

2023-2031 HOUSING ELEMENT UPDATE



Planning Commission
March 14, 2022

Presentation by:
Anne Wells, Advance Planning Manager
Andy Newkirk, Senior Planner
John Douglas, Housing Element Consultant

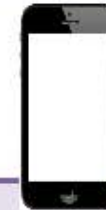
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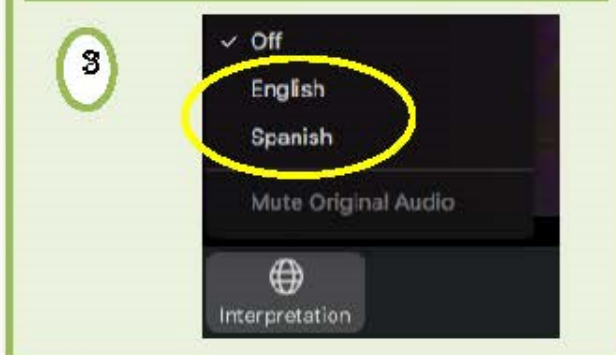
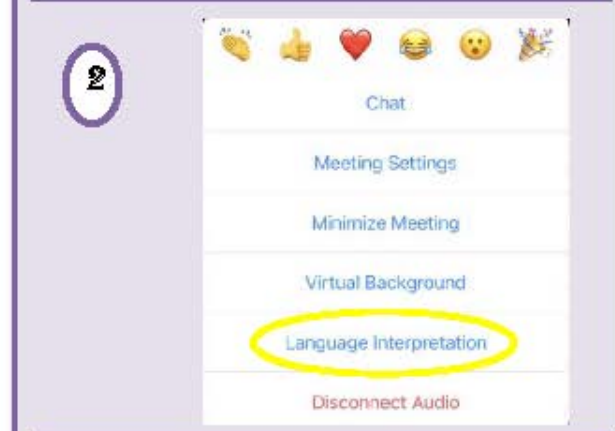
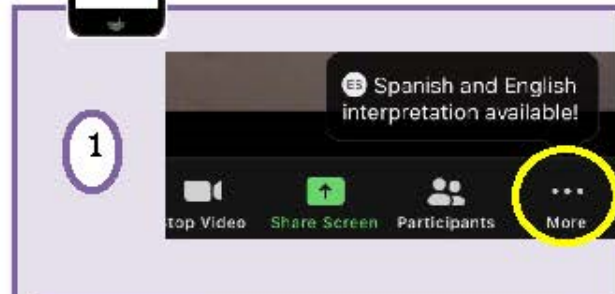
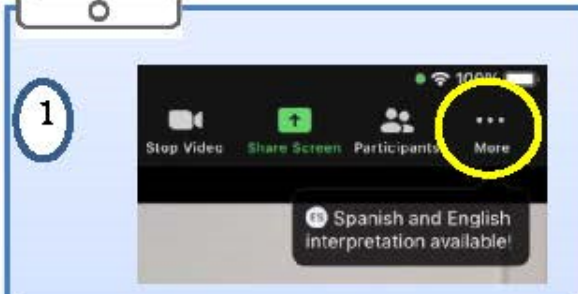
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Meeting Agenda

1. Housing Element Overview & Requirements
2. 5th Cycle Summary
3. Survey and Stakeholder Input
4. 6th Cycle RHNA and the Sites Inventory
5. Workshop Feedback
6. Next steps

Background

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

Certification

What is Housing Element “certification” and why is it important?

- Eligibility for Grant Funds
- Local Control
- State Enforcement



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

Key Housing Element Requirements

- Needs assessment (especially “special needs”)
- Constraints analysis
 - ✓ Development standards (e.g., uses, density, height, parking)
 - ✓ Permit procedures (e.g., subjective vs. objective standards, public hearings, environmental review)
 - ✓ Fees and Exactions
- Affirmatively furthering fair housing
- Accommodating the RHNA
- Effective programs

Existing Policies and Programs

- HE 1: Maintain and Improve Existing Housing and Neighborhoods
 - Adoption of Ord. 16-03 (regulation of mobile home park closures and changes of use), Growth of Code Compliance Division, Creation of New Affordable Housing Implementation Division; Housing Authority of the County of Santa Barbara management and rental assistance program
- HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels
 - Title 17 Adoption (SROs, Live/Work, Mixed-Use, Inclusionary, etc.), ADU Regulations, Adoption of housing fees

