

# Attachment 1

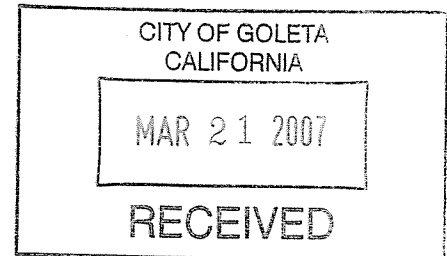
HCD Comment Letter  
Dated March 19, 2007

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

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March 19, 2007



Mr. Daniel Singer, City Manager  
City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**RE: Review of the City of Goleta's Adopted Housing Element**

Dear Mr. Singer:

Thank you for submitting Goleta's housing element, adopted on October 2, 2006 and received for review on December 22, 2006. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). Pursuant to Government Code Section 65585(c), the Department has also received and considered third party comments from the Goleta Valley Chamber of Commerce and the Goleta Housing Leadership Council. Telephone conversations with Ms. Anne Wells, Senior Planner, facilitated the review.

The City's responses to the Department's March 27, 2006 findings are found in both the adopted element and a 15-page document attached to the City's cover letter, dated December 21, 2006 (i.e., Attachment "B"). The adopted element, along with the responses in Attachment "B", address some of statutory requirements described in the Department's March 2006 review. For example, Tables 10A-13 through 10A-15 list projects and quantify the number of affordable units (i.e., 131) that have been approved or are in final stages of the approval process.

However, the Department finds the element continues to require significant revisions to comply with State housing element law (Article 10.6 of the Government Code). For example, the element still does not adequately demonstrate the projected residential densities and buildout capacities on the identified sites can be realistically achieved and implementation of other general plan policies or new zoning ordinance standards will not unduly constrain housing development. As discussed with Ms. Wells, a number of housing programs also require more definitive implementation timelines (i.e., month and year). As also discussed with Ms. Wells all revised analyses, descriptions, and explanations contained in Attachment "B" must be formally incorporated into the housing element.

Mr. Daniel Singer, Director  
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The Department remains committed to assisting the City in addressing all statutory requirements. If you have any questions or wish to schedule another site visit or meeting, please contact Don Thomas, of our staff at (916) 445-5854.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive style with a large, prominent initial "C".

Cathy E. Creswell  
Deputy Director

Enclosure

cc: Steve Chase, Director, Planning and Environmental Services  
Kristen Amyx, President/CEO, Goleta Valley Chamber of Commerce  
Jennifer McGovern, Coordinator, Goleta Housing Leadership Council

## APPENDIX CITY OF GOLETA

The following changes would bring the City of Goleta's housing element into compliance with Article 10.6 of the Government Code. The supporting section of the Government Code is cited to accompany each recommended change.

Housing element technical assistance information is available on the Department's website at: [www.hcd.ca.gov](http://www.hcd.ca.gov). Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Elements section contains the Department's publication, *Housing Element Questions and Answers (Qs & As)* and the Government Code addressing State housing element law.

### **A. Housing Needs, Resources, and Constraints**

1. *Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3) and 65583.2).*

No amendments were made in the adopted element nor do the responses in Attachment "B" adequately demonstrate the medium and high density sites identified in the City's land inventory (Table 10A-16) are suitable and can realistically be developed at densities sufficient to accommodate the housing needs of lower-income households in the current planning period (see the Department's March 27, 2006 review).

For example, application of the City's development standards is critical in determining whether the projected buildout capacities can actually be achieved. The Department recognizes the City is in midst of a comprehensive zoning ordinance update, which will include adopting a new set of residential development standards. It is the Department's understanding that City staff is currently working on a set of "interim" amendments that will be processed during the Spring and Summer of 2007, with adoption scheduled for no later than December 2007.

According to the City's Attachment "B" (page B-9), all new development standards will be consistent with those listed in Table 2-1 of the land-use element. Therefore, the element must describe and analyze how these standards will encourage and facilitate residential development affordable to lower-income households. For example, the element should describe how the 30 and 40 percent lot area maximums described in Table 2-1 (applicable to the medium and high density zones) will not impede development at densities appropriate to accommodate the housing needs of lower-income households.

Further, as part of its site suitability analysis, now would be an opportune time for the City to examine and evaluate the viability of expanding the land inventory to include new sites that have the potential to provide development opportunities for a variety of housing types for all income groups.

Inclusionary Housing: The adopted element generally describes eight housing policies and two implementation actions intended to address and mitigate the impacts of the City's inclusionary housing requirement. While Policy 11.8 commits the City to providing incentives (e.g., increased FAR and lot coverage ratios) through Policy HE 11.8, the element still does not adequately demonstrate that these incentives will be sufficient to ensure that development of the City's five key multifamily zoned sites will not be unduly constrained by the 55 percent inclusionary housing requirement (see the Department's previous review).

2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions and local processing and permit procedures (Section 65583(a)(4)).*

Inclusionary: The proposed 55 percent inclusionary housing policy (HE 11), represents one of the highest percentage inclusionary requirements in the State, and will significantly impact the cost and supply of housing in Goleta. As indicated above, while the element includes programs to provide some incentives and concessions to off-set the acknowledged impacts, the element still does not include an analysis that adequately demonstrates the inclusionary requirements will not constrain or preclude housing development on the identified DR-20 zoned sites (sites 20, 21, 24, 25 and 26) (see the Department's previous review).

On- and Off-Site Improvements: The City's Attachment "B" indicates the installation of on- and off-site improvements (e.g., street and sidewalk widths, curb, and gutter requirements) have a direct nexus to development-related impacts. However, the element must still be expanded to include descriptions and analyses of the improvement standards the City is considering as part of the forthcoming comprehensive zoning ordinance update. See the Department's previous review, as well as the Department's recently updated *Qs and As* technical assistance publication.

Fees: The element was not revised or expanded to include an analysis of the impact of the City's planning and improvement fees on the cost and supply of housing. See the Department's previous review, as well as the Department's *Qs and As*.

## **B. Housing Programs**

- 1 *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

As indicated in the Department's previous review and discussed with Planning and Environmental Services staff, the element's key policies and programs must clearly describe the City's specific role in implementation and include definitive timelines and/or completion dates. Especially critical are those programs being proposed to address the adequate sites requirement, special needs housing (homelessness and farmworkers), or to mitigate identified governmental constraints (e.g., rezoning and comprehensive zoning ordinance update); see the Department's March 2006 review.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities, including sewer collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, housing for emergency shelters and transitional housing (Section 65583(c)(1)).*

As noted previously, Goleta requires a more thorough description and analysis of the City's sites and potential governmental constraints. As indicated in Finding A.1, the realistic development potential (and buildout capacity) of the identified sites, particularly the DR-20 zoned sites, is largely dependant on how the City implements and applies its newly proposed residential development standards. However, no revisions were made to the applicable housing element programs, nor do the changes in Attachment "B" adequately address this statutory requirement (see the Department's March 2006 review).

3. *Include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for all income levels (Section 65583(c)(3)).*

As indicated in the Department's previous reviews, without a complete description and analysis of potential governmental constraints as required in A.2, it is not possible to evaluate the adequacy of the proposed programs to mitigate the identified governmental constraints. No revisions were made to the required constraints analysis in the housing element, nor do the changes in Attachment "B" adequately address this statutory requirement. The element continues to require revision to adequately address the statutory requirement to mitigate potential constraints (e.g., Inclusionary and Residential Design Guidelines); see the Department's March 2006 review.

### **C. General Plan Consistency**

*The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)). When governmental constraints are identified, the element must include program actions to address, mitigate or, remove to allow the maintenance, improvement, and development of housing for all income levels (Section 65583(c)(3)).*

According to the City's Attachment "B", amendments to certain noise, conservation, and transportation element polices has eliminated all inconsistencies with housing element goals, programs, and objectives.

In particular, revised traffic modeling (conducted in March 2006) has resulted in modifications to projected roadway capacity improvements, which resulted in fewer projected occurrences of roadways and intersections operating below LOS "C" (Policy TE 4.2). These revised policy modifications resulted in the City reaching the following conclusion, "there are no transportation policies that create a conflict with housing potential" (page B-13 of Attachment "B").

However, it appears Policy TE-13.4 (Not Fully Funded Traffic Mitigation) would significantly constrain or preclude new development as it states that if improvements are needed to maintain adopted LOS standards and are not funded the City shall take one the following actions, "phase or delay development until such time adequate fiscal resources can be provided " (TE-13.4 (a))". As indicated in the Department's prior review, the element must describe and demonstrate how all policies and programs within the general plan are internally consistent and will not impede implementation of housing element program actions and goals.

#### **D. Public Participation**

*Local governments shall 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 (Section 65583(c)).*

As indicated in the prior review the Department recognizes the City's efforts to solicit public input from the community. However, it appears the City did not make the information described in Attachment "B" available to local stakeholders and other interested parties. Again, the statute requires the element to specifically commit the City to continuing its public engagement throughout the update process.

#### **E. Coastal Zone Localities**

*Document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided (Section 65588).*

The City's Attachment "B" (page B-15) references Table 10A-24 titled, "Approved and Existing Affordable Housing Units in Goleta (2005)". However, the Table does not document whether any low- and moderate-income dwelling within the coastal zone have been "replaced, demolished, and/or converted" since January 1, 1982 (see the Department's prior review).

# Attachment 2

Summary of Housing Work  
Session on  
September 20, 2007



# Goleta Housing Element Work Session September 20, 2007

## Work Session Participants:

Dan Singer, City of Goleta  
Steve Chase, City of Goleta  
Anne Wells, City of Goleta  
Jeff Baird, Baird + Driskoll  
Mickey Flacks  
Jerry Bunin, Home Builders Association  
Cecilia Brown, League of Women Voters  
Jennifer McGovern, Housing Trust Fund

Joyce McCullough, Habitat for Humanity  
Connie Hannah, League of Women Voters  
Chris Henson, Coastal Housing Coalition  
Kristen Amyx, Goleta Chamber of Commerce  
Shella Comin-DuMong, CHANCE  
Michael Towbes, The Towbes Group  
Jeanette Duncan, People's Self-Help Housing

**Purpose:** The purpose of the work session was to obtain feedback from affordable housing advocates, non-profit housing providers, and developers on ways to improve upon Housing Element policies and programs. In addition, the intent of the meeting was to find ways to comply with State law and achieve Housing Element "certification" by the California Department of Housing and Community Development (HCD).

**Agenda:** The agenda for the meeting focused on addressing concerns identified by HCD in their latest letter to the City on the adopted Housing Element. The agenda is provided below.

Achieving HCD Certification of the City of Goleta Housing Element



## Work Session on the City of Goleta Housing Element

September 20, 2007  
9:00 am — 12:00 pm  
City of Goleta City Hall  
130 Cremona Drive, Suite B

# A G E N D A

- 9:00 am **I. Welcome, Introductions and Work Session Purpose**  
A. Welcome, Introductions and Review of the Work Session Purpose  
B. Agenda Review
- 9:05 **II. Overview of the Housing Element Process**  
A. Staff Overview of the HCD / Community Review Process and Primary Issues of Concern Related to Achieving HCD Certification  
B. Brief Questions of Clarification
- 9:15 **III. Inclusionary Housing Options**  
A. Staff Overview of Possible Inclusionary Housing Options  
B. Discussion
- 10:00 **IV. Other Possible Governmental Incentives and Requirements**  
A. Staff Overview of Possible Governmental Incentives / Requirements  
B. Discussion
- 10:30 **V. Potential Housing Sites**  
A. Staff Overview of Potential Housing Sites  
B. Discussion
- 11:00 **VI. Tying It All Together — What an Effective Housing Strategy Package Might Look Like**  
A. Housing Objectives and Needs in Goleta  
B. Strategies that Link Together Housing Requirements, Incentives and Potential Housing Sites  
C. Effective Housing Element Implementation
- 11:55 **VII. Summary, Next Steps and Evaluation**  
A. Insights, Next Steps and Thank You  
B. Work Session Evaluation
- 12:00 pm **Close**

## **Goleta Housing Element Work Session September 20, 2007**

**HCD Comment Summary (Letter Dated March 19, 2007):** The agenda was organized by HCD comment. The specific comments are summarized below and formed the basis for identifying the topics discussed.

*Comment A.1 — Adequate Sites*

Adequately demonstrate the medium and high density sites identified in the City's land inventory (Table 10A-16) are suitable and can realistically be developed at densities sufficient to accommodate the housing needs of lower-income households in the current planning period.

*Comment A.2 — Analysis of Governmental Constraints*

Analysis of potential governmental constraints, including land use controls, building codes and their enforcement, site improvements, fees and other exactions and local processing and permit procedures.

*Comment B.1 — Housing Programs*

Make sure we clearly describe the City's specific role in implementation and include definitive timelines and/or completion dates, especially those to address adequate sites, special needs housing, or to mitigate identified governmental constraints.

*Comment B.2 — Program(s) to Assure Development of Adequate Sites*

Determine the realistic development potential (and build-out capacity) of the identified sites.

*Comment B.3 — Program(s) to Remove Any Potential Governmental Constraints*

Need a complete description and analysis of potential governmental constraints as required in A.2, above.

*Comment C — Constraints Imposed by Other General Plan Elements (Consistency)*

Review amendments to noise, conservation, and transportation element polices to address any potential constraints on housing sites.

- a. Traffic modeling and roadway capacity.
- b. LOS "C" (Policy TE 4.2).
- c. Policy TE-13.4 (Not Fully Funded Traffic Mitigation).

*Comment D — Public Participation*

Housing Element needs to specifically commit the City to continuing its public engagement throughout the update process.

*Comment E — Coastal Zone Localities*

Document whether any low-and moderate-income dwelling within the coastal zone have been "replaced, demolished, and/or converted" since January 1, 1982.

### **Summary of Comments Received at the Work Session:**

*Background Information and Considerations*

1. Provide a timetable for Housing Element certification.
2. Provide a data sheet with numbers of housing units and other information.
3. Provide information on the number of housing units built that are handicapped accessible.
4. Consider the high costs of land, high cost of housing, and low incomes of many residents or workers in Goleta.

## **Goleta Housing Element Work Session September 20, 2007**

5. Recognize that Goleta is affected by using the income limits established for Santa Barbara County as a whole, which don't take into consideration conditions in the South Coast area of the county.
6. Recognize that "market rate" housing is not necessarily "high priced" housing. For instance, market rate rental housing is affordable to many moderate (80-120% of median income) and workforce (120-200% of median income) households.

### *Inclusionary Housing Approach*

7. Remove the 55% requirement for designated sites and require the same percentage of affordable units under the City's Inclusionary requirements city-wide, and not just for specific locations. Create a nexus that is fair and avoids concentrating too many affordable homes in one location.
8. Look to a more reasonable requirements, as is used elsewhere, of 20-25% of the units being affordable.
9. Consider income needs categories under inclusionary housing as very low income (below 50% of median income), low income (50-80%), moderate (80-120%), and workforce (120-200%) as our special need groups by income.
10. Provide a specific percentage — An example percentage could be: 10% moderate and 20% very low and low, with an additional requirement for workforce housing. Another way to determine the percentages could be to break out the remaining RHNA (Regional Housing Needs Assessment) percentages — units by various income categories.
11. Consider housing need categories as those determined by the RHNA, workforce housing, and special needs housing.
12. Provide a way for the percentages of units and other requirements to be flexible so that projects can comply with the requirements of various funding sources. This would be true of for-profit developers and non-profits.
13. Provide flexibility to trade-off percentages of different income categories if an equal trade-off value can be established. An example would be one low income unit for two moderate income units.
14. Increase the "in-lieu" fee.
15. Consider flexibility for a development for the percentage of units, in-lieu fees and other options (such as land donation, building units off-site, etc.), the mix of housing types, etc.
16. Use a "rounding-down" approach, not a "rounding-up" approach when requiring a certain number of units to be built.
17. Recognize that inclusionary housing is only one tool to help meet community housing needs.

### *General Approach to Development Review and Design*

18. Balance flexibility with certainty (or predictability) in a development.
19. Consider the legal, fiscal and program challenges of building affordable units, including those within the RDA, where there's a 15% requirement. Further, consider that units built outside of the RDA have a 2:1 requirement.
20. Balance market rate housing and affordable housing in developments.
21. Give credits to projects that help achieve Goleta's housing needs.
22. Assure an "excellence of design" in all projects.
23. Create community acceptance and successes to help create political will.
24. Address design concerns.
25. Use principles of "smart growth" when considering exceptions or modifications to development standards.

**Goleta Housing Element Work Session  
September 20, 2007**

26. Look to improvements in development standards and design guidelines (consider providing examples of good design). Create clearer design expectations.
27. Focus on how we plan for the future we want and understand where the trends are taking us, such as traffic, commuting patterns, price of housing, etc.
28. Recognize the benefits of having good rental housing management.
29. Look at ways to make the standards and the process for implementing the standards work in providing the types of development we want.
30. Consider the aspects of success as being partnerships, flexibility and predictability.
31. Define how we can get to what we want in a successful way.

