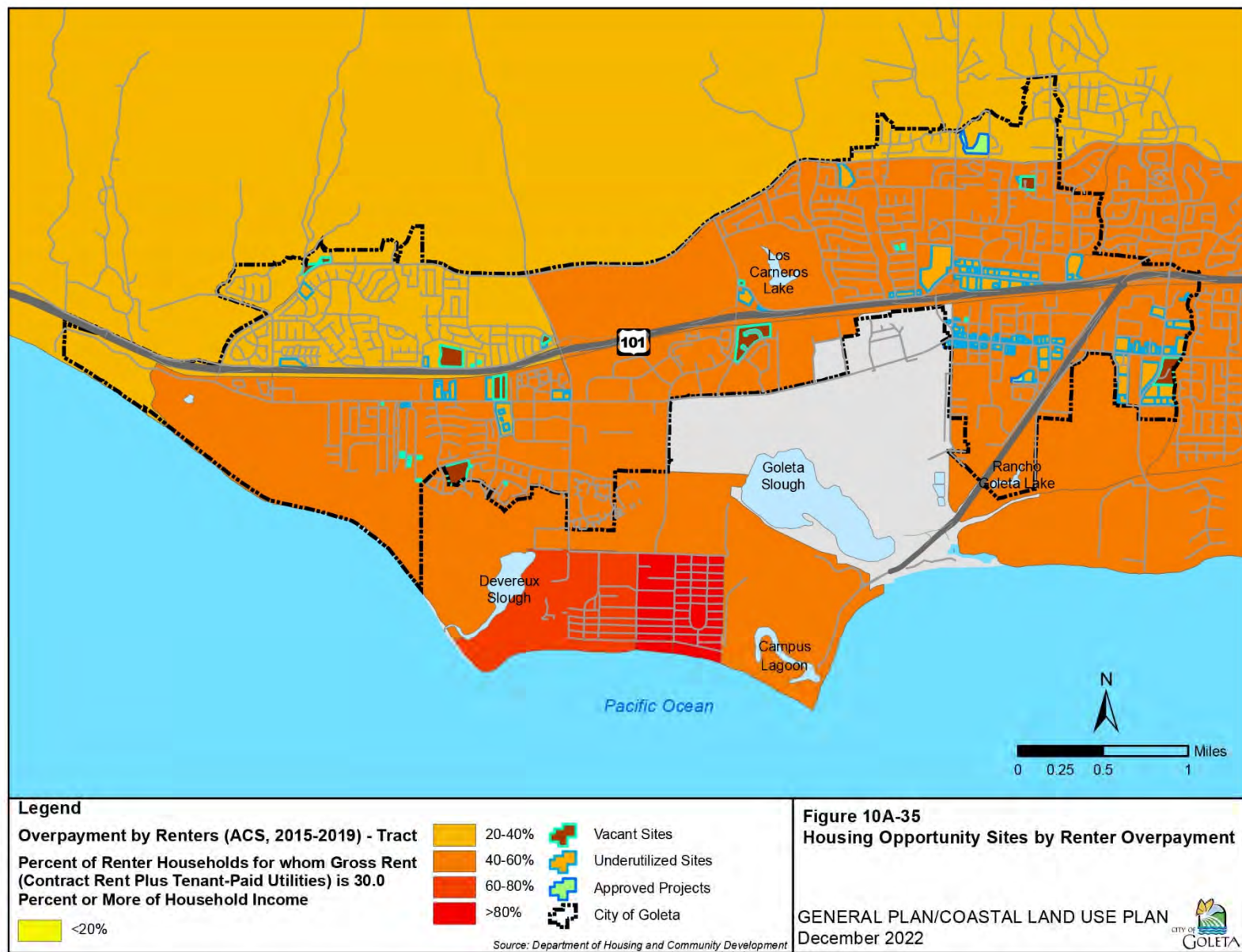


Figure 10A-7 Housing Opportunity Sites by Renter Overpayment

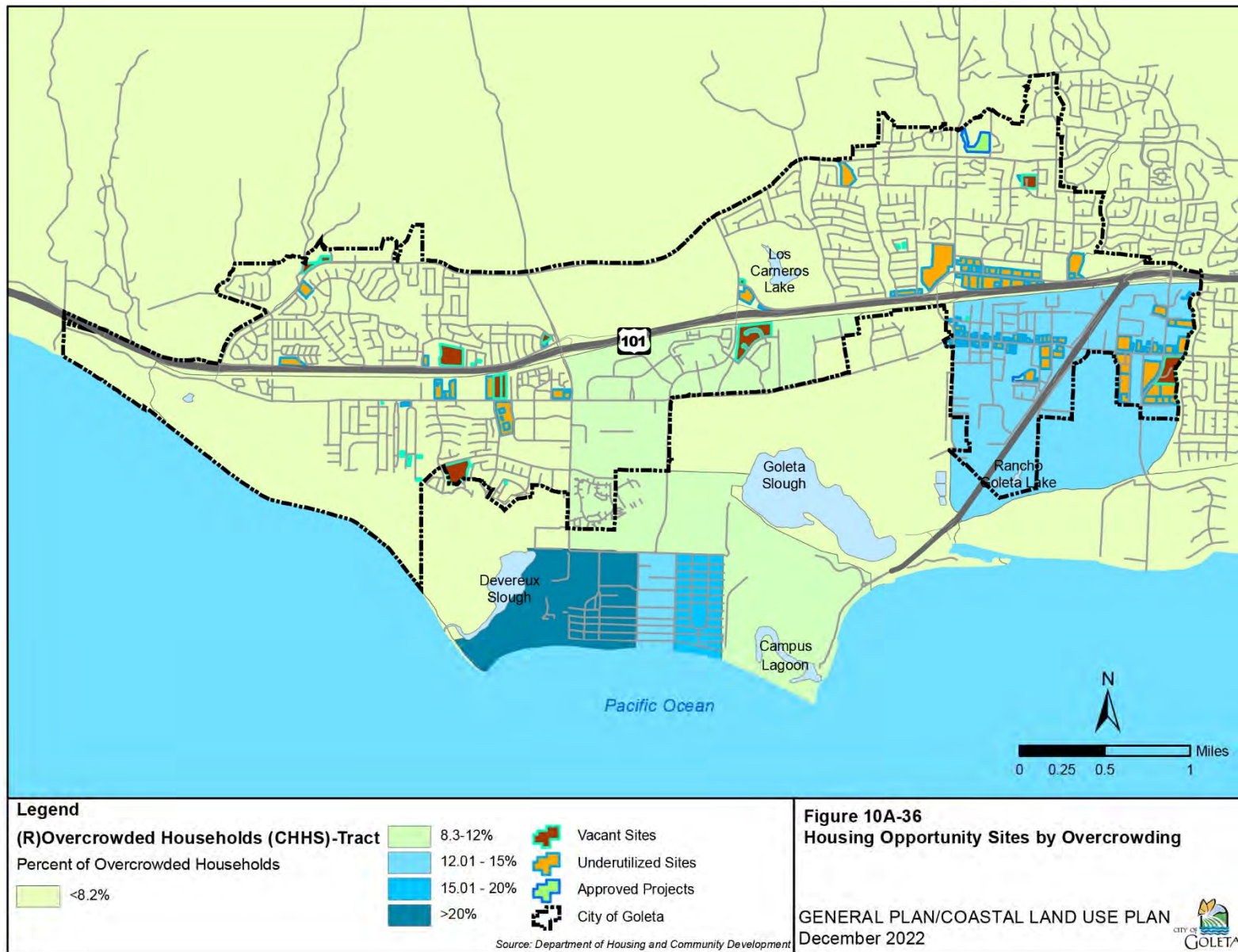


Figure 10A-8 Housing Opportunity Sites by Overcrowding

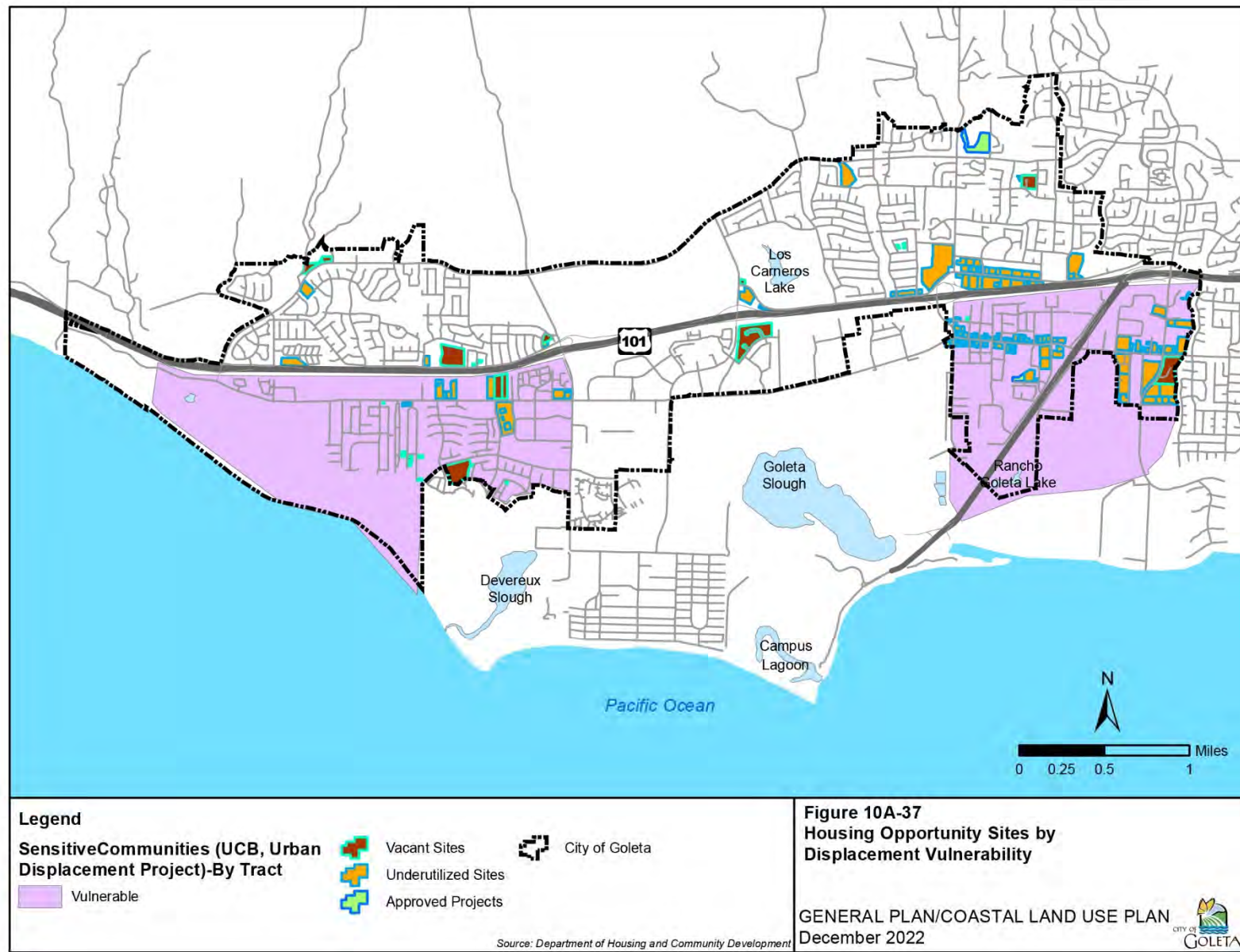


Figure 10A-9 Housing Opportunity Sites by Displacement Vulnerability

VII.JVII.K 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, housing mobility strategies to provide new affordable housing opportunities, place-based strategies as well as priorities to further fair housing, and meaningful actions to address those issues as described in Table 10A-36 Table 10A-37: Fair Housing Issues, Contributing Factors and Meaningful Actions.

VII.JVII.L 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 Table 10A-37 below, a cross reference is provided to specific programs in the Goleta Housing Plan that are intended to address the impediment.

~~Table 10A-35~~ **Table 10A-37****Fair Housing Impediments, Contributing Factors and Meaningful Actions**

Fair Housing Impediment	Contributing Factors	Priority Geographic Targeting	Meaningful Actions, Schedule and Metrics
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 Citywide	<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 HE 2.87 and HE 3.1) • Support opportunities to reduce barriers to affordable housing development. (See Programs HE 2.1 and HE 3.1) • Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See Programs HE 2.1, HE 3.1, and HE 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 HE 3.1 and HE 3.2) • Proactively monitor and address loss of existing affordable housing units, particularly in "high opportunity" areas. (See Programs HE 1.3 and HE 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 Citywide	<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> <ul style="list-style-type: none"> • The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see Programs HE 3.1 and HE 3.2)
Fair housing education, Housing Outreach and Education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around	High Citywide	<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