Existing Policies and Programs

- HE 3: Fair Housing and Special Needs
 - Rental housing mediation (through City of Santa Barbara), Adoption of Title 17 (Transitional and Supportive Housing, Residential Care Facilities, Emergency Shelters, etc.)
- HE 4: Energy Conservation and Sustainable Development
 - Updated Building Code, Water efficient landscape requirements, Shift to VMT analysis, Bike and ped requirements in Title 17
- HE 5: Community Partnerships in Support of Local and Regional Housing Policies
 - Annual Progress Reports, Participation in Central Coast Collaborative on Homelessness, Membership in Santa Barbara County HOME Consortium and its Capital Loan Committee

5th Cycle RHNA – Units to Date

Income Level	RHNA Allocation by Income Level	2015 (and 2014)	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0	1	0	0	0	1	117
Very Low	117	0	4	0	0	0	0	3	7	110
Low	157	0	73	0	1	7	13	13	107	50
Moderate	174	5	0	7	0	4	0	0	16	158
Above Moderate	413	346	244	210	115	274	5	2	1196	0
Total	979	351	321	217	117	285	18	18	1327	435

Questions on 5th Cycle

Are there questions about the City's 2015-2023 Housing Element and progress towards meeting the 5th Cycle RHNA?

Public Input – Survey Responses

- Total Responses as of March 14, 2022: 435
- Q: If you live in Goleta, what were the main reasons why you chose to live here? (Top 3 Responses)
 - Close to my workplace (196 votes)
 - Neighborhood safety (164 votes)
 - Attractive neighborhoods (144 votes)
- Q: What do you consider to be the most pressing housing problems in Goleta? (Top 4 Responses)
 - Too many people cannot find suitable housing at a cost they can afford (321 votes)
 - Other (142 votes – Responses Provided)
 - More small apartments or condos are needed for single people and small families (129 votes)
 - Fair housing (128 votes)

Stakeholder Feedback Highlights

- Consider waiving or deferring impact fees for affordable housing
- Concerns over water availability
- Parking concerns for mixed-use in Old Town
- Residential density of Community Commercial (limited to 12 dwelling units per acre) may be limiting
- Process certainty for housing projects is important
- Interest in impacts of UCSB growth on housing in Goleta
- Floodplains serve as a constraint to financing affordable housing
- Broad understanding of need to address housing issues

6th Cycle RHNA

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

Affordability Levels

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

Assumptions:

Based on a family of 4

30% of gross income for rent or PITI

10% down payment, 4% interest, 1.25% taxes & insurance, \$300 HOA dues

Sites Inventory

- Planning target, not a construction quota
- Sites inventory must accommodate the RHNA
- Lower-income need can be accommodated through:
 - ✓ Multiple-Unit 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, zoning amendments required

