

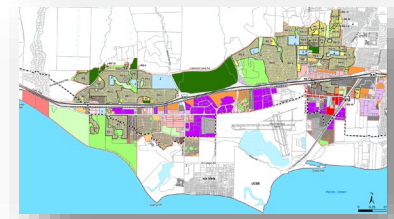
2023-2031 HOUSING ELEMENT UPDATE



City Council
September 7, 2021

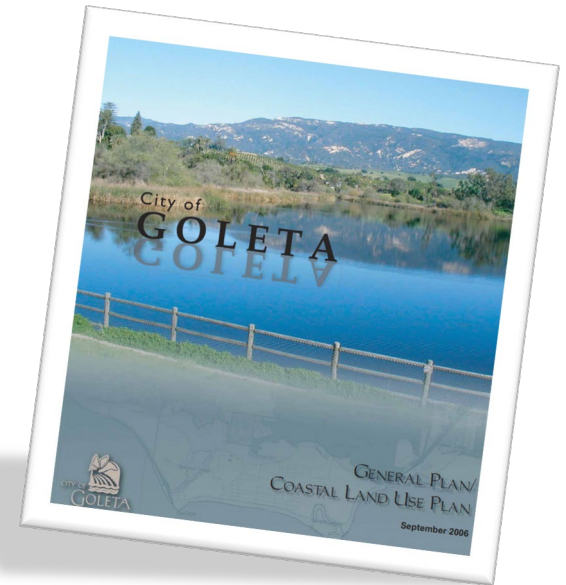
Presentation by:
Anne Wells, Advance Planning Manager
John Douglas, Housing Element Consultant

2023 Housing Element Update

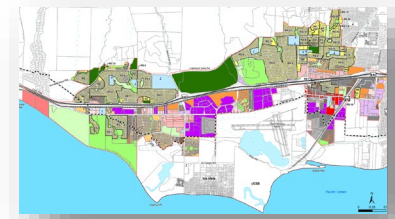


Background

- Housing Element is a required part of the General Plan
- Extensive legal requirements
- Housing Element updates required every 8 years
 - 2023-2031 update required by State law (“6th Cycle”)
- State oversight & certification



2023 Housing Element Update



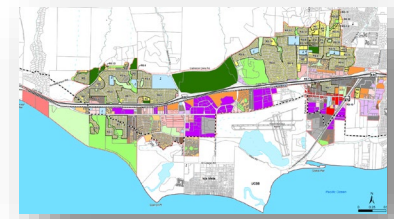
What is Housing Element certification, and Why is it important?

- Eligibility for grant funding
- Local land use control
- State enforcement



Goleta's Housing Element
complies with State law
(HCD 3-2-15)

2023 Housing Element Update

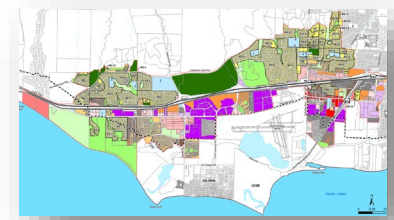


Housing Element Issues

- Maintain & improve existing housing
- Plan for new housing to accommodate growth and a variety of housing for all economic segments
- Minimize constraints to housing
- Fair housing



2023 Housing Element Update



SB County Median Income = \$90,100	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$37,450	\$936	---
Very Low (31-50%)	\$62,450	\$1,561	---
Low (51-80%)	\$100,050	\$2,501	---
Moderate (81-120%)	\$108,100	\$2,703	\$475,000
Above Mod (>120%)	>\$108,100	>\$2,703	>\$475,000

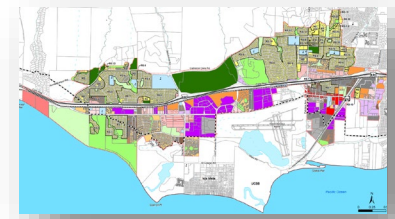
Assumptions:

Based on a family of four

30% of gross income for rent or PITI

10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

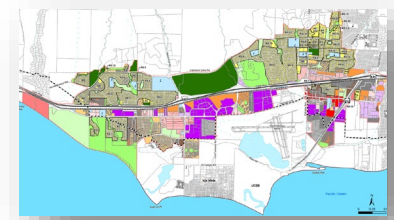
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How does the RHNA affect land use?