Fair Housing Impediment Issue	Contributing Factors Factor	Priority Geographic Targeting	Meaningful Actions Action, Schedule and Metrics
	<p>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 over 60% of discrimination they were aware of was based on source of income. Some residents who are in need of fair housing resources, including low-income households, persons with disabilities, racial/ethnic minorities and other protected classes, may be unaware of the fair housing resources that are available. Although information about fair housing services is posted on the City website and in public offices, more could be done to make this information available.</p>		<p>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.</p> <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. • Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency. (Program HE 3.1) • Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (Program HE 3.2) • Post and update information annually regarding fair housing and conduct a presentation every two years in collaboration with the Santa Barbara Rental Housing Mediation Program. (Program HE 3.1) • In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the Section 8 program including multi-lingual materials. (Program HE 3.1) • Publish and update links to fair housing information on the City website and via social media annually. (Program HE 3.1) <p>Intended Outcomes: Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Goleta residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%.</p>
Access to Opportunity and Mobility	Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing throughout the South Coast area. All areas of Goleta are rated "High" or "Highest" resource by	Citywide	Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other protected

Fair Housing Impediment Issue	Contributing FactorsFactor	PriorityGeographic Targeting	Meaningful ActionsAction, Schedule and Metrics
	<p>the HCD/TCAC Opportunity Map. Increasing housing opportunities in areas with good opportunity make it easier for lower-income households to access the types of services and amenities that further social mobility.</p>		<p>classes, and address housing affordability, including:</p> <ul style="list-style-type: none"> Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity. These programs are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. The Mortgage Credit Certificate Program, which is administered by HASBARCO, also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods Program HE 2.6: Encourage Accessory Dwelling Units is expected to facilitate production of at least 118 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods. <p>Intended Outcomes: These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities exceeding the City's assigned RHNA objectives. Specific objectives include the following:</p>

Fair Housing Impediment Issue	Contributing FactorsFactor	PriorityGeographic Targeting	Meaningful ActionsAction, Schedule and Metrics
			<ul style="list-style-type: none"> Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 ordinance, seek to integrate at least five units annually in single-family areas. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters and through social media. Homesharing: Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year. Alternative Land Use Strategies: The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to

Fair Housing Impediment Issue	Contributing Factors Factor	Priority Geographic Targeting	Meaningful Actions Action, Schedule and Metrics
			<p>facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.</p> <ul style="list-style-type: none"> • Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure. • Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City. • Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. • Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.

Attachment 5

Draft Notice of Exemption

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title: Housing Element 2023-2031 (Case No. 21-0002-GPA)

Project Applicant: City of Goleta

Project Location (Address and APN): Citywide

Description of Nature, Purpose and Beneficiaries of Project:

The project includes adoption of an updated Housing Element for 2023-2031 for the City's General Plan/Coastal Land Use Plan. State law requires each jurisdiction in Santa Barbara County to prepare a comprehensive update to the Housing Element of the General Plan for the 2023-2031 period.

The Housing Element 2023-2031 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 and adoption of affordable housing fees; (6) updated program activity time periods; (7) improved language to better convey the intent of the policies and programs, and (8) new and revised policies to affirmatively further fair housing and address other housing issues.

The accompanying Technical Appendix provides data and analysis required by State law that supports the policies and programs in the Housing Element and includes the following sections: Housing Needs Assessment; Resources and Opportunities; Constraints; Evaluation of the 2015-2023 Housing Element: Residential Land Inventory; Public Participation Summary; and Fair Housing Assessment.

Name of Public Agency Approving the Project: City of Goleta

Name of Person or Agency Carrying Out the Project: City of Goleta

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☐ Categorical Exemption: (Insert Type(s) and Section Number(s))
- ☐ Statutory Exemption: (Insert Type(s) and Section Number(s))
- ☒ Other: CEQA Guidelines, Sec. 15061(b)(3)

NOTICE OF EXEMPTION (NOE)

Reason(s) why the project is exempt:

The Housing Element 2023-2031 is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to State CEQA Guidelines §15061(b)(3) (14 Cal. Code Regs. § 15061(b)(3)), the "common sense exemption" covering activities with no possibility of having a significant effect on the environment, because the Housing Element would not approve any development project or other physical change to the environment. Future housing development projects will be subject to CEQA review to the extent required by law, as well as required compliance with numerous existing City plans and regulations, State laws and regulations, and federal laws and regulations that provide environmental protection outside of the CEQA review process (e.g., air quality standards, cultural and historic resources, sensitive biological habitat areas, water supply, and environmental hazards).