Sites Inventory Categories

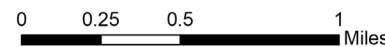
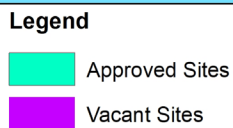
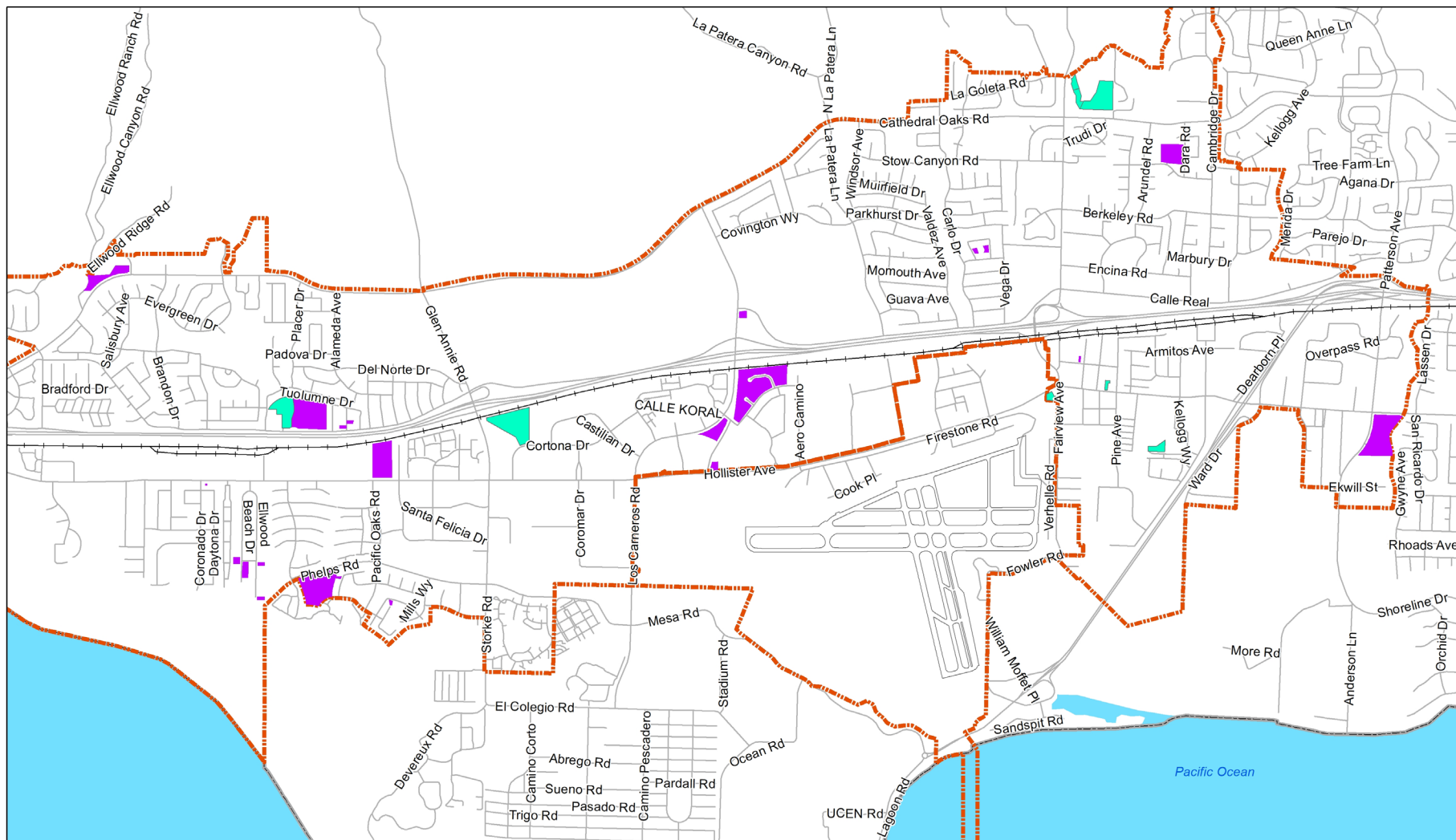
- Sites listed in the prior Housing Element (vacant sites)
- Other vacant sites
- Approved projects (units completed after 6/30/2022)
- ADUs
- “Underutilized” sites

Sites Inventory (Preliminary)