- **Planning requirements**
 - City must ensure that plans and development regulations can accommodate the RHNA allocation in all income categories
 - Housing Element certification requires “adequate sites”
- **Housing production targets**
 - Housing Element certification not contingent on achieving the RHNA allocation
 - If housing production falls short of the RHNA allocation, streamlined permit processing required for some projects

2023 Housing Element Update



Final RHNA Allocations

	Goleta	SBCAG Total
Additional housing units needed	1,837	24,856

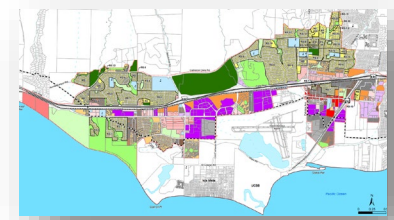
Source: SBCAG, 7/15/2021

RHNA by Income Category – Goleta

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

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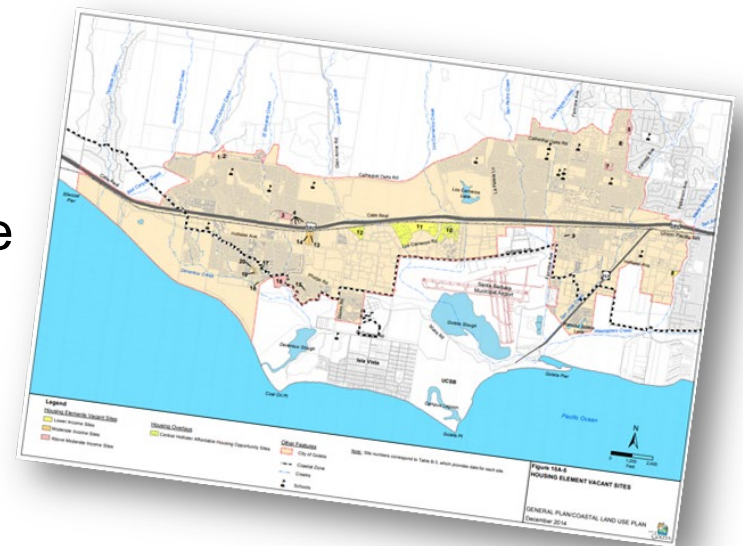


Sites Inventory

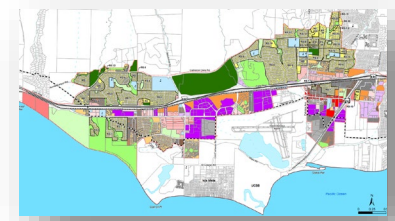
1. Sites listed in the prior Housing Element
2. Approved projects (units completed after 6/30/2022)
- 3a. New Sites: Other vacant sites
- 3b. New Sites: Other “underutilized” sites
4. ADUs

Note: Existing units

- Conversion of market rate to affordable
- Preservation
- Substantial rehabilitation



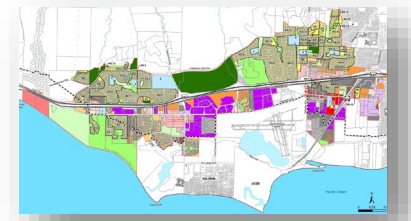
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Sites Inventory & RHNA

- Planning target, not a construction quota
- Sites inventory must accommodate the RHNA
- Lower-income need can be accommodated through:
 - Multi-family residential zoning (20+ units/acre)
 - Mixed-use or “overlay” zoning (20+ units/acre)
 - Accessory dwelling units (ADUs)
- *If sites inventory does not accommodate the RHNA, rezoning is required*

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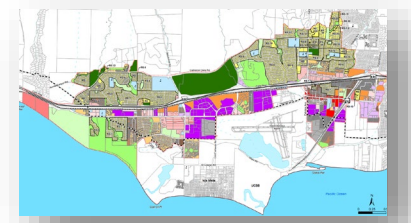


Other Key Housing Element Requirements

- Needs assessment (especially “special needs”)
- Constraints analysis
 - Development standards (e.g., density, height, parking)
 - Permit procedures (subjective vs. objective standards)
- Affirmatively furthering fair housing
- Effective programs



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Next steps

1. Review prior programs & accomplishments
2. Needs assessment
3. Constraints analysis
4. Evaluate potential capacity for additional housing
5. If insufficient capacity to accommodate RHNA, consider policy options
 - Revised development standards
 - Potential land use changes
6. Update policies & programs