*Specific Incentives or Actions the City Can Take to Achieve Housing Goals*

32. Create or facilitate public-private and non-profit partnerships to achieve affordable housing goals.
33. Recognize that density is not necessarily an incentive because it may involve more costs. Density bonuses (such as State Density Bonus law) will not necessarily provide the means to make a project feasible.
34. When looking at City requirements in relation to making affordable housing units feasible, consider total project costs and all requirements.
35. Recognize the impact that lot-by-lot storm management requirements will have on developments.
36. Recognize that funding for affordable housing is limited.
37. Recognize that if in-lieu fees are accumulated there must also be housing sites where the units can be built.
38. Provide housing incentives linked to site constraints.
39. Create financial incentives (look at when fees are required and the amount of the fees).
40. Consider variable density standards that would consider the size of units being built (used by the City of Santa Barbara).
41. Recognized traffic policy constraints (LOS standards) and potential constraints imposed by Conservation Element policies. Provide allowances for overriding standards if its linked to Housing Element policies. Link in the current studies being undertaken.
42. Evaluate land use and density requirements to allow exceptions for senior housing and special needs housing that may not have the same impacts as other types of housing.
43. Look at height limitations as a constraint, such as the height restrictions within the RDA. Look to 40-45-foot height limits as a possibility.
44. Fix key intersections and factor in real alternatives that reduce travel and traffic impacts.

*Potential Housing Sites*

45. Provide ways to secure sites, such as by floating bonds for land purchase, land donation, and working with other agencies (e.g., City, school district, other districts).
46. Identify potential "receiver" sites for affordable units.
47. FAR, open space and lot coverage are potential constraints for multi-family housing. Consider removing FAR as a requirement for multi-family developments to avoid constraints on unit sizes.
48. Consider a land banking program.
49. Identify housing sites and zone them for affordable housing, such as using an affordable housing overlay zone.

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*Development Review Process*

50. Provide a clear menu of development requirements and incentives — which could also be a “General Plan Road Map” detailing how general plan policies and requirements would apply to an individual development.
51. Provide for “concept review” by the Planning Commission to enable early feedback and direction for a development.
52. Consider ways to reduce processing times for EIR’s. EIR’s add time and costs to a project.
53. Create a “processing team” in-house to assist developments which are beneficial to the City and provide affordable units.
54. Identify ways to reduce EIR processing time, such as having area-appropriate review that recognize differences between developments proposed on more urban, in-fill sites, so the review is more meaningful and site appropriate. Consider the use of “tiering” EIR’s.
55. Identify ways to streamline the development review process.

*Community Involvement and Acceptance*

56. Recognize the three-pronged need of collaboration between the City, neighbors/community, and the building community. The City should advocate for and partner on desirable projects.
57. Provide for continuing public education and outreach to re-build trust and work together. Examples would include discussions on desirable design, affordable housing examples, etc. Use TV, the City’s website, and other means.
58. Continue to conduct community outreach meetings.
59. Recognize that it is important to build community trust and participation in this process.
60. Present choices for the community to consider.

A wall-graphic summary of meeting comments was recorded during the September 20, 2007 work session and is included on the following page.

# Goleta Housing Element Work Session September 20, 2007

## Wall-Graphic Summary of Comments

September 20, 2007 Work Session on the City of Goleta Housing Element



# Attachment 3

Summary of Public  
Workshop on  
October 5, 2007

**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF ORAL AND WRITTEN PUBLIC COMMENT – OCTOBER 5, 2007**

| Name  | Comment Summary   |
|---|---|
| <b>Oral Comments</b>  |   |
| AM Open Forum:  |   |
| Chris Wood, Goleta resident   | <p>I have two concerns. I notice some people from Santa Barbara - I'm glad that they are here for informational purposes. But I am concerned that this process may be hijacked by people from outside of the area. First I believe that the General plan process is for the community of people who live and work in Goleta and I am very concerned that there is input from people who do not live in the area making policy for those who live in Goleta. This plan should be for the people who go home to Goleta.</p> <p>Second concern: I really do want to see a more flexible General Plan so that my neighbors and friends do not have to go through the fear and frustration that they experienced in the past with this current General Plan.</p>   |
| <b>PM Public Comment:</b>   |   |
| Andrew Bermant, Bermant Development Company (BDC)                       | <p>Would like to thank the City and Lynn Jacobs, Cathy Creswell and Don Thomas for coming down to discuss these issues with the community. All of the different elements of the General Plan should be looked at closely to make sure that there is consistency with the Housing Element to make sure everything interconnects. I was talking with a couple members of the audience about how the certain housing element policies can constrain development. For example, the current policies for parking create the need to build on a podium deck for a Peoples' Self-Help project, which would add an additional \$2.5 million cost to the project. The additional cost could raise the amount of funding needed for the affordable housing and raise the sales price of market rate units which would ideally be kept affordable for the workforce. The General Plan should provide the ability for the developers to be able to process their projects in a timely manner, with guidance from the City both with regarding to architecture and CEQA issues, so that affordable and workforce housing can get on the ground. It is very important that all input, including input from the State Department of Housing and Community Development, be included in the process.</p> |
| Jack Easterbrook, just outside Goleta Resident (25 yrs) & Delco retiree | <p>The Housing Element seems to be growth-limited. We have seen over the last 25 years that limiting growth does not help to lessen traffic growth. Good planning is what controls traffic not simply limiting growth. On the sites tour, better areas for housing growth were not included. Particularly Bishop Ranch, it is within the urban limit line and should be included in as a site for residential development. The General Plan indicates that the price of real estate, because of the limited amount of land, forces up the prices for affordable housing, and that Bishop Ranch is an area of approximately two hundred and fifty acres that is eliminated from the potential sites. Additionally, the 30-acre parcel just east of the Girsch property opposite the Camino Real Marketplace should be considered for residential development if it is not already included. Also the Santa Barbara Industrial Association (SBIA) and Joe Armendariz agree with my points.</p>  |
| Chris Wood, Goleta resident   | <p>The housing sites tour pointed out some housing sites that are good and will work. But we need a balance of recreation and housing and transportation and business planning so there is not high density</p>   |



**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF ORAL AND WRITTEN PUBLIC COMMENT – OCTOBER 5, 2007**

| Name  | Comment Summary  |
|---|--|
|   | housing and high density traffic. Traffic has already grown significantly in the past few years and I believe it would benefit the City to have a good, flexible General Plan so that each development can be looked upon based on its merits and design, keeping a balanced plan in place.  |
| Julie Rattray, Santa Barbara  | The General Plan needs to be revisited to look at expanding the area for housing sites to include areas that have not yet been included for consideration as a development site. The Bishop Ranch land would allow for building a variety of types of housing to meet a lot of different needs. The State was very supportive of a variety of housing, not just high density housing.  |
| Chris Hensen, Coastal Housing Coalition   | Praise for workshop. The 55% inclusionary housing policy is the highest in the state and not workable. It should be lowered - it needs to be a percentage that is doable in order to have a real impact on people locally. He said that the inclusionary process is one of a few tools to address housing issues and stated that this tool needs to be fine-tuned. He suggested looking at other examples in the State. Housing should be done within the urban corridor so there is no pressure on the outlying areas that are held pristine in this area, and referred to the argument regarding density vs. sprawl. He said that he believes from the panel discussion that this can be done in holistic way that benefits the community and balances the concerns of environmentalism and traffic impacts, and ultimately creates housing for the workforce. He expressed appreciation for the series of workshops which he believes will result in a great product for the community. |
| Roy Donkin, speaking as president of the Interfaith Initiative of Santa Barbara County, | The Interfaith Initiative was formed about six years ago, and the housing issue was the only issue that all of the members agreed on was an important issue that needed to be addressed and that had a faith component. The Housing Element is a very important statement regarding the community, how it functions and its vision. The whole community needs to work together to come to a place of balance including the voices of those that so often are not represented at these types of forums. I do not know whether everyone has to make sacrifices. It should be kept in mind that the balance is never found on the backs of those who are least able to support it.  |
| Kristen Amyx, Goleta Valley Chamber of Commerce   | She presented a letter dated October 5, 2007, regarding the General Plan Housing Element, which submits recommendations that highlight some of the issues the City will need to decide in crafting its policies. The Chamber believes that the 55% percent inclusionary policy is unworkable and would not be right for the community, and recommends an inclusionary housing policy of 20% and an optional additional 10% of housing targeted to the workforce on a voluntary basis. The key concept that is recommended for the inclusionary policy is flexibility to create the right project for the right site. The letter also includes a list of recommended incentives for developers which are the result of several Chamber workshops and meetings. The letter also includes recommendations regarding site selection and stated that the whole community needs to be considered, including Bishop Ranch.  |
| Connie Hannah, representing the   | The staff report is excellent and I believe many people will want to consider the background material as well as the information from  |

**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF ORAL AND WRITTEN PUBLIC COMMENT – OCTOBER 5, 2007**

| <b>Name</b>   | <b>Comment Summary</b>  |
|---|---|
| League of Women Voters  | today's discussions. It would be essential for at least one additional meeting, perhaps more, to be held to discuss key issues that will need resolution. The staff report was received yesterday after 2:00 p.m., which did not allow the possibility for League members to conduct review and input as a group. There were some unfortunate circumstances that delayed the report. No decisions should be reached today with the short advance notice regarding what exactly would happen at the workshop.  |
| Mickey Flacks, Santa Barbara, Commission Member, Housing Authority of the County of Santa Barbara | The inclusionary policy should be a flexible negotiation with public and private entities, the goal of which is to produce as much affordable housing on the site as is possible, and not just an arbitrary percentage. Ways to help ensure the development of affordable housing would be to adopt policies that reduce land costs and/or consider the issuance of bonds that would be used exclusively to purchase land for the development of affordable housing. Any new development in the City should include within its confines housing for a complete range of income levels that live within the City. A mature City of Goleta should have its own Housing and Community Development department.  |
| Caroline Pettus, Goleta   | The 55 percent inclusionary requirement would result in cost shifting to pay for the additional housing most likely by the buyer of the market rate housing, and that waivers would result in cost shifting for the community to pay for the impacts. Parking waivers may not be an impact on the community if there was reason to believe that the development would use less parking. Many people who cannot afford to live in the area would have their taxes and housing costs increased because they do not fit in a particular group. If special timeframes and other items are allowed for affordable housing, everyone should be in the process the same way. I support allowing property owners to decide if they want to add a second unit on their property instead of having the whole community pay.   |
| Jennifer McGovern, Housing Trust Fund   | The City can benefit from the perspective of the knowledgeable representatives from the Department of Housing and Community Development. 1) Removing the internal inconsistencies in the General Plan is paramount for having an effective Housing Element. 2) Enacting realistic policies for development standards and design guidelines can best enable the needed community housing to go forward. 3) There needs to be a balance of housing, jobs, transportation and services. 4) It is important to hear from all groups to get a better perspective of the types of housing that are needed in the community including the developers, businesses who need housing for employees, and consumers of housing (people who don't own homes, or who are commuting or renting. 5) The inclusionary percentage needs to be changed to something more realistic. 6) A toolkit of incentives needs to be developed that is specific and practical. 7) The City's needs are greater than the RHNA. There is a backlog of community housing needs and other sites needed to be considered. |
| Bendy White, representing John Price, regarding an opportunity site east of                       | The Price project which will have an affordable component, as well as any other projects at that site, will not be possible because the 55 percent inclusionary requirement is infeasible. Parking drives the design of a project. When parking requirements are lowered, there is  |

**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
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**SUMMARY OF ORAL AND WRITTEN PUBLIC COMMENT – OCTOBER 5, 2007**

| <b>Name</b>  | <b>Comment Summary</b>   |
|--|--|
| Storke Avenue and Highway 101  | an opportunity, particularly with rental units, for restrictions regarding car ownership which would result in lower project cost and create more feasibility for affordable units. He suggested that Casa de Las Fuentes located at the corner of Carrillo and Castillo in Santa Barbara, be considered as an example.  |
| Michael Towbes, The Towbes Group   | there are a number of constraints on housing in other elements of the General Plan in addition to the Housing Element, which include transportation, circulation and other issues, and stated that unless these other constraints are addressed, the target in terms of producing more affordable housing in the community is not going to be reached. He believes that the comments from the representatives from HCD today were impressive and important.  |
| Dr. Inge Cox, Goleta   | I am worried about the health of the people living in the planned new developments because many of the new buildings are very close to the freeway. 1) Housing should be placed in back, farther away from the freeway. 2) Exposing people to diesel exhaust, particularly particulate matter (PM 2.5), is not healthy, which she said is discussed in a number of articles in medical literature. 3) Noise standards should apply to exterior areas also - noise levels, if above 65 decibels, need to be considered in the playground area because children will be most affected by the higher decibel area. 4) The level of service on Hollister Avenue would most likely deteriorate to Level E or Level F if the development is completed on all of the sites visited today. The deterioration of the level of service would affect all people in the area. 6) If the project does not have enough parking spaces, cars will be parked on the street. For example, cars are parked along Winchester Canyon and Calle Real because not enough parking was provided by the development that was allowed. |
| John Olson, Goleta   | I support addressing many of the housing needs in the community, specifically housing for seniors, many of the rental projects, housing on agricultural lands, and policies regarding second units and residential policies. Monitoring of the inclusionary requirements for affordable housing should be privatized. The State-mandated RHNA requirements would increase densities in communities. I am concern that there is lobbying for density in the community and that high densities increase profits, and requested that citizens instead be supported.   |
| George Relles, Goleta  | What is needed most for people who live and work in Goleta is the affordable housing for workforce and lower levels, not market rate housing. It is important to consider there is very little land left in Goleta and that there will be more mandates from the State.  |
| Joe Armendariz, representing the County of Santa Barbara Industrial Association (SBIA) | The Association heavily endorses many of the recommendations by the Chamber of Commerce. The best way to create affordable housing is to create the type of jobs so that people can afford more housing. Jobs in industry pay the highest wages and that industry is the most productive, innovative sector of the economy. Goleta is located where there are opportunities to take advantage of industrial job opportunities. It is important to make sure there is a variety and diversity of housing opportunities in this jurisdiction. Additional housing would also relieve traffic impacts, particularly to the south, from commuters. I urge the   |

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| <b>Name</b>  | <b>Comment Summary</b>   |
|--|--|
|  | City to continue with this process.  |
| Jim Knight, Goleta Valley Chamber of Commerce, and consultant for FLIR Systems located in Goleta | Approximately one-third of the 340 FLIR employees commute outside of the Santa Barbara/Goleta zip code area. FLIR is actively engaged in a three-to-five-year plan and would like to know whether there will be a chance for housing their next fifty or one hundred employees to be hired. The housing site tour showed that there is a good possibility to provide for some housing needs in the future. The General Plan is meant as a general planning and philosophy tool and that building and development requirements should be addressed in another process.  |
| Kristen Cothorn, Goleta  | It seems there is lobbying for faster growth, more development and higher density. I am concern that the potential impacts on air quality and transportation need to be addressed. The City should consider ways to balance housing needs with environmental concerns. For example, adding pedestrian access, bike paths and public transit would be beneficial for the neighborhoods when more people are added to the community. There are many proposed changes in the General Plan that would cause changes in environmental impacts and I question whether an addendum or some other document would be required.  |
| <b>Written Comments</b>  | <b>Comment Form Received at Workshop</b>   |
| Mary Reichel, President Lucon  | <p>Station 3: Incentives Policy 11.5 – Develop a range of options to maximize good design/planning. Also local preference can be addressed. For example:</p> <ol style="list-style-type: none"> <li>1. 15% low or</li> <li>2. 10% moderate income and 10% at 120 – 150%</li> <li>3. 10% at 120-150% and 10% at 150-200% where at least one member of the qualifying household is employed within the City of Goleta.</li> </ol> <p>Station 4: Housing Site Table<br/>           Re: Site 39, APN 79-210-049 the acreage is wrong; check assessors records and project files; correct acreage is 14.46.<br/>           Density potential should be based on gross acreage. Otherwise difficult to determine net developable area until after project has gone through discretionary process resulting in costly project redesign and time delays.</p> |