City of Goleta Contact Person:

Peter Imhof

Director, Planning & Environmental Review

Date

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Attachment 6
Staff Presentation

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City of Goleta

Housing Element 2023-2031 Planning Commission Hearing

Presentation By:

Anne Wells, Advance Planning Manager

Andy Newkirk, Senior Planner

John Douglas, Housing Consultant

December 12, 2022





Public Hearing Agenda

❖ Suggested Format

- Staff Presentation
 - Commissioner Questions
 - Public Comment
 - Commissioner Deliberation
-
- Action on Recommendation



Presentation Topics

- Background
 - State Requirements
 - HCD Review and Revised Draft Preparation
- Summary of Revisions Based on HCD Letter
- Environmental Review
- 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 and Revised Draft Preparation

- Draft Housing Element submitted to HCD for initial 90-day review on June 30, 2022
- City received HCD letter on September 27, 2022. HCD organized the comments into five topic areas as listed below:
 - A. Review and Revision (of the City's 2015-2023 Housing Element)
 - B. Housing Needs, Resources, and Constraints
 - C. Housing Programs
 - D. Quantified Objectives
 - E. Consistency with General Plan
- Revisions to Draft Housing Element prepared in response to letter



A. Review and Revision (of the City's 2015-2023 Housing Element)

- Additional housing projects detail added: ADU production, Super 8 Supportive Housing Project (Buena Tierra), 3-D printed house support
- Expanded description of the City's new Affordable Housing Implementation Division was added



B. Housing Needs, Resources, and Constraints

- Most extensive section of HCD comments
- Broken up into six topic areas:
 1. Affirmatively Furthering Fair Housing (AFFH) Constraints
 2. Extremely Low-Income Housing
 3. Inventory of Land
 4. Governmental Constraints
 5. Nongovernmental Constraints
 6. Analysis of Special Needs Populations



B1. Affirmatively Furthering Fair Housing (AFFH)

- Extensive revisions to Technical Appendix, including several new and updated maps
- Updates to AFFH analysis in Table 10A-37, Fair Housing Impediments, Contributing Factors and Meaningful Actions
- Significant revisions to Policy HE 3.1 Affirmatively Further Fair Housing Opportunities based on revisions to Table 10A-37



B1. Affirmatively Furthering Fair Housing (AFFH)

HE 3.1(c) – Increased focus on fair housing education and training

- Example – HE 3.1(c)(3)-(5):

- b3. Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see also Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.
5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.



B1. Affirmatively Furthering Fair Housing (AFFH)

HE 3.1(d) – Increased access to opportunity and mobility

- Explore alternative land use strategies
- Funding for accessibility improvements
- Incentives for housing choices and affordability in all development
- Require affirmative marketing plans
- Mid-term evaluation (in 2027)



B1. Affirmatively Furthering Fair Housing (AFFH)

HE 3.1(d) – Increased access to opportunity and mobility

- Incentivize affordable housing units under SB 9
- Develop mobility counseling program
- Financial support for income-restricted ADUs
- Promote First-Time Homebuyer Assistance program
- Research homesharing



B2. Extremely Low-Income Housing

- Technical Appendix analysis expanded to describe programs to address the needs of ELI households, including the expanded HE 3.1 (see discussion later)



B3. Inventory of Land

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)



B3. Inventory of Land

- Parcel Listing
- Realistic Capacity
- Small and Large Sites
- Sites Identified in Prior Planning Periods
- Environmental Constraints
- Nonvacant Sites
- Water Sewer Priority
- Zoning for a Variety of Housing Types
- Other Sites Inventory Information



B3. Inventory of Land

- Parcel Listing: Additional information (age of structures, I/L ratios, property owner interest)
- Realistic Capacity: No change (already utilizing 50% discount factor)
- Sites Identified in Prior Planning Periods: New subprogram HE 2.1(g)

g. Sites Identified for Lower-Income Housing in a Prior Planning Period. Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. A Title 17 amendment to ensure conformance with this requirement will be processed by December 2023.