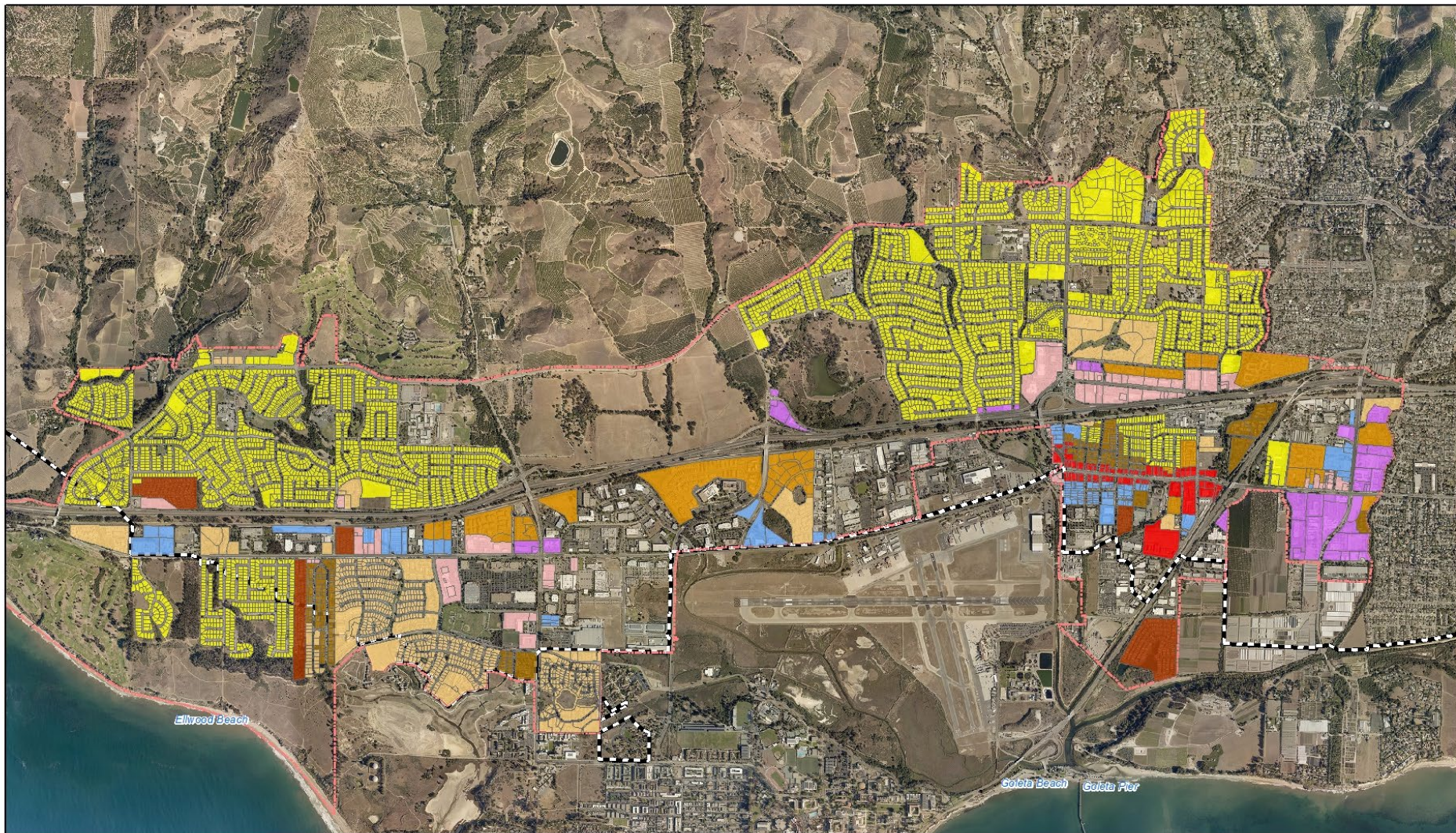
Unit Type	Very Low	Low	Moderate	Above Moderate	Total
Vacant Sites	160	162	68	310	700
Approved Projects	59	0	0	191	250
ADUs	8	72	11	32	117
Underutilized*	TBD	TBD	TBD	TBD	TBD
Total	227	234	79	533	1067
City's RHNA	684	324	370	461	1837
Remaining Units	457	90	291	-72	770

* Build-out potential in CC, OT, and OI is approximately 7,400 units under existing zoning (without consideration of constraints).

Vacant Sites & Approved Projects



Citywide – Zoning for Residential



Zoning Residential Allowed

- | | | |
|--|--|--|
|  Single-Family Residential |  High Density Residential |  General Commercial |
|  Planned Residential |  Mobile Home Park |  Old Town Commercial |
|  Moderate Density Residential |  Community Commercial |  Office and Institutional |

-  City of Goleta
-  Coastal Zone



Items Under Consideration

- Reduce permit process for various housing types
 - Ex: Large Residential Care Facilities (requires a CUP where allowed), Mixed-Use (requires a CUP where allowed)
- Reconsider parking requirements
 - Ex: Required parking for studios and one-bedroom units (2 spaces per unit)
- Reduce Processing/Development Costs
 - Ex: Defer or waive fees for income-restricted units (all or in certain circumstances)
- Other Potential Programs
 - Ex: Higher densities (and other potential changes to accommodate those densities), residential as primary use in Commercial Zones, residential (and mixed-use) in more Zones

Feedback

- What thoughts do you have on the Items Under Consideration?
- How can the City best encourage the production of more affordable and market rate housing in the City?
- Are there specific policy or zoning considerations the public and Planning Commission want staff to focus on?

Next Steps

1. Public Outreach (ongoing)
 - ✓ Housing Element website
 - ✓ Online survey
 - ✓ Stakeholder consultation & meetings

2. Draft Housing Element Preparation (Winter/Spring)
 - ✓ Housing needs
 - ✓ Potential constraints
 - ✓ Sites inventory
 - ✓ Fair housing assessment
 - ✓ Updated policies & programs

3. Public Review
 - ✓ Planning Commission (May)
 - ✓ City Council (June)
 - ✓ HCD review (July-September)
 - ✓ Housing Element revisions (October-November)
 - ✓ Public hearings (December-January)

Contact and More Information

- Webpage:

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

- Survey:

- English: www.surveymonkey.com/r/GoletaHousing
- Spanish: www.surveymonkey.com/r/ViviendasenGoleta

- Email: HousingElement@CityofGoleta.org