**ATTACHMENT 2D  
JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY PROPOSED INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION–OCTOBER 5, 2007**

| <b>Comment Summary-</b>  |                      |  |
|--|----------------------|--|
| <i>Station 1: Housing Needs Comments</i>   |                      |  |
| <b>General Comments</b>  |                      |  |
| <ul style="list-style-type: none"> <li>- Our needs are greater than current RHNA. We need to consider the shortfall of housing that was <u>not</u> developed in past decades.</li> <li>- There is a great need for affordable housing that is on minimum wage workers. As HCD categories stand, minimum wage workers are too often lumped into the categories with families' whose income level well exceeds that of minimum wage workers.</li> <li>- These workshops are helpful, but must be held at a time when working families can attend. The input of these families is critical and thus greater efforts should be made to gather their insight/ suggestions.</li> <li>- Moreover, similar outreach efforts should be made towards the Latino community. Submitting comments via the internet is not always feasible for those communities.</li> </ul>   |                      |  |
| <i>Station 2: State Requirements</i>   |                      |  |
| <b>General Comments</b>  |                      |  |
| <ul style="list-style-type: none"> <li>- Concern that HCD review allows for adequate level of self determination in the City's planning process.</li> <li>- Does the City really have a responsibility to house <u>everyone</u> who wants to live here?</li> <li>- Concerned that the state can mandate housing requirement on the city without having to take responsibility for ensuring adverse community effects (e.g. traffic, water, CEQA Compliance, etc.).</li> <li>- HCD is not truly representing the intent of the legislature or the Cities of California. HCD is biased toward development interests.</li> <li>- The State/HCD has no right to dictate to the City as to how if plans for future growth and development.</li> <li>- The City should disregard State/HCD housing mandates.</li> <li>- HCD affordability guidelines need to be clearer, more defined, and more truly representative of actual income levels in the community.</li> <li>- HCD guidelines should promote projects that concentrate on housing for minimum wage households.</li> <li>- HCD assumptions that growth is unavoidable and positive do not reflect resource constraints such as water, air, limited land, public infrastructure etc.</li> </ul> |                      |  |
| <i>Station 3: City Requirements and Incentives</i>   |                      |  |
| <b># of Orange Dots</b>  | <b># of Red Dots</b> | <b>Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (ORANGE dots next to those ideas you most support) – 4 dots per person per station) **Red Dots- indicate a participants greatest support – 3 dots per workshop</b> |
| 10   | 1                    | <ul style="list-style-type: none"> <li>▪ Remove 55% inclusionary requirement on designated sites.</li> </ul>   |
| 18   | 13                   | <ul style="list-style-type: none"> <li>▪ Reduce inclusionary housing requirements to 20-25%.</li> </ul>  |
| 6  | 1                    | <ul style="list-style-type: none"> <li>▪ Increase "in-lieu" fees for affordable housing.</li> </ul>  |
| 11   | 5                    | <ul style="list-style-type: none"> <li>▪ Expand "flexibility" for inclusionary requirements which provide greater "certainty" for waivers, permit streamlining, etc.</li> </ul>  |
| 17   | 6                    | <ul style="list-style-type: none"> <li>▪ Consider "workforce housing" (120-200% of median income) as a requirement under inclusionary housing.</li> </ul>  |
| 11   | 4                    | <ul style="list-style-type: none"> <li>▪ Expand fee reduction or waivers for affordable housing.</li> </ul>  |
| 4  | 1                    | <ul style="list-style-type: none"> <li>▪ Increase height limits to 40-45 feet in some areas.</li> </ul>  |
| 17   | 2                    | <ul style="list-style-type: none"> <li>▪ Consider variable density standards that will consider size of units.</li> </ul>  |
| 26   | 10                   | <ul style="list-style-type: none"> <li>▪ No changes to City policies/programs for City Requirements/Incentives</li> </ul>  |
|  |                      |  |

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JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY PROPOSED INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION–OCTOBER 5, 2007**

| <b>Comment Summary-</b> |          |   |
|-------------------------|----------|---|
|                         |          | <b>OTHER COMMENTS, IDEAS, AND SUGGESTIONS – FROM PARTICIPANTS</b>   |
|                         |          | <ul style="list-style-type: none"> <li>▪ Flexible Standards</li> <li>▪ Provide beneficiary project status and incentives to developments that provide workforce housing in addition to inclusionary.</li> <li>▪ No special treatment; flexibility based on lowered project updates to all projects, but fairly applied.</li> </ul>  |
| <b>1</b>                |          | <ul style="list-style-type: none"> <li>▪ Provide a Range of options for meeting inclusionary requirements, at the developer's discretion.</li> </ul>  |
| <b>2</b>                |          | <ul style="list-style-type: none"> <li>▪ Build funded affordable housing. Close to 100 percent at all categories.</li> <li>▪ Require very low, low, and moderate housing with every project.</li> <li>▪ Require very low housing with all projects; In addition redefine income brackets. To do so provide incentives so that more affordable housing will be built for those in the lowest income/bracket.</li> <li>▪ <u>Inclusionary Housing</u> Provide a range that relates to affordability i.e., 5% very low, 20 @ 200 AMI with steps in between.</li> <li>▪ Do not increase height and density; Do not impact roads by lack of parking and restricted circulation and access in a development.</li> </ul>  |
|                         | <b>1</b> | <ul style="list-style-type: none"> <li>▪ Offer incentives for those developers who are willing to build housing for low income minimum wage families.</li> <li>▪ Need firm requirements for inclusionary units and insist on them.</li> <li>▪ Plan Housing, open space, and transportation together.</li> <li>▪ No Fee Reduction</li> <li>▪ Consider a 10% workforce housing under inclusionary, in lieu of part of affordable inclusionary.</li> <li>▪ The 55 percent figure gets blamed for lack of development proposals, but there are many other problems in the market today, from the credit crunch and price collapse that have slowed construction. Hold to the 55 % along the corridor.</li> <li>▪ Policy 11.5 City should develop a range of options to maximize good design and planning; e.g.:1) 10% at 120 – 150% of AMI, and 10% at 150 -200% where at least one member of a qualifying household is employee in city. 2) 15% of AMI at low income. 3) 10% at moderate income and 10% 120 -150%.</li> <li>▪ Workforce housing should not be considered “affordable”</li> <li>▪ Housing fee for commercial/ industrial projects which create jobs.</li> </ul> |

| <b>Station 4: Conservation – Housing Sites</b> |                      |   |
|--|----------------------|---|
| <b># of Green Dots</b>                         | <b># of Red Dots</b> | <b>Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (GREEN dots next to those ideas you most support) – 4 dots per person per station) **Red Dots- indicate a participants greatest support – 3 dots per workshop</b> |
| <b>25</b>                                      | <b>1</b>             | <ul style="list-style-type: none"> <li>▪ Remove 55% inclusionary requirement on designated sites.</li> </ul>  |
| <b>4</b>                                       | <b>1</b>             | <ul style="list-style-type: none"> <li>▪ Provide specificity on ways to implement a land banking program.</li> </ul>  |
| <b>2</b>                                       |                      | <ul style="list-style-type: none"> <li>▪ Identify potential “receiver” sites for affordable units.</li> </ul>   |
| <b>15</b>                                      |                      | <ul style="list-style-type: none"> <li>▪ Provide greater flexibility in applying open space, lot coverage and other requirements for affordable housing on designated sites.</li> </ul>   |
| <b>6</b>                                       | <b>2</b>             | <ul style="list-style-type: none"> <li>▪ Expand policies to facilitate affordable housing development within the RDA.</li> </ul>  |
| <b>31</b>                                      | <b>2</b>             | <ul style="list-style-type: none"> <li>▪ Provide more specificity on ways to secure sites for affordable housing (bonds, land donation, work with other agencies, etc.).</li> </ul>   |
| <b>10</b>                                      |                      | <ul style="list-style-type: none"> <li>▪ Evaluate land use and density requirements to allow exceptions for senior and special needs housing.</li> </ul>  |
| <b>14</b>                                      | <b>6</b>             | <ul style="list-style-type: none"> <li>▪ No changes to City policies/programs for City Requirements/Incentives</li> </ul>   |

**ATTACHMENT 2D  
JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY PROPOSED INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION–OCTOBER 5, 2007**

| <b>Comment Summary-</b>                     |                      |  |
|---|----------------------|--|
| <b># of Green Dots</b>                      | <b># of Red Dots</b> | <b>Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (GREEN dots next to those ideas you most support) – 4 dots per person per station) **Red Dots- indicate a participants greatest support – 3 dots per workshop</b>  |
|   |                      | <b>OTHER COMMENTS, IDEAS, AND SUGGESTIONS – FROM PARTICIPANTS</b>  |
|   |                      | <ul style="list-style-type: none"> <li>Housing Site Table: Site 29 (APN) 079-210-049; Gross acreage is wrong. Should be 14.46 acres. Net development acreage is 14.2 acres.</li> </ul>   |
| <b>1</b>                                    | <b>2</b>             | <ul style="list-style-type: none"> <li>Bishop ranch should remain in agricultural zone. Developing it into expensive housing solves nothing and will lose Goleta a priceless resource. Its future should be carefully considered, <u>especially</u> as public on open land.</li> </ul>   |
| <b>1</b>                                    | <b>1</b>             | <ul style="list-style-type: none"> <li>Eliminate inclusionary requirements for rental housing projects.</li> </ul>   |
| <b>3</b>                                    | <b>1</b>             | <ul style="list-style-type: none"> <li>Include additional properties for evaluation of housing development.</li> </ul>   |
|   | <b>2</b>             | <ul style="list-style-type: none"> <li>We need more affordable housing for <u>minimum wage workers</u>, so we don't have to commute long distances. These workers are the ones that provide the services everyone enjoys.</li> </ul>   |
|   | <b>2</b>             | <ul style="list-style-type: none"> <li>5<sup>th</sup> item should be explain, not expand. This is not the time to develop Bishop Ranch, it would have major traffic impacts. The housing south of 101 is what is needed now – close to jobs and transportation. Bishop Ranch would have close to 3,000 cars going in and out every day.</li> </ul> |
|   | <b>1</b>             | <ul style="list-style-type: none"> <li><b>NO TDR's FROM OUTSIDE GOLETA.</b></li> </ul>   |
| <b>1</b>                                    | <b>4</b>             | <ul style="list-style-type: none"> <li>Keep Bishop Ranch agriculture no change in zoning.</li> </ul>   |
|   |                      | <ul style="list-style-type: none"> <li>1p-6e It is important to modify multi-family zoning standards, to allow moderately priced housing to be built.</li> </ul>   |
|   |                      | <ul style="list-style-type: none"> <li>Are you desirous of allowing owners to build on there property, or only interested in building affordable housing. Every suggestion here deals with special interest housing. Goleta should make the process fair for all—when possible depending on the projects individual impacts.</li> </ul>            |
|   | <b>1</b>             | <ul style="list-style-type: none"> <li>No flexibility in open space, etc.</li> </ul>   |
| <b>2</b>                                    | <b>5</b>             | <ul style="list-style-type: none"> <li>Expand land inventory to <u>include</u> the <u>Bishop Ranch</u> for residential and mixed use (and recreational development).</li> </ul>  |
| <b>1</b>                                    |                      | <ul style="list-style-type: none"> <li>Have local builders and housing agencies <u>demonstrate</u> from <u>historical data</u> of local projects that 55% is not a feasible rate. Builders say they can accept a 30% rate.</li> </ul>  |
| <b>3</b>                                    | <b>3</b>             | <ul style="list-style-type: none"> <li>Rezone non-viable Ag to housing where appropriate.</li> </ul>   |
|   | <b>1</b>             | <ul style="list-style-type: none"> <li>Identify additional sites for housing which offer a <u>variety</u> of housing types.</li> </ul>   |
|   |                      | <ul style="list-style-type: none"> <li>There are only two agricultural zones in Goleta, Fairview gardens and Bishops Ranch. Bishop ranch should remain agricultural zone.</li> </ul>   |
|   | <b>1</b>             | <ul style="list-style-type: none"> <li>Allow greater flexibility in setback requirements for affordable housing sites.</li> </ul>  |
| <b>1</b>                                    | <b>1</b>             | <ul style="list-style-type: none"> <li>More housing on site 18.</li> </ul>   |
| <b>Station 5: Successful Implementation</b> |                      |  |
| <b># of Blue Dots</b>                       | <b># of Red Dots</b> | <b>Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (BLUE dots next to those ideas you most support) – 4 dots per person per station) **Red Dots- indicate a participants greatest support – 3 dots per workshop</b>   |
| <b>11</b>                                   | <b>3</b>             | <ul style="list-style-type: none"> <li>Provide Planning Commission “concept review.”</li> </ul>  |
| <b>24</b>                                   | <b>1</b>             | <ul style="list-style-type: none"> <li>Provide a clear development review, requirements and incentives checklist or “General plan Road Map.”</li> </ul>  |

**ATTACHMENT 2D  
JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY PROPOSED INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION–OCTOBER 5, 2007**

| <b>Comment Summary-</b> |                      |   |
|-------------------------|----------------------|---|
| <b># of Blue Dots</b>   | <b># of Red Dots</b> | <b>Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (BLUE dots next to those ideas you most support) – 4 dots per person per station) **Red Dots- indicate a participants greatest support – 3 dots per workshop</b>                                    |
| 9                       |                      | <ul style="list-style-type: none"> <li>▪ Expand details for fast-tracking for CEQA.</li> </ul>  |
| 15                      |                      | <ul style="list-style-type: none"> <li>▪ Create in-house affordable housing projects “processing team.”</li> </ul>  |
| 8                       |                      | <ul style="list-style-type: none"> <li>▪ Establish administrative guidelines/procedures for use of affordable housing funds.</li> </ul>   |
| 11                      |                      | <ul style="list-style-type: none"> <li>▪ Expand policies to include measurable goals that promote partnerships in achieving affordable housing goals.</li> </ul>  |
| 11                      |                      | <ul style="list-style-type: none"> <li>▪ Include accountability and tracking of development activity and achievement of housing goals (a measure of success).</li> </ul>  |
| 15                      | 3                    | <ul style="list-style-type: none"> <li>▪ No changes to City policies/programs for City Requirements/Incentives</li> </ul>   |
|                         |                      | <b>OTHER COMMENTS, IDEAS, AND SUGGESTIONS – FROM PARTICIPANTS</b>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Develop Design guidelines so developers know what is expected.</li> </ul>  |
|                         |                      | <ul style="list-style-type: none"> <li>▪ 1) No fast tracking of projects 2) No affordable housing team. 3) Regulate and track all affordable housing units. 4) No inclusionary affordable housing.</li> </ul>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Convene an informal ‘task force’ to help develop ways to speed up the project review process.</li> </ul>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Add a housing Department staff housed with knowledgeable personnel – not a planner.</li> </ul>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Take the Latino population into consideration and be proactive in seeking our input. We make up a large percent of [the] Goleta population.</li> </ul>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Perform a master EIR for urban infill sites.</li> </ul>  |
|                         |                      | <ul style="list-style-type: none"> <li>▪ 1P-2A No periodic view of housing element. 1P-5G Farm worker housing should be responsibility of employers 1P-10D Don't apply bonus density zoning 1P-10F TDR's for inside Goleta only ,nothing from outside Goleta. 1P-10G Increase parking standards.</li> </ul> |
|                         |                      | <ul style="list-style-type: none"> <li>▪ I have no objection to affordable housing, but there should be NO mandate for it, and it should be approved with appropriate fees for impacts and waivers when the specifics of the project avoid impacts. NO increase in Government Bureaucrats.</li> </ul>       |
| 1                       | 1                    | <ul style="list-style-type: none"> <li>▪ Any partnerships in planning must include the public and the workers who are forced to commute into Goleta. The lobbyists and the special interests must not be the only ‘partners’ consulted and accommodated.</li> </ul>   |
|                         |                      | <ul style="list-style-type: none"> <li>▪ Assign planning commission or staff to a project from beginning to end, to help fast track.</li> </ul>   |
|                         | 1                    | <ul style="list-style-type: none"> <li>▪ Reduce Plan application requirements to provide on enough sufficient information for CEQA review with greater detail to be provided after discretionary hearings and during ministerial review.</li> </ul>   |
| 2                       | 2                    | <ul style="list-style-type: none"> <li>▪ I'm concerned about a portion of the City's staff resources being assigned (staff assigned to) to champion a particular project. Seems like a conflict of interest and an opening for politics and special interests to dominate over decision process.</li> </ul> |



**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
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**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION– OCTOBER 5, 2007**

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|--|
| <b>Comment Summary</b>   |
| <b>Station 3: City Requirements/Incentives</b>   |
| Possible Ideas for Changes to City Housing Policies/Programs Addressing City Requirements/Incentives (Please put ORANGE dots next to those ideas you most support) – 4 dots per person   |
| <ul style="list-style-type: none"> <li>▪ Remove 55% inclusionary requirement on designated sites.</li> <li>▪ Reduce inclusionary housing requirements to 20-25%.</li> <li>▪ Increase “in-lieu” fees for affordable housing.</li> <li>▪ Expand “flexibility” for inclusionary requirements which provide greater “certainty” for waivers, permit streamlining, etc.</li> <li>▪ Consider “workforce housing” (120-200% of median income) as a requirement under inclusionary housing.</li> <li>▪ Expand fee reduction or waivers for affordable housing.</li> <li>▪ Increase height limits to 40-45 feet in some areas.</li> <li>▪ Consider variable density standards that would consider the size of units.</li> </ul>   |
| Please put your ORANGE dots here if you want no changes to City policies/programs for City Requirements/Incentives   |
| Current Planning Manager, Patricia Miller reported that most of the workshop participants visited Station 3. She reported that the straight percentage type requirement for inclusionary housing received the most support and dots. She said that, in general, those in support of reducing the inclusionary requirement were in support of a reduction to both the thirty percent and fifty-five percent requirements. She stated that there was also support for not changing the existing language in the General Plan in terms of requirements and incentives, as indicated by dots from the participants. Other comments included: 1) Consider workforce housing as part of the inclusionary requirement. 2) Consider extending fee reductions and waivers for affordable housing. 3) Do not allow a fee reduction. 4) Consider variable density standards depending on the size of the unit. 5) Allow for greater flexibility regarding how inclusionary housing is provided. |
| <b>Station 4: Housing Sites</b>  |
| Possible Ideas for Changes to City Housing Policies/Programs Addressing Housing Sites (Please put GREEN dots next to those ideas you most support) – 4 dots per person   |
| <ul style="list-style-type: none"> <li>▪ Remove 55% inclusionary requirement on designated sites.</li> <li>▪ Provide specificity on ways to implement a land banking program.</li> <li>▪ Identify potential “receiver” sites for affordable units.</li> <li>▪ Provide greater flexibility in applying open space, lot coverage and other requirements for affordable housing on designated sites.</li> <li>▪ Expand policies to facilitate affordable housing development within the RDA.</li> <li>▪ Provide more specificity on ways to secure sites for affordable housing (bonds, land donation, work with other agencies, etc.).</li> <li>▪ Evaluate land use and density requirements to allow exceptions for senior and special needs housing.</li> </ul>  |
| Please put your GREEN dots here if you want no changes to City policies/programs for Housing Sites   |
| Advance Planner, Manager Anne Wells reported that most of the ideas for changing the Housing Element policies by staff were generally supported. She said that a number of persons were not in support of any changes to the existing language in the General Plan regarding housing sites. Support was received for the following: 1) Provide greater flexibility in applying open space lot coverages. 2) Add more specificity in ways to secure sites, such as bonds and land donations. 3) Evaluate land use density requirements to allow for exceptions for seniors and special needs housing. 4) There needs to be clarification regarding land banking and receiver  |