B3. Inventory of Land

- Water Sewer Priority: New subprogram HE 5.2(g)
 - g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.



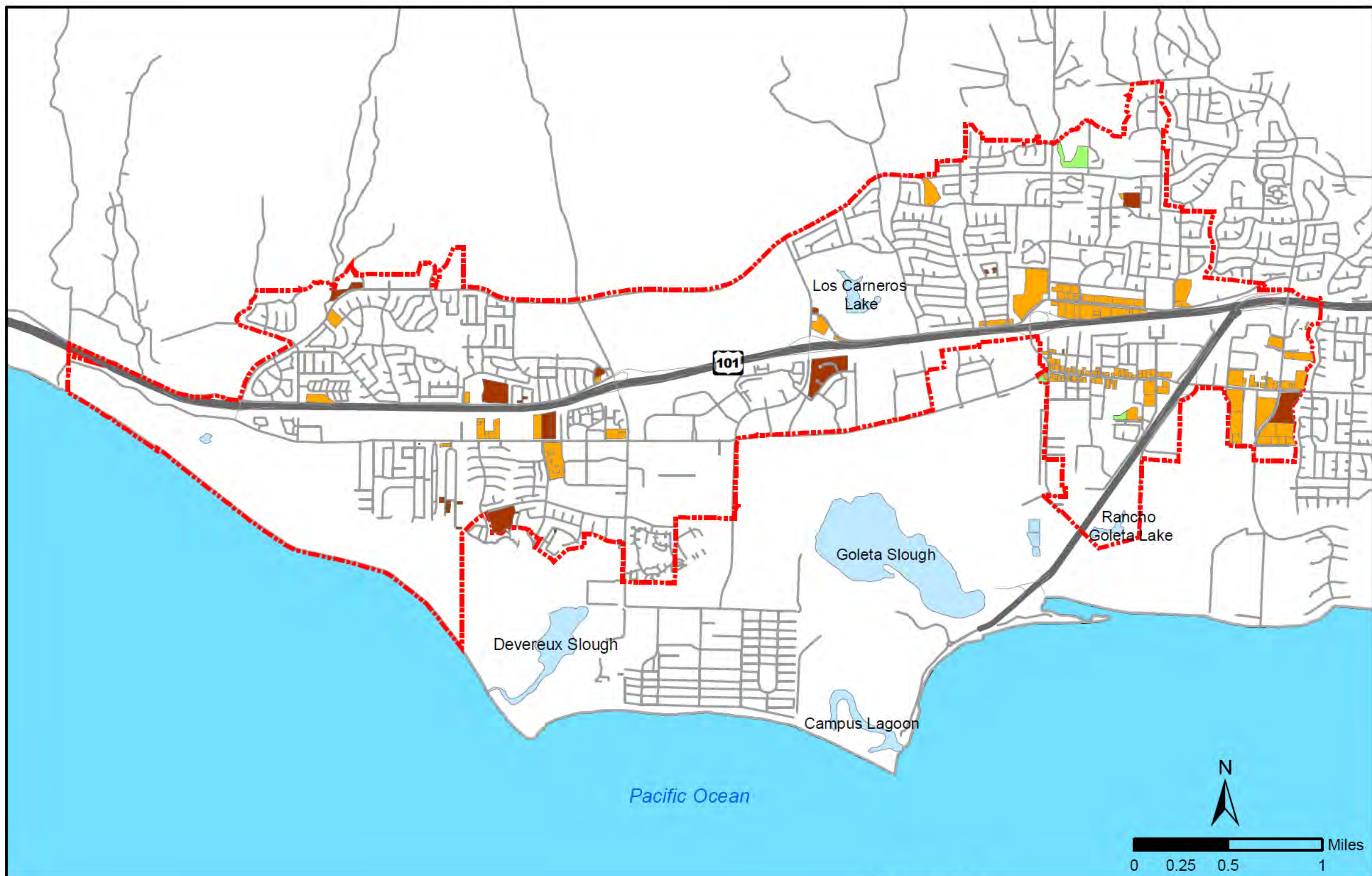
B3. Inventory of Land

- Updates to Previous Inventory
 - Underutilized sites that allow housing but are smaller than 0.5 acres.
 - Additional sites and increasing density assumptions for sites that qualify under recently adopted legislations (Senate Bill 6).
 - Gross lot area to calculate residential density (see Program HE 2.1(e) Increased Densities).