**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION– OCTOBER 5, 2007**

|  |
|--|
| <p><b>Comment Summary</b></p> <p>sites. A general review of comments is as follows: 1) Request an acreage error be corrected in a Housing Element table. 2) Suggest keeping Bishop Ranch in the agricultural designation because the land inventory is not needed at this time. 3) The residential use inventory should be increased by re-designating Bishop Ranch to allow for residential units. 4) Rezone the non-viable agricultural lands to increase the residential land inventory. 4) The land inventory for residential should be increased in general. 5) Expanding the housing inventory for those with minimum wage incomes. 6) Do not allow transfer of development rights from outside of Goleta. 7) Modify the multi-family standards to allow and encourage moderately-priced homes (Re: Implementation Program 6E). 8) Eliminate inclusionary requirements for rentals. 9) Allow for greater flexibility for setbacks. 10) The fifty-five percent inclusionary at the mid-Hollister sites are reasonable considering they were rezoned. 11) Goleta’s process for allowing flexibility in the standards should be applied to all sites, not just affordable sites. 12) Request that the housing count be increased on Housing Site 18.</p>  |
| <p><b>Station 5: Successful Implementation</b></p> <p>Possible Ideas for Changes to City Housing Policies/Programs Addressing Successful Implementation (Please put BLUE dots next to those ideas you most support) – 4 dots per person</p> <ul style="list-style-type: none"> <li>▪ Provide Planning Commission “concept review.”</li> <li>▪ Provide a clear development review, requirements and incentives checklist or “General plan Road Map.”</li> <li>▪ Expand details for fast-tracking for CEQA.</li> <li>▪ Create in-house affordable housing projects “processing team.”</li> <li>▪ Establish administrative guidelines/procedures for use of affordable housing funds.</li> <li>▪ Expand policies to include measurable goals that promote partnerships in achieving affordable housing goals.</li> <li>▪ Include accountability and tracking of development activity and achievement of housing goals (a measure of success).</li> </ul> <p>Please put your BLUE dots here if you want no changes to City policies/programs for Successful Implementation</p> <p>Senior Planner, Scott Kolwitz stated that approximately twenty-five to thirty individuals visited Station 5. He said that the idea that had the most support was to provide clarity with a General Plan “roadmap.” The second most supported comment was to provide for an in-house affordable housing processing team. Suggestions to expedite project processing included: 1) Consider some type of a tiered review process, such as Conceptual review by the Planning Commission. 2) Consider whether environmental review needs to have as much detail in some of the plans. 3) Consider a master EIR for all of the infill sites within the City. There was also a comment in support of more outreach to the Latino community in the City.</p> |
| <p><b>Station 1: Housing Needs</b></p> <p>General Comments</p> <ul style="list-style-type: none"> <li>- Our needs are greater than current RHNA. We need to consider the shortfall of housing that was not developed in past decades.</li> <li>- There is a great need for affordable housing that is on minimum wage workers. As HCD categories stand, minimum wage workers are too often lumped into the categories with families’ whose income level well exceeds that of minimum wage workers.</li> <li>- These workshops are helpful, but must be held at a time when working families can attend. The input of these families is critical and thus greater</li> </ul>  |

**JOINT WORKSHOPS OF CITY COUNCIL & PLANNING COMMISSION  
ON CITY INITIATED GENERAL PLAN AMENDMENTS**

**SUMMARY OF PUBLIC COMMENT RECEIVED BY STATION– OCTOBER 5, 2007**

|  |
|--|
| <p><b>Comment Summary</b></p>  |
| <p>efforts should be made to gather their insight/ suggestions.</p> <ul style="list-style-type: none"> <li>- Moreover, similar outreach efforts should be made towards the Latino community. Submitting comments via the internet is not always feasible for those communities.</li> </ul>   |
| <p>Vyto Adomaitis, Redevelopment and Neighborhood Services Director, read three specific written comments that were received at Station 1 as follows: 1) Our needs are greater than the current RHNA. We need to consider the shortfall of housing that was not developed in past decades. 2) There is a great need for affordable housing that is focused on minimum wage workers. As HCD categories stand, minimum wage workers are too often lumped into the categories with families whose income level well exceeds those of minimum wage families. 3) These workshops are helpful but must be held at a time when working families can attend. The input of these families is critical and thus greater efforts must be made to gather their insights and suggestions. Moreover, similar outreach efforts should be made towards the Latino community. Submitting comments via internet is not always feasible for these communities and families.</p>   |
| <p><b>Station 2: State Requirements</b></p>  |
| <ul style="list-style-type: none"> <li>- Concern that HCD review allows for adequate level of self determination in the City's planning process.</li> <li>- Does the City really have a responsibility to house <u>everyone</u> who wants to live here?</li> <li>- Concerned that the state can mandate housing requirement on the city without having to take responsibility for ensuring adverse community effects (e.g. traffic, water, CEQA Compliance, etc.).</li> <li>- HCD is not truly representing the intent of the legislature or the Cities of California. HCD is biased toward development interests.</li> <li>- The State/HCD has no right to dictate to the City as to how it plans for future growth and development.</li> <li>- The City should disregard State/HCD housing mandates.</li> <li>- HCD affordability guidelines need to be clearer, more defined, and more truly representative of actual income levels in the community.</li> <li>- HCD guidelines should promote projects that concentrate on housing for minimum wage households.</li> </ul> <p>HCD assumptions that growth is unavoidable and positive do not reflect resource constraints such as water, air, limited land, public infrastructure.</p> |
| <p>Senior Planner, Alan Hanson, stated that five persons commented at Station 2. He reported that the following concerns were expressed in the comments: 1) Whether the City is afforded a sufficient amount of self-determination under the HCD mandate. 2) Whether the State would have a responsibility to assist the City with addressing some of the adverse impacts of additional housing and population, if the mandates are accepted by the City. 3) One person suggested the City should disregard State mandates. 4) Whether the HCD mandates reflect actual development and resource constraints, such as sufficient water, land and infrastructure, to handle the growth that would come from these mandates. 5) Whether the HCD affordability guidelines effectively address the housing needs of minimum wage earners -- less than fifty percent of median, which is the lowest level, may not be effective for all the various situations in the community.</p>   |

# Attachment 4

## HCD Letter Regarding Inclusionary Zoning Ordinances

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
OFFICE OF THE DIRECTOR**

1800 Third Street, Room, 450  
Sacramento, CA 95811  
(916) 445-4775  
Fax (916) 324-5107  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 13, 2007

Ms. Kristine E. Thalman  
Chief Executive Officer  
Building Industry Association of Orange County  
17744 Sky Park Circle, Suite 170  
Irvine, CA 92614

Dear Ms. Thalman:

Thank you for your recent inquiry regarding inclusionary zoning ordinances. The Department is pleased to provide information on the requirements of State law and Department policy. In particular, you requested clarification on whether State housing element or other law requires the adoption of local inclusionary ordinances. In short, neither State law nor Department policy requires the adoption of any local inclusionary ordinance in order to secure approval of a jurisdiction's housing element. State law does require incentives for voluntary inclusionary development (State density bonus law), pronounces housing element law neutral relative to enactment of mandatory local inclusionary provisions, and circumscribes the responsibilities of local governments which do enact inclusionary policies. The relevant sections of the Government Code are described below.

Government Code Section 65915-17, State density bonus law, requires local governments to make incentives available to residential developers that voluntarily propose to reserve specified portions of a proposed development for occupancy by low- or moderate-income households, and indicates that local governments are not to undermine implementation of this provision. Every local government is required to adopt an ordinance establishing how it will implement State density bonus law, including setting forth the incentives the local government will provide.

State housing element law requires jurisdictions to plan for their existing and projected housing needs, identify adequate sites to accommodate their share of the regional housing need, and, among other things, analyze local policies, regulations or requirements that have the potential to constrain the development, maintenance or improvement of housing for all income level. The law also requires programs to "assist in the development of adequate housing to meet the needs of low- and moderate-income households".

Many local governments adopt mandatory inclusionary programs as one component of a comprehensive affordable housing strategy and have demonstrated success in increasing the supply of housing affordable to low- and moderate-income households. However, some inclusionary programs may have the potential to negatively impact the overall development of housing. As a result, local governments must analyze mandatory inclusionary policies as potential governmental constraints on housing production when adopting or updating their housing elements, in the same way that other land-use regulations must be evaluated as potential constraints.

For example, local governments must analyze whether inclusionary programs result in cost shifting where the cost of subsidizing the affordable units is underwritten by the purchasers of market-rate units in the form of higher prices. Such increases can be a barrier to some potential homebuyers who already struggle to qualify for a mortgage, and earn too much to qualify for government assistance. Local governments must also analyze their inclusionary policies to evaluate whether sufficient regulatory and financial incentives are offered to facilitate compliance with the requirements.

In addition, it is important to note that the adoption of mandatory inclusionary zoning programs do not address housing element adequate sites requirements to accommodate the regional housing need for lower-income households. Inclusionary programs are not a substitute for designating sufficient sites with appropriate zoning, densities and development standards as required by Government Code Section 65583(c)(1).

Finally, Government Code Section 65589.8 specifies that nothing in housing element law shall be construed to expand or contract the authority of a local government to adopt an ordinance, charter amendment, or policy requiring that any housing development contain a fixed percentage of affordable housing units. It further states that a local government which adopts such a requirement shall permit a developer to satisfy all or a portion of that requirement by constructing rental housing at affordable monthly rents, as determined by the local government.

California has been for many years in the midst of a severe housing crisis; there are simply not enough homes for the number of residents who need them. Continued undersupply of housing threatens the State's economic recovery, its environment, and the quality of life for all residents. Effectively addressing this crisis demands the involvement and cooperation of all levels of government and the private sector. Both the public and private sector must reexamine existing policies, programs and develop new strategies to ensure they operate most effectively and provide an adequate housing supply for all Californians. The Department is committed to working with its public and private sector partners in this effort for the benefit of California's growing population.

Ms. Kristine E. Thalman  
Page 3

I hope this responds to your inquiry. If you need additional information, please call me at (916) 445-4775 or Cathy Creswell, Deputy Director, Division of Housing Policy Development, at (916) 323-3177.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn L. Jacobs". The signature is written in a cursive style with a long horizontal stroke at the end.

Lynn L. Jacobs  
Director

**Attachment 5**  
**Housing Element with**  
**Staff Recommended**  
**Amendments**



## 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, this is Goleta's first Housing Element. The element contains updated information and strategic directions (policies and specific actions) that the City is committed to undertake to address housing needs.

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

While the City must respond to the requirements of state law, addressing local housing needs is 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, these requirements are more specific and extensive for the housing element than for other plan elements. The purpose of a 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, 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, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

##### **Housing Element Policies**

- HE 1: Equal Housing Opportunities
- HE 2: Effective Implementation and Housing Partnerships
- HE 3: Linkage of Housing and Jobs
- HE 4: Variety of Housing Choices and Affordable Housing Opportunities
- HE 5: Special Needs Housing and Support Programs
- HE 6: Adequate Sites to Meet Goleta's RHNA
- HE 7: Opportunities for Mixed-Use Housing
- HE 8: Preservation of Existing Housing and Neighborhoods
- HE 9: Excellence in New Housing Design
- HE 10: Production of New Affordable Housing
- HE 11: Inclusion of Very Low-, Low-, and Moderate-Income Housing in New Development
- HE 12: Funding for Affordable Housing

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date (generally, about every 10 to 15 years), state law requires that housing elements be reviewed and updated every 5 years. The process of updating housing elements is initiated by the state through the Regional Housing Needs Allocation (RHNA) process.

This chapter is not a part of the City's Local Coastal Program. The 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, and quantified objectives to address housing needs. Most important, the Housing Element must (a) identify adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing (including its need for very low-, low-, and moderate-income households) and (b) address and where appropriate and legally possible, remove governmental constraints to housing development.

#### Definition of Household Income Levels:

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

### **Five-Year Action Plan**

In identifying housing programs, the Housing Element sets forth a Five-Year Action Plan (Action Plan) that details the actions, or programs, that the City or other entities will need to undertake to implement the policies and achieve the community's housing goals. For each program, the Action Plan must identify the agency responsible, the timeframe for implementation, and the number of 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:

- Ensure adequate sites.
- Provide assistance to support affordable housing.
- Conserve and improve the existing affordable housing stock.
- Address and remove governmental constraints.
- Promote equal housing opportunities.
- Preserve assisted housing.

### **Public Participation in the Preparation of the Housing Element**

State law requires that preparation of a housing element strive to involve all economic segments of the community. Over the past 23 years there have been more than 100 community meetings

on General Plan issues and, specifically, issues pertaining to the Housing Element. Examples of outreach activities to all economic segments of Goleta include:

- Mailing of 12,200 brochures on the General Plan process (in English and Spanish) to all Goleta residential and business addresses.
- Publication of newspaper ads for meetings (*Santa Barbara News Press*, *Valley Voice*, *Independent*).
- Calendar announcements in *Santa Barbara News Press* and the *Independent*.
- Newsletter announcements for community workshops (St. Rafael's Church newsletter, Goleta Chamber of Commerce newsletter).
- Postings on City of Goleta web site.
- Email updates to General Plan list-serve recipients.
- Notice of August 2005 and October 2007 housing workshops mailed to 200 interested persons and organizations.
- Announcements at City Council and Planning Agency meetings.
- Five radio stations with public service announcements (including two Spanish-language stations).
- Cable Channel 8 public service announcements.
- General Plan brochures placed at locations throughout the city.
- Videotapes of workshops and public meetings aired several times on Community TV.



**August 2005 Housing Element Workshop**

State law also requires that every updated Housing Element be submitted to the State of California's Department of Housing and Community Development (HCD) to evaluate compliance with the state requirements. 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. The City submitted its initial draft Housing Element to HCD in January 2005. HCD provided a review letter (dated April 29, 2005) that identified a number of issues to be addressed in order for HCD to conclude that the element was in compliance with the statutory requirements of housing element law (Article 10.6 of the Government Code).

A revised draft Housing Element was prepared by the City to respond to HCD's concerns as well as comments made by the public at two community workshops held in August 2005, at two public meetings of the Goleta Planning Agency in October 2005 to consider a Housing Policy Directions Report, and at six work sessions of the Goleta Planning Agency in November and December 2005 to review a preliminary revised draft of the element. These 10 public meetings provided day and evening opportunities for public review and comment on specific policies, programs, and analysis contained in all stages of the revision process of the Housing Element. The two community workshops were well attended by the public, including affordable housing

advocates, developers, special needs individuals, and advocates for special needs populations such as farmworkers, homeless persons, the disabled, and seniors. Following review and consideration of additional community comments by the Goleta Planning Agency, a revised draft Housing Element was submitted to HCD for review in January 2006. The revised Housing Element was placed on the City's web site and made available to individuals who had previously provided written comments to HCD on the element. HCD provided a review letter (dated March 27, 2006) that identified additional issues. In response to the March 27, 2006 letter, the City revised the Housing Element which was ultimately adopted in October 2006 and transmitted to HCD shortly thereafter.

The Housing Element has been prepared concurrently with the other parts of the City's first General Plan. Housing goals, policies, and implementing programs are consistent with the other elements of the City's General Plan and are analyzed within the environmental impact report (EIR) on the General Plan. The Housing Element has also been prepared to be consistent with the City's Redevelopment Plan and the Consolidated Plan.

### Regional Housing Needs Determination

One unique aspect of state housing element law is the concept of "regional fair share." Every city and county in the State of California has an obligation to respond to its fair share of the future housing needs projected by HCD for the region in which it is located. For Goleta and other jurisdictions in Santa Barbara County, the subregional housing needs are determined by the Santa Barbara County Association of Governments (SBCAG), which allocates a share of the countywide housing need to each jurisdiction within the county.

As a result of SBCAG's RHNA process completed in December 2002, the City was allocated a total of 2,388 units for the 2001 to 2009 planning period. SBCAG further divided the total housing need allocated to the City into four income categories of housing affordability, per state law. The housing need allocated to Goleta included 573 very low-income units (24 percent), 406 low-income units (17 percent), 334 moderate-income units (14 percent), and 1,075 above-moderate-income units (45 percent).

Production of new housing that has come on the market since the beginning of the RHNA period (January 1, 2001) has met all of the City's need for above-moderate-income housing. Table 10-1 shows the City's remaining need.

**TABLE 10-1  
SUMMARY OF REMAINING REGIONAL HOUSING NEED (2006 TO 2009)**

| Category                                 | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total        |
|--|-----------------|------------|-----------------|-----------------------|--------------|
| <b>RHNA (2001–2009)</b>                  | <b>573</b>      | <b>406</b> | <b>334</b>      | <b>1,075</b>          | <b>2,388</b> |
| Units Completed (2001– December 2005)    | 25              | 0          | 47              | 619                   | 691          |
| Approved Projects                        | 1               | 58         | 52              | 226                   | 337          |
| Pending Residential Developments         | 31              | 16         | 18              | 234                   | 299          |
| Remaining Need (2006–2009)               | 516             | 332        | 217             | -4                    | 1,061        |
| <b>Remaining Affordable Housing Need</b> | <b>516</b>      | <b>332</b> | <b>217</b>      | <b>0</b>              | <b>1,065</b> |

Note: Refer to Housing Element Technical Appendix for more detail

State law provides that sites where the zoning allows densities of 20 or more units per acre are deemed to accommodate housing for 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 Table 10-2, Goleta has identified sufficient sites at densities of 20 units or more per acre to achieve its remaining housing needs for very low-, low-, and moderate-income housing (1,065 units) between 2006 and June 30, 2009.

**TABLE 10-2  
SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2006 TO 2009)**

| Category                                      | More than 20 Units Per Acre | Fewer than 20 Units Per Acre | Total        |
|---|-----------------------------|------------------------------|--------------|
| Vacant Sites with Existing Residential Zoning | 1,254                       | 489                          | 1,743        |
| Vacant Sites to Be Rezoned                    | 312                         | 0                            | 312          |
| Vacant Sites Designated for Mixed Use         | 311                         | 48                           | 359          |
| Redevelopment Sites                           | 159                         | 46                           | 205          |
| <b>Total</b>                                  | <b>2,036</b>                | <b>583</b>                   | <b>2,619</b> |

Note: Refer to Housing Element Technical Appendix for more detail

Table 10-2 shows that sites currently designated or proposed to be rezoned solely for residential use at densities of 20 or more units per acre can accommodate 1,566 units (1,254 + 312 = 1,566), which is above the remaining 2006 to 2009 affordable housing need of 1,065 units. Policies and programs to encourage housing on mixed-use sites and through redevelopment would provide additional opportunities for 470 housing units (311 + 159 = 470) at these affordability levels. City policies and programs strive to address the remaining RHNA since the greatest needs are for very low-, low-, and moderate-income housing (1,065 units), which will have to be provided at below-market rates to be affordable.

Because local jurisdictions such as Goleta are rarely involved in the actual construction of housing units, the fair-share numbers establish goals that are intended to guide planning and development decision making. The numbers establish a gauge to determine whether the City has designated adequate sites for the development of housing (particularly housing at sufficient densities to achieve housing goals for lower-income households). Beyond this basic evaluation of sites, the City is required to review its land use and development policies, regulations, and procedures to determine if unreasonable constraints are imposed on housing development.

Since the Housing Element was prepared concurrent with all other elements of the City's first General Plan, the City had an uncommon opportunity to consider and address housing needs along with other policies in a comprehensive fashion. The housing element process was a strategic opportunity to develop solutions to local housing needs and an opportunity to engage local residents, housing advocates, developers, elected officials, and other interested persons and organizations in a constructive process to define and evaluate potential strategies and solutions.

## 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 below are intended to respond to housing needs within the context of the entire General Plan. A goal expresses the “what,” or the end-state—it is a description of what the community wants to achieve—but not the “how,” or means by which the goal is proposed to be accomplished. The goals are broad in scope. The policies that follow are intended to provide 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, its sense of community, beautiful natural environment, attractive neighborhoods, and 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.
- **Adequate Sites for a Variety of Housing Needs.** Goleta has adequate sites to provide a variety of housing types at various income levels and respond to the RHNA.
- **Great Neighborhoods.** Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing. 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 women with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.) and provide housing affordable to all income levels.
- **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.



***Recently Constructed Multi-Family Housing  
in Goleta***

## 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 modifications proposed to achieve better results, past performance, construction trends, and program funding.

Table 10-3 identifies the cumulative objectives of all of the City's housing programs in order to identify the maximum number of housing units that can be conserved, rehabilitated, or constructed by 2009.

**TABLE 10-3  
QUANTIFIED HOUSING OBJECTIVES (2001 TO 2009)**

| Category  | Very Low Income                                       | Low Income | Moderate Income | Above Moderate Income | Total        |
|---|---|------------|-----------------|-----------------------|--------------|
| <b>RHNA (2001–2009)</b>   | <b>573</b>  | <b>406</b> | <b>334</b>      | <b>1,075</b>          | <b>2,388</b> |
| <b>Built, Approved, and Pending (2001–2005)</b>   |   |            |                 |                       |              |
| Units Completed (2001–2005)   | 25  | 0          | 47              | 619                   | 691          |
| Approved Projects   | 1   | 58         | 52              | 226                   | 337          |
| Pending Residential Developments  | 31  | 16         | 18              | 234                   | 299          |
| <i>Subtotal</i>   | <i>57</i>   | <i>74</i>  | <i>117</i>      | <i>1,079</i>          | <i>1,327</i> |
| <b>Remaining RHNA (2006–2009)</b>   | <b>516</b>  | <b>332</b> | <b>217</b>      | <b>0</b>              | <b>1,065</b> |
| <b>Housing Element Programs (New Construction)</b>  |   |            |                 |                       |              |
| Program 3.C: Housing for Employees  | 0   | 0          | 20              | 20                    | 40           |
| Program 3.D: Live/Work Opportunities  | 0   | 0          | 4               | 0                     | 4            |
| Program 4.A: Collaborative Housing  | 0   | 4          | 0               | 0                     | 4            |
| Program 4.B: Single Room Occupancy Units  | 0   | 4          | 4               | 0                     | 8            |
| Program 4.C: Accessory Dwelling Units   | 0   | 5          | 15              | 0                     | 20           |
| Program 10.A: Actions to Address Remaining RHNA. Includes:<br>Program 6.A-F for New Housing<br>Program 7.A-B for Mixed Use<br>Program 10.A-G for Affordable Housing<br>Program 11.A: Inclusionary Housing | 22  | 30         | 75              | 105                   | 232          |
| <i>Subtotal from Housing Element Programs 2006–2009</i>   | <i>22</i>   | <i>43</i>  | <i>118</i>      | <i>125</i>            | <i>308</i>   |
| <b>Total New Construction 2001–2009</b>   | <b>79</b>   | <b>117</b> | <b>235</b>      | <b>1,204</b>          | <b>1,635</b> |
| <b>Housing Element Programs (Rehabilitation)</b>  |   |            |                 |                       |              |
| Program 8.B: Rehabilitation Loans   | 5   | 5          | 0               | 0                     | 10           |
| Program 8.E: Acquisition of Existing Housing  | 0   | 15         | 0               | 0                     | 15           |
| <i>Subtotal from Housing Element Programs</i>   | <i>5</i>  | <i>20</i>  | <i>0</i>        | <i>0</i>              | <i>25</i>    |
| <b>Total Rehabilitation</b>   | <b>5</b>  | <b>20</b>  | <b>0</b>        | <b>0</b>              | <b>25</b>    |
| <b>Housing Element Programs (Conservation)</b>  |   |            |                 |                       |              |
| Program 5.D: Rental Assistance Programs   | 75  | 0          | 0               | 0                     | 75           |
| Program 8.C: Condominium Conversions  | Conservation of All Rental Housing Units              |            |                 |                       |              |
| Program 8.D: Inventory/Monitor Affordable Housing   | Conservation of All Assisted Affordable Housing Units |            |                 |                       |              |
| <i>Subtotal from Housing Element Programs</i>   | <i>75</i>   | <i>0</i>   | <i>0</i>        | <i>0</i>              | <i>75</i>    |
| <b>Total Conservation</b>   | <b>75</b>   | <b>0</b>   | <b>0</b>        | <b>0</b>              | <b>75</b>    |

### 10.3 CITY POLICIES AND IMPLEMENTATION PROGRAMS

#### Policy HE 1: Equal Housing Opportunities [GP]

**Objective:** *Promote equal housing opportunities for all persons and ensure effective application of fair housing law.*

- HE 1.1 Equal Housing Opportunity. [GP]** The City will ensure, to the extent possible, that individuals and families seeking housing in Goleta are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with the Fair Housing Act.
- HE 1.2 Preferences for Affordable Housing. [GP]** To the extent consistent with applicable law, priority shall be given to persons working and/or residing in Goleta in providing notifications of available units, marketing, and selecting occupants for affordable units that are deed-restricted pursuant to the policies of this element, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA assigned to the City by SBCAG and contribute to mitigation of traffic, economic development, and community safety conditions.

#### **Implementation Programs [GP]**

- IP-1A Require Nondiscrimination Clauses.** Continue to provide nondiscrimination sections in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing, units subject to City-required Affordability Agreements, or Development and Disposition Agreements and Owner Participation Agreements when there is Redevelopment Agency (RDA) participation.

Time period: Ongoing

Responsible parties: Redevelopment and Neighborhood Services Department, Planning and Environmental Services Department

- IP-1B Respond to Complaints.** Refer discrimination complaints to the appropriate legal service, county, or state agency. If mediation fails and enforcement is necessary, refer tenants to the state Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

Time period: Ongoing

Responsible party: City Manager's Office

- IP-1C Undertake Actions to Prevent Discrimination.** Facilitate fair and equal housing opportunity by designating a City Equal Opportunity Coordinator with responsibility to investigate and deal appropriately with complaints. Undertake activities to broaden local knowledge of fair housing laws through actions identified in IP-2D.

Time period: Designate Equal Opportunity Coordinator in 2006

Responsible party: City Manager's Office



**IP-1D Adopt a Source of Income Antidiscrimination Ordinance.** Adopt an Antidiscrimination Ordinance to prohibit discrimination based on the source of a person's income or based on the use of housing subsidies, including Section 8 and other rental assistance programs.

Time period: 20079

Responsible party: City Attorney

## **Policy HE 2: Effective Implementation and Housing Partnerships [GP]**

***Objectives:*** *Take an active approach in sharing resources to effectively create and respond to opportunities to achieve housing goals. Establish a monitoring and policy/actions/priorities update process to assess progress in accomplishing housing actions identified in this element on an ongoing basis and respond to changing conditions and housing needs. Identify shared responsibilities from all sectors within the community (government, business, neighborhoods, nonprofits, etc.) and work with other jurisdictions and agencies to effectively address Goleta's housing needs.*

**HE 2.1 Local Government Leadership. [GP]** Maintaining an adequate supply of affordable housing is an important City priority, and the City shall take an active role in working with community groups, other jurisdictions, and other agencies in following through on identified Housing Element implementation actions in a timely manner.

**HE 2.2 Community Participation in Housing and Land Use Plans. [GP]** The City shall facilitate and encourage public participation from affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land use programs and actions.

**HE 2.3 Organizational Effectiveness. [GP]** In recognition that there are limited resources available to the City 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:

- a. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
- b. Identifying information resources.
- c. Enhancing relationships and partnerships with nonprofit providers of housing services.
- d. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

**HE 2.4 Housing Element Monitoring, Evaluation, and Amendments. [GP]** The City shall continue to provide and refine its monitoring system to track residential development to assess housing needs and achievements and provide a process for modifying policies, programs, and resource allocations as needed in response to changing conditions.

- HE 2.5 Neighborhood Meetings. [GP]** 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 shall facilitate neighborhood participation in the project review and decision-making process.
- HE 2.6 Coordination with Other South Coast Agencies. [GP]** The City will coordinate housing strategies with other jurisdictions, agencies, and organizations in the south coast as appropriate to meet its housing needs.

### **Implementation Programs [GP]**

- IP-2A Conduct an Annual Housing Element Review.** Provide an annual assessment of Housing Element implementation, with opportunities for public input and discussion. This report shall be prepared in conjunction with state requirements, at Government Code Section 65400, for an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the General Plan and progress in its implementation, including progress in meeting Goleta's share of the regional housing need.

Time period: Annually by October 1 of each year following adoption of the General Plan

Responsible party: Planning and Environmental Services Department

- IP-2B Periodic Updates of the Housing Element.** Undertake Housing Element updates as needed, including an update to occur no later than the next RHNA cycle, expected by June 2009, in accordance with requirements of state law.

Time period: June 2009

Responsible party: Planning and Environmental Services Department

- IP-2C Prepare Information and Conduct Community Outreach Activities on Housing Issues.** Coordinate with local businesses, housing advocacy groups, and neighborhood groups and participate in building public understanding of housing programs and needs. Topics and activities may include the following:

#### *Topics*

- a. Housing needs.
- b. Housing programs (second units, rental assistance, rental mediation, energy assistance and rehabilitation loans, etc.).
- c. Strategies and programs for the Housing Set Aside by the RDA.
- d. Fair housing laws.

#### *Activities*

- a. Provide written material at public locations (including social service centers and public transit locations, where feasible) and on the City's web site.

- b. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
- c. Work with local nonprofit and service organizations to distribute information to the public.
- d. Provide public information through articles in the local newspaper and cable TV public service announcements.
- e. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
- f. Fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.

Time period: 2008

Responsible parties: Planning and Environmental Services Department,  
Redevelopment and Neighborhood Services Department

**IP-2D Collaborate on Interjurisdictional Actions for Housing.** Coordinate and collaborate with other agencies, when possible, to efficiently and effectively respond to housing needs in the south coast area.

Time period: Ongoing

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

**IP-2E Undertake Coordinated Advocacy Efforts on State Legislation.** Identify and advocate regarding possible changes to state law or other legislation that would help to effectively implement local housing solutions and achieve local housing goals.

Time period: Ongoing

Responsible party: City Manager's Office

### **Policy HE 3: Linkage of Housing and Jobs [GP]**

**Objective:** *Create housing nearby to where people work and encourage participation in the City's affordable housing program from commercial, office, industrial, and other nonresidential uses.*

**HE 3.1 Housing for Local Workers. [GP]** The City encourages housing developers to provide an adequate supply and variety of housing opportunities that are specifically designed to meet the needs of Goleta's workforce, striving to match housing types and affordability with household incomes of the local workforce.

**HE 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses. [GP]** Housing needs of local workers are an important factor for the City when reviewing nonresidential development proposals. The City shall require proposed new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to the provision of affordable employee housing. The proposed amount of floor area and type of nonresidential use shall be

factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of “in-lieu” housing impact fees, provision of housing on-site, housing assistance as part of employee benefit packages, or other alternatives of similar value.

- HE 3.3 Live/Work Development. [GP]** Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-to-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.

### **Implementation Programs [GP]**

- IP-3A Commercial/Housing Nexus Study and Impact Fees.** Determine appropriate and possible contributions for affordable housing from nonresidential uses and document the relationship between job growth and affordable housing needs of various types of development. Adopt an affordable housing impact fee requirement for new nonresidential development.

Time period: 20078

Responsible party: Planning and Environmental Services Department

- IP-3B Adopt a Jobs/Housing Linkage Program.** Adopt a Jobs/Housing Linkage Ordinance with consideration of the following:

- a. Set exaction requirements for dwelling units and in-lieu fees based on empirical evidence to comply with applicable legal tests.
- b. Establish a ratio of affordable housing units required to be included with proposed nonresidential development (hotels, multimedia centers, retail, office, other commercial or industrial buildings), if feasible. Options to satisfy the requirement may include, but are not limited to, construction of housing units on-site, construction of housing units off-site, subsidizing employee mortgages or rents, and payment of an impact fee for affordable housing production.
- c. Deposit the payment of impact fees (based on a dollar amount per square foot of office, commercial, and industrial building development) into a housing trust fund.



*Example of Single Family Residences in Goleta*

Time period: 20079

Responsible party: Planning and Environmental Services Department

**IP-3C Housing Opportunities for Existing and New Employees.** Work with local school districts, public agencies, and businesses to identify opportunities for assisting their employees to find needed housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. 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 opportunities.

Time period/target: Twenty moderate-income and 20 above-moderate-income units by 2009

Responsible party: Private and Public Employers

**IP-3D Provide Zoning for Live/Work Opportunities.** Review implementation of live/work and home occupation provisions in the new zoning ordinance to ensure effective standards for home occupations and live/work projects are provided in appropriate locations.

Time period/target: New Zoning Ordinance by 2007<sup>9</sup>; four moderate-income live/work units by 2009

Responsible party: Planning and Environmental Services Department

#### **Policy HE 4: Variety of Housing Choices and Affordable Housing Opportunities [GP]**

**Objective:** *Provide a variety of choices in the type, size, cost, and location of new housing units; encourage more efficient use of existing housing and vacant sites and redevelopment of obsolescent existing development.*

**HE 4.1 Diversity of Population. [GP]** Consistent with the community's housing goals, the City shall, in its land use and development actions, attempt to maintain a diversity of age, social, and economic backgrounds among residents throughout Goleta and within individual housing projects.

**HE 4.2 Variety of Housing Choices. [GP]** In response to the broad range of housing needs in Goleta, the City will strive to achieve a mix of housing types, densities, affordability levels, and designs. The City will work with developers of nontraditional housing and seek innovative approaches in financing, design, construction, and types of housing to meet local housing needs. This includes, but is not limited to, the following types of housing at varying affordability levels:

- a. Ownership and rental housing.
- b. Small and large units.