B3. Updated Sites Inventory Table

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA	682	324	370	461	1,837
Approved projects	59	0	0	5	64
Vacant sites	249		32	378	663
Underutilized sites	1,146		542	47	1,735
Future ADUs	80		11	27	118
Total estimated capacity	1,534		585	457	2,580
Surplus (deficit)	528		215	(4)	743
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.					



Legend

-  Vacant Sites
-  Underutilized Sites
-  Approved Projects
-  City of Goleta

**Figure 10A-2
Housing Element Sites Inventory Map**



B4 and B5. Constraints

- *Additional analysis in Technical Appendix*
- *Revision to HE 2.3(d):*
 - d. Parking Standards. ~~Review~~Reduce 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. Research and map areas of parking scarcity to inform ~~possible~~ future parking reductions.
- *Revision to HE 3.2(i):*
 - 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. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.



B6. Analysis of Special Needs Populations

- Technical Appendix revised to provide additional analysis of special housing needs, including challenges faced by the population, the existing resources to meet those needs, gaps in resources, and proposed programs in the Housing Plan to help address those challenges



C. Housing Programs

- Seven Topic Areas included:
 1. Beneficial Impact and Timing
 2. Support a Variety of Housing
 3. Support Affordable Housing
 4. Removal of Constraints (addressed above)
 5. Promote and Affirmatively Further Fair Housing (addressed above)
 6. Preserve Assisted Housing
 7. Incentivize ADUs



C1. Beneficial Impact and Timing

- Several Programs revised with more discrete actions and timing for implementation (including HE 1.4, HE 2.2, HE 2.4, and HE 2.6).
- HE 1.4(c):
 - 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. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.
- HE 2.4(d):
 - d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking by February 2025.



C2. Support a Variety of Housing

- Several Programs revised with discrete actions and timing for implementation (including HE 2.1(f), HE 3.2(d), and HE 5.2(f)).
- HE 2.1(f):
 - f. Replacement of Units Lost in Redevelopment. ~~Ensure~~ Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments. consistent with Government Code §65583.2(g)(3).
- HE 5.2(f):
 - f. The City will work with the Goleta Water District to seek sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include annual consultation with District staff and administrative support in applying for grant funding if available.



C3. Support Affordable Housing

- Revisions to HE 2.4 (Facilitate Affordable Housing Development)
- Broadened scope to reference special needs housing:

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

- Priority processing subprogram added (HE 2.4(h)):

h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

- Added specifics and timing into subprograms of HE 2.4, HE 2.7, and HE 3.2



C6. Preserve Assisted Housing

- New subprogram HE 1.3(d) added:

d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.



C7. Incentivize ADUs

- Program HE 2.6 (Encourage ADUs) substantially revised:

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.~~

- The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024
- The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.
- The City will monitor ADU production and affordability every two years and if assumptions for production are not being met, ADU regulations will be amended to provide additional incentives within 12 months.

Time period: ~~Throughout~~ Research and pursue program by February 2024 (a); Post information on website by October 2023 (b); Title 17 amendments by February 2024; Every two years during the planning period (c)

Responsible party: Planning and Environmental Review Department



D. Quantified Objectives

- Table 10-2 updated to include preservation of all mobile home units (approximately 650 spaces) during the 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
<u>Preserve Mobile Home Units</u>	<u>Approximately 650 spaces (all mobile home units within the City)</u>					<u>650</u>



E. Consistency with General Plan

- Discussion added to the Housing Plan of how General Plan internal consistency will be maintained throughout the planning period.



Environmental Review

- The Housing Element is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines [the “common sense exemption” covering activities with no possibility of having a significant effect on the environment]



Next Steps

- City Council Adoption Hearing
- Adopted Housing Element Transmittal to HCD (by February 15, 2023, the statutory deadline)
- HCD 60-Day Review (Winter-Spring 2023)



Commissioner Questions

Public Comment

Commissioner Deliberation



Recommendation

Adopt Resolution No. 22-___, entitled “A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the City Council Adoption of the Housing Element 2023-2031 Amendment to the General Plan/Coastal Land Use Plan and to Determine that the General Plan Amendment is Exempt from CEQA Pursuant to CEQA Section 15061(B)(3) (Case No. 21-0002-GPA)”