**Multi-Family Ownership Units**

- c. Single- and multifamily housing.
  - d. Housing close to jobs and transit.
  - e. Mixed-use housing.
  - f. Single Room Occupancy units.
  - g. Shared living opportunities.
  - h. Manufactured housing and mobile homes.
  - i. Self-help or “sweat equity” housing.
  - j. Housing cooperatives.
  - k. Assisted-living residential units.
- HE 4.3 New Accessory Dwelling Units. [GP]** The City will enable construction of well-designed accessory dwelling units in both new and existing single-family residential neighborhoods, consistent with minimum lot size, parking, and street capacity.
- HE 4.4 Accessory Dwelling Units in New Subdivisions. [GP]** Some second units (unequal duets) and occasional duplexes are encouraged to be included in proposals for new single-family subdivision developments with four or more new units.
- HE 4.5 Accessory Dwelling Unit Affordability. [GP]** If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City shall require a use agreement to ensure that second unit rents are affordable to lower-income persons.

### **Implementation Programs [GP]**

- IP-4A Encourage Cooperative and Similar Collaborative Housing Development.** Work with developers and nonprofit housing organizations to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, day care, and other facilities.
- Time period/target: Four low-income or special needs units by 2009
- Responsible parties: Private and nonprofit housing developers and the Planning and Environmental Services Department
- IP-4B Provide Appropriate Zoning and Development Standards for Single Room Occupancy Units and Efficiency Apartments.** Establish opportunities for development of Single Room Occupancy (SRO) units and small efficiency apartments in appropriate locations as lower cost rental alternatives for single-person households. SRO rooms are, by definition, designed for occupancy by no more than one person and are usually very small, between 80 and 200 square feet, typically including a sink and a closet but possibly sharing bathroom and shower facilities with other SRO units. Review and revise zoning regulations to allow SRO units and efficiency apartments in appropriate multifamily and mixed-use areas. This may include:

- a. Evaluate and provide appropriate parking, development, management, and other standards and modify per-unit impact fees as appropriate in recognition of the small size and low impacts of SRO units.
- b. Expand the types of SRO development that may be permitted (e.g., not limited to very low- and low-income persons).
- c. Consider zoning provisions to encourage SRO and studio apartments through the use of density bonus provisions or other provisions that may equate SRO units or studio apartments on a 2-to-1 basis with two bedroom apartments.
- d. Require deed restrictions to limit occupancy to one person per unit as a condition of approval of SRO projects in order to ensure that the standards and impact fees for such units will not result in unanticipated and/or unmitigated impacts.

Time period/target: New Zoning Ordinance by 2007~~9~~; four low- and four moderate-income SRO units by 2009

Responsible parties: Planning and Environmental Services Department and private and/or nonprofit housing developers

**IP-4C Review Accessory Dwelling Unit Development Standards and Permit Process.**

Continue to allow accessory dwelling units and review and modify the following accessory dwelling unit development requirements to be consistent with recent changes to state law, including Assembly Bill (AB) 1866:

- 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.
- b. Require design review for second units. Continue to provide appropriate noticing and early neighborhood involvement in the permitting process.
- c. Continue to maintain a tiered impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and estimated level of impacts and encourage the creation of accessory units, particularly where the owner executes a BMR agreement on the unit.

Time period/target: New Zoning Ordinance by 2007~~9~~; 20 new accessory dwelling units (five low-income and 15 moderate-income) by 2009

Responsible parties: Property Owners and Planning and Environmental Services Department

## Policy HE 5: Special Needs Housing and Support Programs [GP]

**Objective:** Encourage provision of housing for population groups that require special assistance and link such housing to health and human services programs intended to meet the needs of seniors, people with disabilities, the homeless, and other persons in the community identified as having special housing needs.

**HE 5.1 Special Needs Groups. [GP]** The development of new and rehabilitation of existing housing for special needs groups is encouraged, including housing to meet the needs of seniors, people with disabilities, farmworkers, homeless persons, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families, and other persons in Goleta identified as having special housing needs.



*United Cerebral Palsy Foundation Residential Facility*

**HE 5.2 Provision of Affordable Housing for Special Needs Households. [GP]** Continue to work with appropriate organizations to provide programs for a variety of affordable housing to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities. Specific types of housing include:

- a. Smaller, affordable residential units, especially for lower-income single-person households.
- b. Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
- c. Affordable units with three or more bedrooms for large-family households.
- d. Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).
- e. Affordable housing for farmworkers.

**HE 5.3 Density Bonuses for Special Needs Housing. [GP]** Density bonuses per State Density Bonus law may be used to assist in meeting special housing needs housing for lower-income elderly and disabled persons, consistent with roadway capacity, parking needs, and neighborhood scale. Senior care facilities, including residential care facilities serving more than six people, shall be treated as a commercial service use and shall be subject to specific affordability requirements.

**HE 5.4 Group Residential Care Facilities. [GP]** The City will continue to comply with state and federal law by allowing group homes with special living requirements consistent with the City's land use regulations.



- HE 5.5 Family Housing Amenities. [GP]** Adequate provisions shall be 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.
- HE 5.6 Housing for Homeless Persons. [GP]** The City will work collaboratively with other organizations and agencies to assist with provision of a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.
- HE 5.7 Rental Assistance Programs. [GP]** The City will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based and tenant-based Section 8 rental certificates program in coordination with the Housing Authority.
- HE 5.8 Homesharing. [GP]** In collaboration with other organizations, the City will seek ways to make homesharing at appropriate locations a viable option for seniors and other groups identified as having special housing needs as a way to make efficient use of the existing housing stock.
- HE 5.9 Health and Human Services Programs Linkages. [GP]** As appropriate to its role, the City will seek ways to link together services for lower-income people to provide the most effective response to homeless, special needs, or “at risk” individuals. The City shall encourage such service providers to focus their programs to meet the unique needs of all subpopulations that make up the county’s homeless population, including adults; families; youths; seniors; those with mental disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, and multiple diagnoses; veterans; victims of domestic violence; farmworkers; and other economically challenged or underemployed workers. The integration of such services into residential projects for special needs groups is encouraged where appropriate and feasible.
- HE 5.10 Emergency Housing Assistance. [GP]** The City will participate in and allocate funds, as appropriate, for County and nonprofit programs providing emergency shelter and related counseling services.

### **Implementation Programs [GP]**

- IP-5A Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities.** Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Establish guidelines that would consider the following:
- a. Designation of a staff person from the provider agency to be a contact person with the community to respond to questions, concerns, or comments from the neighborhood.
  - b. Outreach programs, such as designation of a member of the local neighborhood to the facility’s board of directors, or establishment of an advisory committee.
  - c. Encouragement for neighbors of emergency shelters, transitional housing programs, and community care facilities to provide a neighborly and hospitable environment for such facilities and their residents.

- Time period: 2007 Ongoing
- Responsible party: Community Development Block Grant Coordinator
- IP-5B Adopt a Reasonable Accommodation Ordinance.** The City will include in its new zoning ordinance a procedure for individuals with disabilities to request reasonable accommodation in the application of the City's land use and zoning regulations, standards, policies, practices, and procedures and establish criteria to be used to ensure prompt, fair, and efficient handling of such requests in accordance with the reasonable accommodation mandate of fair housing laws.
- Time period: New Zoning Ordinance by 2007
- Responsible party: Planning and Environmental Services Department
- IP-5C Adaptable Units for the Disabled.** The City will ensure that new multifamily housing developments include units that can be adapted for use by disabled residents.
- Time period: Ongoing
- Responsible party: Planning and Environmental Services Department
- IP-5D Assist in the Effective Use of Available Rental Assistance Programs.** Develop and implement measures to make full use of available rental assistance programs. Actions include:
- Encouraging owners of apartment units to accept Section 8 vouchers.
  - Maintaining descriptions of current programs and contacts to hand out to interested persons.
  - Coordinate with the Housing Authority on rental housing assistance programs.
- Time period/target: Ongoing; 75 very low-income households assisted annually
- Responsible parties: Redevelopment and Neighborhood Services Department
- IP-5E Maintain Programs to Address Homeless Needs.** Continue to support training and educational services and support the Continuum of Care.
- Time period: Ongoing
- Responsible party: Redevelopment and Neighborhood Services Department
- IP-5F Investigate the Feasibility of Homesharing and Tenant Matching Opportunities.** Evaluate, in collaboration with other agencies, opportunities for establishing a homesharing/tenant matching program linking seniors and small households with potential boarders to more efficiently use the existing housing stock.
- Time period: 2008
- Responsible party: Redevelopment and Neighborhood Services Department
- IP-5G Farmworker Housing.** Include provisions in the City's new zoning ordinance to allow development of farmworker housing on-site in areas zoned for agriculture.

Such housing shall be limited to the number of units necessary for workers employed on the specific site.

Time period: New Zoning Ordinance by 2007<sup>9</sup>

Responsible party: Planning and Environmental Services Department

### **Policy HE 6: Adequate Sites to Meet Goleta's RHNA [GP]**

**Objective:** *Identify adequate sites designated at densities to accommodate the City's SBCAG-assigned fair share of the south coast's RHNA and particularly the need for very low, low-, and moderate-income housing.*

**HE 6.1 Total Residential Development Capacity. [GP]** The Land Use Element designates sites for residential development, which together have a total capacity of 3,681 units, as shown in Table 10A-20 of the technical appendix. These sites include lands where units have already been completed since the beginning of the RHNA period, sites with approved planning permits but uncompleted units, sites with pending residential development applications, vacant lands with existing residential zoning, vacant sites proposed to be rezoned to residential or to higher density, vacant sites proposed to be rezoned to accommodate mixed use with inclusion of housing, and developed sites where the addition of new residential units is encouraged. The capacity is intended to provide an ample supply of land to meet the total RHNA of 2,388 units for the period from January 1, 2001, to June 30, 2009.



***Vacant Land in Goleta***

**HE 6.2 Vacant Sites with Existing Residential Zoning. [GP]** Vacant sites with existing zoning for residential use as of the date of adoption of this plan are shown in Table 10A-16 and Figure 10A-3 of the technical appendix. The Land Use Element retains these sites for future residential development. The total residential unit capacity of sites with existing zoning (adjusted for site constraints) is 1,743 units (see Tables 10-2 and 10A-16), which together with 1,028 units in projects already developed or approved since the beginning of the RHNA period exceeds the RHNA by 383 units, or about 18 percent. The vacant, residentially zoned total includes 1,254 units on sites that are zoned for 20 or more units per acre, which exceeds the remaining unmet RHNA of 848 units for lower-income households by 406 units.

**HE 6.3 Vacant Sites Designated for Rezoning to Residential or Higher Density. [GP]** Vacant sites designated by the Land Use Element for residential use that will need to be rezoned from nonresidential to residential or to higher density residential following adoption of this element are shown in Table 10A-17 and Figure 10A-3 of the

technical appendix. The net additional housing unit capacity that is estimated to be contributed by these sites, after adjustment for site constraints, is 312 units.

- HE 6.4 Vacant Sites Designated for Mixed-Use Residential. [GP]** Vacant sites where the Land Use Element allows Mixed-Use Residential are shown in Table 10A-18 and in Figure 10A-3 of the technical appendix. These include sites designated in Office and Institutional and Community Commercial land use categories and several General Commercial sites where assisted-living residential units are allowed. The residential development potential of these sites during the 2001 to 2009 RHNA period is estimated to be 359 units (see Table 10A-20), after adjustment for constraints. The implementing zoning districts in the new zoning code shall include housing as an allowed use.
- HE 6.5 Developed Sites Where Mixed Residential Use Is Encouraged. [GP]** Developed sites where mixed residential use is encouraged and designated by the Land Use Element are shown in Table 10A-19 and Figure 10A-3 of the technical appendix. These sites are designated in the Old Town Commercial, Community Commercial, and Office and Institutional land use categories. These sites include lands within the Goleta Old Town Redevelopment Project Area. The contribution of these sites to total residential development potential during the current RHNA period is estimated to be 205 units, conservatively assuming that only a small fraction of the sites will have owners that are interested in redevelopment. The implementing zoning districts in the new zoning code shall include housing as an allowed use.
- HE 6.6 Sites for Lower-Income Housing. [GP]** The residential unit capacity of vacant sites for lower-income housing, including lower-income units constructed since January 1, 2001, lower-income units in approved but uncompleted residential projects, and vacant land with existing residential zoning at densities of 20 units per acre or greater, is 1,697 (see Table 10A-20). This total exceeds the City's RHNA of 979 lower-income units by 718 units. In addition, 320 units for lower income households may be developed on mixed-use and redevelopment sites.
- HE 6.7 Unique Multifamily Affordable Housing Opportunities. [GP]** As opportunities arise involving unique circumstances where affordable housing is appropriate to be built, especially housing for local workers or special needs groups at lower-income levels, the City will work with project sponsors to achieve a development desirable to the City. The City will consider potential incentives to enable development of lower-income and special needs housing as appropriate to the location and design of the development, compatibility with adjacent uses, and the type, size, and income levels of the occupants of the housing.

Such sites and opportunities may include or consider the following:

- a. Land owned by other governmental agencies (such as school districts).
- b. Parking lots.
- c. Residentially zoned sites where higher density is feasible.
- d. Sites that are competitive for state or federal subsidies (sites located near transit, shopping, services).

**HE 6.8 Regional Transportation/Housing Activities. [GP]** The City will coordinate with regional transportation agencies, such as the Metropolitan Transit District (MTD), and encourage transit-oriented housing development by locating higher density housing sites near the Hollister Avenue transit corridor. A criterion in establishing the land use plan is to enable efficient public transit systems and alternatives to driving (walking and bicycling). The intent is to provide for medium- and high-density housing developments within an easy walking distance of transit stops on the Hollister Avenue corridor between Old Town and Pacific Oaks Road where bus headways are, or will be, adequate to support transit use by residents of new residential projects.

### **Implementation Programs [GP]**

**IP-6A Rezone Vacant Sites for Housing.** Rezone vacant nonresidential sites to residential and increase densities on certain residential sites as shown in Table 10A-17 and Figure 10A-3 in the technical appendix.

Time period: New Zoning Ordinance by 2007; create the opportunity for 312 (see Table 10A-17) units to be built (see Table 10-2)

Responsible party: Planning and Environmental Services Department

**IP-6B Zoning Amendment to Enable Mixed-Use Development.** The City's new zoning ordinance shall establish zoning districts to implement the Old Town Commercial, Community Commercial, and Office and Institutional use categories and allow and provide incentives for residential use in those zones at densities of up to 20 units per acre.

Time period: New Zoning Ordinance by 2007; create the opportunity for 359 units to be built (see Table 10-2)

Responsible party: Planning and Environmental Services Department

**IP-6C Encourage Redevelopment of Nonresidential Sites to Include Residential Uses.** Establish mixed-use incentives and zoning to allow for development of residential units at potential redevelopment sites identified in Table 10A-19 and Figure 10A-3 in the technical appendix at densities of up to 20 units per acre.

Time period: New Zoning Ordinance by 2007; create the opportunity for 205 units to be built (see Table 10-2)

Responsible party: Planning and Environmental Services Department

**IP-6D Consider School Property for Housing.** Actively work with school districts and neighborhood groups to develop surplus or underdeveloped school property or portions of active school sites for affordable housing for teachers and other school personnel.

Time period: Ongoing

Responsible parties: School Districts, Planning and Environmental Services Department, and City Manager's Office

**IP-6E Modify Multifamily Zoning Standards.** Review and amend multifamily residential standards and procedures in order to ensure protection of multifamily housing sites. Zoning ordinance revisions may include:

- a. Requirements for minimum densities to be built to ensure that medium- and higher density multifamily sites are not developed with lower density housing unless it is determined that physical or environmental constraints will preclude achievement of the minimum density.
- b. Requirements that initial phases of a phased development plan do not prevent subsequent development of the site to at least its minimum density.
- c. Incentives to support well-designed multifamily housing at the middle to high end of the density range of General Plan densities.
- d. Listing of multifamily housing as a permitted use in multifamily zones, subject to design review and other applicable development permits and approvals.
- e. Incorporation of the increased floor area ratios (FARs) as set forth in the Land Use Element to encourage higher density housing in Old Town Commercial, Community Commercial, and Office and Institutional use categories where possible (e.g., where parks and other services would be adequate and/or near transit stops and other services).
- f. Improve the Planned Residential and/or Design Residential zoning district regulations in order to allow flexibility in applying development standards, encourage clustering, and achieve the designated densities, particularly where a greater number of affordable units can be achieved.
- g. Allow density standards to be applied on a gross rather than net acre basis, with the exception that land areas within a public right-of-way shall not be included in density calculations.

Time period: New Zoning Ordinance by 20079

Responsible party: Planning and Environmental Services Department

**IP-6F Adopt Standards for Transit-Oriented Development.** In coordination with regional transportation planning activities, consider the following criteria for Transit-Oriented Development (TOD) on sites designated Medium-Density Residential near the Hollister Avenue transit corridor:

- a. Neighborhood serving commercial uses shall be provided within the development or at nearby locations.
- b. Potential impacts, including,



***Transit-Oriented Development Facilitates Increased Public Transit Use***

but not limited to, traffic and parking, shall be mitigated.

- c. Required affordable inclusionary units shall be provided within the development or at an alternative site along the transit corridor.
- d. The development shall provide an excellent, high-quality design that is compatible with the surrounding neighborhood, incorporating attractive and usable common/open areas, including any dedication of public parkland shown in the Park Plan.
- e. The development plan shall incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for the site.
- f. The development plan shall incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas.

Time period: Incorporate in New Zoning Code, 2007<sup>9</sup>

Responsible party: Planning and Environmental Services Department

### **Policy HE 7: Opportunities for Mixed-Use Housing [GP]**

**Objective:** *Allow housing in nonresidential areas where residential use is appropriate to the setting and where mixed-use projects can be encouraged to address jobs and housing needs.*

**HE 7.1 Mixed-Use Housing. [GP]** Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where residential use is appropriate to the setting and development impacts can be mitigated, including, but not limited to, Old Town. The City will develop incentives to encourage mixed-use development in appropriate locations.

**HE 7.2 Housing at Shopping Center Sites. [GP]** The City will allow the development of housing in conjunction with the remodeling or redevelopment of shopping centers located within the Community Commercial land use category. Housing units may be constructed on a new second story above existing retail space or in separate buildings on the site.

### **Implementation Programs [GP]**

**IP-7A Amend the Zoning Ordinance to Allow Mixed-Use Development.** Include residential use as an allowable use in the zoning districts applicable to lands designated in the Old Town Commercial, Community Commercial, and Office and Institutional land use categories by the Land Use Plan map.

Time period: New Zoning Ordinance by 2007<sup>9</sup>

Responsible party: Planning and Environmental Services Department

**IP-7B Encourage Affordable Housing in Mixed-Use Development.** Make affordable housing development more feasible in mixed-use zones through establishment of procedures in the new zoning ordinance to allow consideration of requests for appropriate modifications of development standards and/or other incentives.



Time period: New Zoning Ordinance by 20079  
Responsible party: Planning and Environmental Services Department

### **Policy HE 8: Preservation of Existing Housing and Neighborhoods [GP]**

**Objective:** *Protect, conserve, and enhance the existing stock of housing and ensure that existing affordable housing at risk of conversion to market rates will remain affordable.*

- HE 8.1 Conversion of Conforming Residential Units. [GP]** The City will 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.
- HE 8.2 Condominium Conversions. [GP]** Except when the effective vacancy rate for rental units averages 5 percent or more over the preceding 3 years, the City will, to the extent feasible under state law, conserve its existing multifamily rental housing by prohibiting conversions of rental developments to condominium ownership. Exceptions may be considered for limited-equity cooperatives and other innovative housing proposals that will be affordable to lower-income households.
- HE 8.3 Protection of Existing Affordable Housing. [GP]** 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, deed restrictions, or 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 will be reaching the end of the term specified in those documents (see Appendix Table 10A-31, Approved and Existing Affordable Housing Units in Goleta, 2005).
- HE 8.4 Maintenance and Rehabilitation of Housing and Neighborhoods. [GP]** The City will encourage good property management practices and the long-term maintenance and improvement of existing housing. The City may establish programs to rehabilitate viable older housing units, preserve neighborhood character, and where possible, retain the supply of very low- to moderate-income housing.
- HE 8.5 Preservation of Mobile Home Parks. [GP]** The City will strive to protect mobile home parks as an important source of affordable housing in Goleta and 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 in the community. The City shall discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks



**Mobile Home Park**



shall be designated in the Mobile Home Park (MHP) land use category on the Land Use Plan map, and conversion to a different use shall require an amendment of the Land Use Plan map.

- HE 8.6 Conversions of Mobile Home Parks. [GP]** 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. Any approval by the City of a subdivision of an existing mobile home park shall be subject to a condition requiring that existing occupants be extended a first right of refusal for purchase of an individual site or airspace within the mobile home park. 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 Inclusionary Housing Policy set forth in Policy HE 11.
- HE 8.7 Conversion of Affordable Housing Units in the Coastal Zone. [GP]** As provided in California Government Code Sections 65590 and 65590.1, the conversion or demolition of existing residential dwelling units within the coastal zone that are occupied by persons and families of low or moderate income shall not be authorized unless provision has been made for the replacement of those units with units for persons and families of low or moderate income. If feasible, the replacement units shall be located on the site of the converted or demolished units or elsewhere within the coastal zone. If the foregoing locations for replacement units are not feasible, they shall be located at a site within the city within 3 miles of the coastal zone. The replacement dwelling units shall be provided and available for use within 3 years from the date upon which work commenced on the conversion or demolition of the residential dwelling unit(s).

### **Implementation Programs [GP]**

- IP-8A Link Code Enforcement with Public Information Programs.** Implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding.

Time period: Ongoing

Responsible parties: Planning and Environmental Services Department;  
Redevelopment and Neighborhood Services Department

- IP-8B Implement Rehabilitation and Energy Loan Programs.** Coordinate with Southern California Edison to make available information on loan programs to eligible owner and renter households.

Time period/target: Ongoing (see Program 2.D); 10 units rehabilitated by 2009

Responsible party: Redevelopment and Neighborhood Services Department

**IP-8C Adopt New Condominium Conversion Ordinance.** The City shall adopt new condominium conversion regulations as part of its new zoning code and/or subdivision code. The regulations shall prohibit conversions unless evidence is provided that the vacancy rate in the rental sector of the housing market has averaged 5 percent or greater during the preceding 3-year period. The following provisions shall be included within the City's new condominium conversion ordinance(s): (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for very low- or low-income households; (2) requirements for relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) requirements for a percentage of units, consistent with the Inclusionary Housing Policy of Policy HE 11, to be set aside at prices affordable to very low- to moderate-income households; and (5) requirements for recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.

Time period: New Zoning and/or Subdivision Ordinance by 2007

Responsible party: Planning and Environmental Services Department

**IP-8D Inventory and Monitor Affordable Housing.** The City will maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and information regarding rental unit vacancy rates and affordable for-sale assistance programs. The City will establish an ongoing program to monitor compliance with affordability covenants and/or regulatory agreements to provide affordable housing. As needed, the City will work with the property owners and/or other parties to ensure that affordable units are conserved as part of Goleta's affordable housing stock.



*Single Family Residences Comprise Nearly 50 Percent of Goleta's Housing Stock*

Time period: 2007 Ongoing

Responsible party: Planning and Environmental Services Department

**IP-8E Assist in Acquisition of Existing Affordable Rental Housing.** The City will 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 be limited to, (1) contact with nonprofits, (2) identification of possible support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assistance in permit processing, (4) possible waiver of fees, and (5) possible use of local affordable housing funds when available.

Time period/target: Fifteen low-income units by 2009

Responsible parties: Redevelopment and Neighborhood Services Department

**IP-8F Support Volunteer Efforts for Housing Maintenance and Repair.** The City will support community service clubs and organizations that are interested in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain or repair their properties.

Time period: Ongoing

Responsible party: Redevelopment and Neighborhood Services Department

**IP-8G Mobile Home Park Ownership Opportunities.** Investigate and, as determined appropriate, implement ways to allow mobile home park ownership opportunities while preventing displacement of existing residents, including, but not limited to, maintaining separate zoning districts for mobile home parks, establishing an assessment district to pay for any necessary off-site 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.

Time period: Ongoing

Responsible party: Planning and Environmental Services Department

**IP-8H Regulate Displacement of Residential Units.** Amend the zoning ordinance to regulate the removal or displacement of residential units.

Time period: New Zoning Ordinance by 2007~~9~~

Responsible party: Planning and Environmental Services Department

**IP-8I Impact Fees for Mobile Home Parks.** Continue to provide a tiered impact fee structure that has lower impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.

Time period: 2008

Responsible party: Planning and Environmental Services Department

**IP-8J Housing Rehabilitation Program.** The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program. Funding may be from the 20 percent Housing Set-Aside fund and/or from grants.

Time period: 2008

Responsible party: Redevelopment and Neighborhood Services Department

### **Policy HE 9: Excellence in New Housing Design [GP]**

**Objective:** *Ensure that new housing is well designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.*

**HE 9.1 Housing Design Process. [GP]** The City will review proposed new housing to achieve excellence in site and building design and conduct design review in an

efficient process consistent with the design principles articulated in the City's design review requirements.

**HE 9.2 Design and Neighborhood Context. [GP]** It is the City's intent that neighborhood identity and sense of community should be enhanced by designing all new housing to have a sensitive transition of scale and compatibility in form to the surrounding area. Buffers will be provided in mixed-use areas between residential and nonresidential uses.

**HE 9.3 Housing Design Principles for Multifamily and Affordable Housing. [GP]** The intent in the design of new multifamily and affordable housing is to provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles (see related Policy VH 4):

- 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. Application of exterior finish materials and trim, and windows and doors, for example, are important elements of building design and an indicator of overall building quality.
- 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, creates a sense of neighborliness with surrounding buildings, and integrates pedestrian and bicycle 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 shall include the maximum amount of usable, contiguous open space.
- d. **Minimize the Visual Impact of Parking and Garages.** Discourage residential designs in which garages dominate the public façade of the residential building.
- e. **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.
- f. **Maximize Privacy for Individual Units.** Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as, but not limited to, placement of windows, shall achieve a maximum degree of privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces.
- g. **Maximize Security and Safety.** Site and architectural design of multifamily residential projects shall emphasize principles of "defensible space," security for residents, and public safety and shall facilitate policing and observation by the City's police department from public streets and rights-of-way to the extent feasible.

- HE 9.4 Resource Conservation. [GP]** The City will promote development and construction standards that provide resource conservation by encouraging housing types and designs that use renewable and/or sustainable materials, cost-effective energy conservation measures, and fewer resources (water, electricity, etc.) and therefore cost less to operate over time. The City shall require individual residential units within multifamily housing projects to be separately metered for all utilities, including, but not limited to, water, natural gas, and electricity (see related Policy CE 13).
- HE 9.5 Renewable Energy Technologies. [GP]** Promote the use of sustainable and/or renewable materials and energy technologies, such as solar, in new and rehabilitated housing when possible (see related Policy CE 13).

### **Implementation Programs [GP]**

- IP-9A Prepare Residential Design Guidelines.** Implement the Design Review process and prepare design guidelines/criteria that will establish effective, consistent development review factors for use by applicants, the community, staff, and decision makers in the review of housing proposals.

Time period: 2007

Responsible party: Planning and Environmental Services Department

- IP-9B Promote Solar Design.** Develop design standards adapted to Goleta's climate relating to solar orientation, including lot layout for subdivisions, location and orientation of new structures, landscaping, fences, and impervious surfaces to conserve energy.

Time period: 2008 to 2009

Responsible party: Planning and Environmental Services Department

- IP-9C Establish "Green" Building Standards and Processes.** Adopt a "Green Building Program" to encourage the use of green building materials and energy conservation measures in new construction.

Time period: 2008 to 2009

Responsible party: Planning and Environmental Services Department

### **Policy HE 10: Production of New Affordable Housing [GP]**

***Objective:*** Provide incentives to encourage the development of long-term affordable housing.

- HE 10.1 Density Bonuses and Other Incentives for Affordable Housing Developments. [GP]** The City will use density bonuses and other incentives consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will consider the following possible incentives for residential developments where the applicant requests a density bonus over the maximum otherwise allowable residential density under the applicable zoning regulations and proposes to include the appropriate percentages of very low, low-, and/or moderate-

income units on site or donate an appropriate amount of land for affordable residential development:

- a. **State Density Bonus Law.** Continue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915).
- b. **Streamlined Development Expedited Project Review.** Affordable housing developments shall receive the highest priority, with expedited project review as specified in IP-10E, and efforts will be made by staff and decision makers to (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.
- c. **Other Incentives.** In instances where a developer of a 5-acre or larger site designated as Medium-Density Residential by the Land Use Plan Map in Figure 2-1 agrees to construct additional on-site affordable units in excess of the inclusionary unit requirements set forth in HE 11.5, the City shall consider incentives or concessions. These may include modifications in zoning requirements that will facilitate increased density, such as modifications to Floor Area Ratio (FAR), Lot Coverage Ratio, parking, setbacks, open space, and solar access requirements as specified in the zoning ordinance.

**HE 10.2 Long-Term Housing Affordability Controls. [GP]** The City will apply resale controls and rent and income restrictions for the longest term allowed by applicable 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.

**HE 10.3 “Designated” Affordable Housing Sites. [GP]** ~~Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 6). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11, in recognition of the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential.~~

**HE 10.3 Redevelopment Agency Activities. [GP]** Promote residential opportunities in the redevelopment project area, where appropriate, and utilize the Redevelopment Agency’s Housing Set-Aside funds to assist with provision of affordable housing.

### **Implementation Programs [GP]**

**IP-10A Implement Actions to Address Remaining Very Low, Low-, and Moderate-Income Housing Need.** Work with developers, nonprofit organizations, other agencies, and the community to address a portion of Goleta’s remaining very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, options for clustering units, options for allowing developers to set aside

land for affordable housing as an alternative to inclusionary requirements, second units, use of Redevelopment Agency Housing Set-Aside or in-lieu housing funds, fast-track processing, and reduced fees as appropriate to the development of the site.

Time period/target: 2006 to 2009 (includes Programs 6.A–F for New Housing; Programs 7.A–B for Mixed Use; Programs 10.A–~~HG~~ for Affordable Housing; and Program 11.A, Inclusionary Housing); 22 very low-income units, 30 low-income units, 75 moderate-income units, and 105 above-moderate-income units provided by 2009

Responsible parties: Residential Developers, Nonprofit Organizations, Redevelopment and Neighborhood Services Development, and Planning and Environmental Services Department

**IP-10B Implement Redevelopment Agency Housing Programs.** Continue to encourage the development of affordable housing by providing technical and financial assistance to reduce the cost of housing. Use the unique powers and resources of the City's Redevelopment Agency to meet the City's housing needs, especially the remaining very low- and low-income household needs.

Time period: Through 2009

Responsible party: Redevelopment and Neighborhood Services Department

**IP-10C State Density Bonus Law.** Incorporate the requirements of State Density Bonus law into the new zoning ordinance.

Time period: New Zoning Ordinance by 2007~~9~~

Responsible party: Planning and Environmental Services Department

**IP-10D Apply Density Bonus Zoning and Related Incentives.** Administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Evaluate the following:

- a. Consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance and consistent with state law.
- b. Maintain a tiered impact fee structure that correlates the amount of fees with the level of impacts of housing projects, including projects that have lower impacts and are more likely to be affordable by virtue of design characteristics, such as small-sized units. Consider methods to allow deferred payment of fees for affordable rental housing, and encourage other agencies to provide similar mechanisms.
- ~~c. Establish "fast track" processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing. Consider opportunities to streamline environmental review for individual residential projects, such as preparation of specific plans and~~

~~specific plan EIRs, particularly in the North Willow Springs and mid-Hollister areas.~~

Time period: Through 2009

Responsible party: Planning and Environmental Services Department

**IP-10E** **Modify Procedures and Materials to Expedite Project Review.** Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for very low-, low-, and moderate-income households. Specific procedures include, but are not limited to:

- a. Establish a “concept review” process by the Planning Commission to enable early feedback and direction for development design.
- b. Establish an “in-house” processing team to assist developments which are beneficial to the City and provide a significant number of affordable units.
- c. Create a specific project review checklist of General Plan and other City requirements appropriate for each project application submitted.
- d. Establish “fast track” processing procedures in the new zoning code, California Environmental Quality Act (CEQA) processing efficiencies, and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant portion of their total floor area committed to affordable housing.

Time period: Through 2009

Responsible party: Planning and Environmental Services Department

**IP-10EE** **Water and Sewer Fees.** Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for very low-income households.

Time period: 2008

Responsible parties: Planning and Environmental Services Department and the City Manager’s Office

**IP-10FG** **Implement 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.

Time period: 2008

Responsible party: Planning and Environmental Services Department

**IP-10GH** **Study Parking Standards.** Evaluate and possibly modify parking standards, while avoiding impacts on other developed areas, based on the most recent empirical studies and other analyses to facilitate affordable housing development. The options to be evaluated may include, but are not limited to, the following:

- a. Multifamily parking requirements.



- b. Opportunities for shared parking for mixed-use developments.
- c. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.
- d. Parking requirements for small-sized units, including SRO and accessory dwelling units.
- e. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.
- f. Evaluation of opportunities for undergrounding parking and auto sharing.
- g. 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.

Time period: 2007~~9~~ (to be included in the new zoning code)

Responsible party: Planning and Environmental Services Department

### **Policy HE 11: Inclusion of Very Low-, Low-, and Moderate-Income Housing in New Development [GP]**

**Objective:** *Strengthen residential inclusionary requirements and incentives to require affordable housing as part of market-rate residential projects.*

**HE 11.1 Inclusionary Housing Approach. [GP]** To increase construction of housing affordable to persons employed locally, the City shall require residential developments involving one or more units to provide a percentage of units or pay an in-lieu or impact fee for very low-, low-, and moderate-income housing. The units provided through this policy shall be deed restricted for the longest term permitted by law. The inclusionary requirement shall apply to all housing, including, but not limited to, single-family housing; multifamily housing; condominiums; townhouses; locally approved, licensed care facilities; stock cooperatives; and land subdivisions.

**HE 11.2 Applicability of Inclusionary Requirements. [GP]** Inclusionary requirements shall apply to residential projects as follows:

- a. Projects consisting of one individual single-family unit shall be exempt from the inclusionary requirement, except that units of 3,000 square feet or larger, excluding area within a garage, shall be subject to payment of an impact fee, unless a deed restricted lower income second unit is provided.
- b. Projects consisting of two to four housing units shall be



***Public Open Space at Storke Ranch***

required to pay an in-lieu fee based on the number and sizes of the units.

- c. Projects of five or more units shall be required to construct the applicable number of units, except that the City, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4.

**HE 11.3 Priorities for Meeting Inclusionary Requirements. [GP]** The primary intent of the inclusionary requirement is to achieve the construction of new units on-site. A second priority is construction of units off-site or the transfer of sufficient land and cash 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 necessarily limited to, payment of in-lieu fees or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.

**HE 11.4 Flexibility in Meeting Inclusionary Requirements. [GP]** It is the City's intent to achieve the greatest percentage of affordable units possible. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals, especially for very low- and low-income housing, such as through partnership with a nonprofit housing agency, are encouraged. In addition, trade-offs of very low-income units for moderate-income units may be considered, particularly in projects with for-sale units, if it can be demonstrated that the City's housing goals can be more effectively achieved. Such trade-off approaches may incorporate a unit equivalency wherein one very low-income unit is equivalent to 1.5 moderate-income units, and one low-income unit is equivalent to 1.25 moderate-income units.

**HE 11.5 Establishment of Unit Percentages and Income Levels. [GP]** ~~Except for designated affordable housing sites as set forth in HE 11.6,~~ The inclusionary housing requirement shall be as follows:

- a. Proposed rental projects shall be required to provide 5 percent of the total number of units within the project at rent levels affordable to very low- and low-income households unless at least 50% of the units proposed will be rented at market rate rents affordable to moderate income households.
- b. Proposed for-sale projects, including subdivisions for purposes of condominium conversions, will be required to provide 5 percent of the units at prices affordable to very low-income households, 5 percent affordable to low-income households, 54~~50~~ percent affordable to moderate-income households, and 10 percent affordable to households earning 120 to 150 percent of the median income.

Requirements for provision of inclusionary units in for-sale projects for very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households.

~~**HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP]** Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 units per acre to meet the City's RHNA of units for very low- and low-income households are hereby designated as Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 20, 21, 24, 25, and 26. In recognition of the substantial increases in property values that may be associated~~

~~with the rezonings, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The inclusionary requirements shall be the same percentages as the RHNA to the City for each household income category. The requirements for the affordable housing opportunity sites, including for sale and rental projects, are as follows:~~

- ~~a. 24 percent of the units within the project shall be provided at prices or rents affordable to very low-income households.~~
- ~~b. 17 percent of the units within the project shall be provided at prices or rents affordable to low-income households.~~
- ~~c. 14 percent of the units within the project shall be provided at prices or rents affordable to moderate-income households.~~

~~Requirements for provision of inclusionary units in for sale projects for very low and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. Participation by nonprofit housing organizations is encouraged.~~

**HE 11.76 Long-Term Affordability of Inclusionary Units. [GP]** Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall not be less than 55 years and would rollover to another 55 years upon resale.

**HE 11.8 Additional Incentives for Onsite Production of Affordable Inclusionary Units. [GP]** Additional incentives for onsite production of affordable inclusionary units are provided in HE 10.1, IP-10D through IP-10H, and HE 12.1. In instances where a developer of a 5-acre or larger site designated as Medium-Density Residential by the Land Use Plan Map in Figure 2-1 agrees to construct affordable inclusionary units in a manner consistent with HE 11.5 or HE 11.6, rather than pay an in-lieu fee, the City shall provide the following incentives or concessions:

- ~~a. The Floor Area Ratio (FAR) standard set forth in the Land Use Element shall be increased from 0.5 to 0.6.~~
- ~~b. The Lot Coverage Ratio standard set forth in the Land Use Element shall be increased from 0.3 to 0.4.~~

~~The preceding shall be in addition to other incentives or concessions offered pursuant to Policy HE 10.~~

### **Implementation Programs [GP]**

**IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code.** Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, in-lieu fee amounts, management of the units, standard agreements and covenant documents, etc.

Time period: New Zoning Ordinance by 20079

Responsible party: Planning and Environmental Services Department

**IP-11B Monitoring and Long-Term Affordability.** Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, implement resale and rental regulations for low- and moderate-income units, and ensure that these units remain at an affordable price level.

Time period: Ongoing

Responsible party: Redevelopment and Neighborhood Services Department

### **Policy HE 12: Funding for Affordable Housing [GP]**

***Objective:*** Identify ways to increase ongoing local and other funding resources and/or financial-equivalent incentives for lower-income and special needs housing.

**HE 12.1 Local Funding for Affordable Housing. [GP]** Local funding sources to assist affordable housing within the time period of this Housing Element will be severely limited. Due to its recent incorporation and the sharing of City revenues with the County of Santa Barbara pursuant to the state-mandated Revenue Neutrality Agreement, the City is generally not in a position to allocate General Fund monies for affordable housing. The City will seek ways to utilize local, state, and federal assistance to the fullest extent possible to achieve housing goals and increase ongoing local resources. This includes the following:

- a. Utilize the RDA's 20 percent Housing Set-Aside fund to assist affordable housing located within the Goleta Old Town Redevelopment Project Area or other locations that will benefit, as appropriate.
- b. Deposit in-lieu fees for the Inclusionary Housing Program in a restricted account, to be known as the Affordable Housing Trust Fund, and use solely to provide assistance for production, acquisition of at-risk units, or rehabilitation of affordable housing pursuant to the programs identified herein.
- c. Partner with philanthropic organizations to help finance affordable housing developments and continue to participate in other rental assistance programs, mortgage buy-downs, land acquisitions, etc.
- d. Work with nonprofit and other affordable housing developers to assist in obtaining mortgage revenue bond funds and/or mortgage credit certificates.

**HE 12.2 Coordination Among Projects Seeking Funding. [GP]** Ensure access to, and the most effective use of, available funding by providing coordination among affordable housing developments that seek funding from various sources, in accordance with a comprehensive Affordable Housing Finance Plan.

**HE 12.3 Local Housing Impact Fees. [GP]** The City shall prepare an appropriate nexus study and consider the adoption of an ordinance that would impose affordable housing impact fees on new nonresidential development based upon the estimated number of jobs generated by the development and the estimated wage levels of those jobs.

- HE 12.4 Land Acquisition and Land Banking. [GP]** Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.
- HE 12.5 Federal and State Funding Programs. [GP]** The City will continue to participate in the federal HOME and Community Development Block Grant (CDBG) programs as an entitlement city and may participate in other federal and state funding programs when they are available and appropriate to meet identified City housing needs.

### **Implementation Programs [GP]**

- IP-12A Maintain and Develop Local Sources of Funding for Affordable Housing.** Develop ongoing local sources of funding to support affordable housing, including consideration of:

- a. Updating in-lieu fee payments under inclusionary requirements for residential development.
- b. Adopting affordable housing impact fee requirements for nonresidential development.
- c. Acceptance of voluntary donations, grants, and matching funds.
- d. Land acquisition or donation and land banking.
- e. Working with special districts that serve Goleta to provide a reduction(s) in connection fees for deed-restricted affordable very low-income units.

Time period: 2006Ongoing

Responsible parties: Planning and Environmental Services Department;  
Redevelopment and Neighborhood Services Department

- IP-12B Outside Funding Resources.** Seek matching grant funds to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.). Potential sources of funding include, but are not limited to:

- a. CDBG/HOME.
- b. Applications for mortgage revenue bonds and/or mortgage credit certificates.
- c. Affordable Housing Trust Fund.
- d. Tax credit allocation.
- e. Proposition 46 funding.

Time period: Through 2009

Responsible party: Redevelopment and Neighborhood Services Department

- IP-12C Coordinate Funding among Development Proposals.** The City will pursue and/or participate in efforts to ensure adequate coordination between jurisdictions and development proposals so that local projects are competitive for outside funding sources and resources are used in the most effective manner possible.

Time period: Ongoing

Responsible party: Redevelopment and Neighborhood Services Department

**IP-12D Prepare Comprehensive Affordable Housing Finance Plan.** The City will prepare a comprehensive plan that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

Time period: 2006-9

Responsible party: Redevelopment and Neighborhood Services Department

#### **10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]**

Table 10-4 provides a summary of the Action Programs to implement Housing Element policies, including quantitative targets where appropriate.

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

| Implementation Program Number and Name   | Responsible Party <sup>1</sup> | Time Period             | Part of New Zoning Code Program | Units or Targets (2001–2009)            |
|--|--------------------------------|-------------------------|---------------------------------|---|
| <b>IP-1A:</b> Require Nondiscrimination Clauses  | P&ES                           | Ongoing                 | No                              |   |
| <b>IP-1B:</b> Respond to Complaints  | CM                             | Ongoing                 | No                              |   |
| <b>IP-1C:</b> Undertake Actions to Prevent Discrimination  | CM                             | Ongoing                 | No                              | Designate coordinator by 2006           |
| <b>IP-1D:</b> Adopt a Source of Income Antidiscrimination Ordinance  | P&ES                           | 2007 <u>9</u>           | No                              |   |
| <b>IP-2A:</b> Conduct an Annual Housing Element Review   | P&ES                           | Annually                | No                              | By October 1 of each year               |
| <b>IP-2B:</b> Periodic Updates of the Housing Element  | P&ES                           | 2009                    | No                              |   |
| <b>IP-2C:</b> Prepare Information and Conduct Community Outreach Activities on Housing Issues                            | P&ES                           | 2007 <u>8</u>           | No                              | Ongoing thereafter                      |
| <b>IP-2D:</b> Collaborate on Interjurisdictional Actions for Housing   | R&NS; CM                       | Ongoing                 | No                              |   |
| <b>IP-2E:</b> Undertake Coordinated Advocacy Efforts on State Legislation  | CM                             | Ongoing                 | No                              |   |
| <b>IP-3A:</b> Commercial/Housing Nexus Study and Impact Fees   | P&ES                           | 2007 <u>8</u>           | No                              |   |
| <b>IP-3B:</b> Adopt a Job/Housing Linkage Program  | P&ES                           | 2007 <u>9</u>           | Yes                             |   |
| <b>IP-3C:</b> Housing Opportunities for Existing and New Employees   | P&ES                           | Ongoing                 | No                              | 20 moderate- and 20 middle-income units |
| <b>IP-3D:</b> Provide Zoning for Live/Work Opportunities   | P&ES                           | 2007 <u>9</u>           | Yes                             | 4 moderate-income units                 |
| <b>IP-4A:</b> Encourage Co-housing and Similar Collaborative Housing Development   | P&ES                           | 2009                    | No                              | 4 low-income units                      |
| <b>IP-4B:</b> Provide Appropriate Zoning Development Standards for Single-Room Occupancy Units and Efficiency Apartments | P&ES                           | 2007 <u>9</u>           | Yes                             | 4 low- and 4 moderate-income SRO units  |
| <b>IP-4C:</b> Review Accessory Dwelling Unit Development Standards and Permit Process                                    | P&ES                           | 2007 <u>9</u>           | Yes                             | 5 low- and 15 moderate-income units     |
| <b>IP-5A:</b> Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities         | R&NS                           | <del>2007</del> Ongoing | No                              |   |
| <b>IP-5B:</b> Adopt a Reasonable Accommodation Ordinance   | P&ES                           | 2007 <u>9</u>           | Yes                             |   |
| <b>IP-5C:</b> Adaptable Units for the Disabled   | P&ES                           | Ongoing                 | Yes                             |   |
| <b>IP-5D:</b> Assist in the Effective Use of Available Rental Assistance Programs  | R&NS                           | Ongoing                 | No                              | 75 very low-income households           |

**TABLE 10.4 (CONTINUED)**

| <b>Implementation Program Number and Name</b>  | <b>Responsible Party<sup>1</sup></b> | <b>Time Period</b>      | <b>Part of New Zoning Code Program</b> | <b>Units or Targets (2001–2009)</b>     |
|--|--------------------------------------|-------------------------|--|---|
| <b>IP-5E:</b> Maintain Programs to Address Homeless Needs                                  | R&NS                                 | Ongoing                 | No                                     |   |
| <b>IP-5F:</b> Investigate the Feasibility of Homesharing and Tenant Matching Opportunities | R&NS                                 | 2008                    | No                                     |   |
| <b>IP-5G:</b> Farmworker Housing   | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-6A:</b> Rezone Vacant Sites for Housing  | P&ES                                 | 2007                    | Yes                                    |   |
| <b>IP-6B:</b> Zoning Amendment to Enable Mixed-Use Development                             | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-6C:</b> Encourage Redevelopment of Nonresidential Sites to Include Residential Uses  | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-6D:</b> Consider School Property for Housing   | P&ES; CM                             | Ongoing                 | No                                     |   |
| <b>IP-6E:</b> Modify Multifamily Zoning Standards  | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-6F:</b> Adopt Standards for Transit-Oriented Development                             | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-7A:</b> Amend the Zoning Ordinance to Allow Mixed-Use Development                    | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-7B:</b> Encourage Affordable Housing in Mixed-Use Development                        | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-8A:</b> Link Code Enforcement with Public Information Programs                       | P&ES; R&NS                           | Ongoing                 | No                                     |   |
| <b>IP-8B:</b> Implement Rehabilitation and Energy Loan Programs                            | R&NS                                 | Ongoing                 | No                                     | See Implementation Program 2D; 10 units |
| <b>IP-8C:</b> Adopt New Condominium Conversion Ordinance                                   | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-8D:</b> Inventory and Monitor Affordable Housing                                     | P&ES                                 | <del>2007</del> Ongoing | No                                     |   |
| <b>IP-8E:</b> Assist in Acquisition of Existing Affordable Rental Housing                  | R&NS                                 | Ongoing                 | No                                     | 15 low-income units                     |
| <b>IP-8F:</b> Support Volunteer Efforts for Housing Maintenance and Repair                 | CDBG                                 | Ongoing                 | No                                     |   |
| <b>IP-8G:</b> Mobile Home Park Ownership Opportunities                                     | P&ES                                 | Ongoing                 | No                                     |   |
| <b>IP-8H:</b> Regulate Displacement of Residential Units                                   | P&ES                                 | 2007 <u>9</u>           | Yes                                    |   |
| <b>IP-8I:</b> Impact Fees for Mobile Home Parks  | P&ES                                 | 2008                    | No                                     |   |
| <b>IP-8J:</b> Housing Rehabilitation Program   | R&NS                                 | 2008                    | No                                     |   |
| <b>IP-9A:</b> Prepare Residential Design Guidelines  | P&ES                                 | 2008                    | No                                     |   |
| <b>IP-9B:</b> Promote Solar Design   | P&ES                                 | 2008                    | No                                     |   |
| <b>IP-9C:</b> Establish "Green" Building Standards and Processes                           | P&ES                                 | 2008                    | No                                     |   |

*(continued on next page)*



**TABLE 10.4 (CONTINUED)**

| <b>Implementation Program Number and Name</b>  | <b>Responsible Party<sup>1</sup></b> | <b>Time Period</b>      | <b>Part of New Zoning Code Program</b> | <b>Units or Targets (2001–2009)</b>                                      |
|--|--------------------------------------|-------------------------|--|--|
| <b>IP-10A:</b> Implement Actions to Address Remaining Very Low-, Low-, and Moderate-Income Housing Need  | P&ES                                 | 2009                    | No                                     | 22 very low-, 30 low-, 75 moderate-, and 105 above-moderate-income units |
| <b>IP-10B:</b> Implement Redevelopment Agency Housing Program  | R&NS                                 | 2009                    | No                                     |  |
| <b>IP-10C:</b> State Density Bonus Law   | P&ES                                 | <del>2007</del> 9       | Yes                                    |  |
| <b>IP-10D:</b> Apply Density Bonus Zoning and Related Incentives   | P&ES                                 | 2009                    | No                                     |  |
| <b>IP-10D:</b> <u>Modify Procedures and Materials to Expedite Project Review</u>   | <u>P&amp;ES</u>                      | <u>2009</u>             | <u>Yes</u>                             |  |
| <b>IP-10E:</b> Water and Sewer Fees  | P&ES; CM                             | 2008                    | No                                     |  |
| <b>IP-10F:</b> Implement Transfer of Development Rights  | P&ES                                 | 2008                    | No                                     |  |
| <b>IP-10G:</b> Study Parking Standards   | P&ES                                 | <del>2007</del> 9       | Yes                                    |  |
| <b>IP-11A:</b> Prepare Inclusionary Housing Regulations in the New Zoning Code   | P&ES                                 | <del>2007</del> 9       | Yes                                    |  |
| <b>IP-11B:</b> Monitoring and Long-Term Affordability  | R&NS                                 | Ongoing                 | No                                     |  |
| <b>IP-12A:</b> Maintain and Develop Local Sources of Funding for Affordable Housing  | CM; R&NS                             | <del>2006</del> Ongoing | No                                     |  |
| <b>IP-12B:</b> Outside Funding Resources   | R&NS                                 | 2009                    | No                                     |  |
| <b>IP-12C:</b> Coordinate Funding among Development Proposals  | R&NS                                 | Ongoing                 | No                                     |  |
| <b>IP-12D:</b> Prepare Comprehensive Affordable Housing Finance Plan   | CM; R&NS                             | <del>2006</del> 9       | No                                     |  |
| <sup>1</sup> CM: City Manager's Office.<br>P&ES: Planning and Environmental Services Department.<br>R&NS: Redevelopment Agency/Redevelopment and Neighborhood Services Department. |                                      |                         |  |  |