

Summary of 2023-2031 Housing Element Public Input (as of April 22, 2022)

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Non-Governmental Constraints		
Impacts of UCSB	UCSB growth putting strain on housing in Goleta.	While housing demand generated by UCSB affects the housing market in Goleta and the South Coast area generally, this issue is outside the scope of the City's Housing Element because UCSB is not within the City boundaries. Housing need related to UCSB was one of the planning factors considered by SBCAG in the RHNA allocation to the County. The City coordinates with UCSB on growth impacts as part of a separate process and via a UCSB Long Range Development Plan settlement agreement. The settlement agreement includes mechanisms to pace UCSB student/faculty growth with UCSB-provided housing.
Water	Lack of water for new development.	Program HE 5.2 in the Housing Plan includes a commitment to work cooperatively with Goleta Water District to seek a solution to the water supply issue. However, water will remain an issue under the SAFE Ordinance for the foreseeable future. The City only processes applications for development that have access to water.
Construction Costs	Increases in construction costs provide financial challenges to development.	The impact of construction cost on the cost of housing is noted in the constraints analysis but this issue is determined primarily by broader forces in the economy (such as the cost of materials and the availability of skilled construction labor) and therefore is beyond the City's control.

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Airport	Limits on development adjacent to runway ends of the Santa Barbara Airport.	Discussion of the impact of the airport (such as hazard zones where residential uses are prohibited) is included in the constraints analysis. The inventory of sites to accommodate Goleta's share of regional housing needs does not rely upon potential housing development in such areas impacted by the Airport.
City Regulations		
Short-Term Vacation Rentals (STVRs)	STVRs can reduce available housing stock for permanent residential use.	A discussion of STVR is included in the Technical Appendix. Program HE 1.7 includes a commitment to monitor, report, and possibly revise STVR regulations, as needed.
Development Impact Fees	Amount of fees can inhibit development and/or create funding challenges.	Although impact fees add to the cost of housing, due to statewide limitations on local property tax revenues imposed by Proposition 13, cities must rely on impact fees or special taxes to fund the cost of infrastructure needed to serve new housing. Program 2.4 includes a commitment to revisit the Beneficial Projects resolution as it relates to affordable and special needs housing projects.
Environmental Regulations/Constraints	Environmentally Sensitive Habitat Area (ESHA) regulations can limit development or create uncertainty in the process.	The presence of ESHAs can limit housing development on affected properties. To address this issue, Program 2.1 includes a commitment to review the residential density standards methodology and consider using gross rather than net lot area in determining the allowable housing density while still applying ESHA and ESHA buffer protections.
Project Certainty	Discretionary processes required by the City can create uncertainty, adding cost and time to entitlement process.	The City is currently in the process of preparing Objective Design Standards that will facilitate streamlined project review. In addition, Program HE 3.2 includes a commitment to review the Major Use Permit requirement for large residential care facilities.

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<p>Allowances for Residential:</p> <ul style="list-style-type: none"> • Primary use in Commercial • In Public and Quasi-Public (P-PQ) • In Business Park (I-BP) • Greater density in Community Commercial (C-C) 	<p>Various comments related to allowing residential in additional zones, allowing residential as a stand-alone use where currently only allowed as part of mixed-use, and allowing greater density of residential in commercial zone(s) where currently allowed.</p>	<p>Program HE 2.1(d) includes a commitment to review allowing different types of development on separate lots as part of a multiple lot mixed-use development.</p> <p>The Planning Commission and City Council could also consider the appropriateness of amending Title 17 to allow stand-alone residential development and/or higher density residential development in some non-residential zone districts to expand housing development opportunities. Amendments to the Land Use Element of the General Plan/Local Coastal Plan would also be needed.</p>
<p>Local Preference</p>	<p>Desire to facilitate housing opportunities for local residents/employees.</p>	<p>The details of local preference, as allowed under applicable fair housing laws, will be presented in a new Affordable Housing Implementation Policy Resolution under preparation by the City's Senior Housing Analyst.</p>
<p>Parking</p>	<p>Lack of available parking, Old Town specifically mentioned.</p>	<p>The adequacy of parking is a common concern in many neighborhoods. The required provision of off-street parking is one of the major factors affecting the cost of housing development, and the State adopted limitations on required parking as one strategy for reducing housing cost, such as for ADUs and projects that provide affordable housing. In it's review of Housing Elements, HCD frequently notes that city parking standards for small apartments and condos (i.e., studio and 1-bedroom) can pose a constraint to the production of housing.</p> <p>Program 2.3(d) includes a commitment to consider reducing parking requirements for studio and 1-bedroom units and also clarify parking reductions for affordable and senior housing units.</p>

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Other Issues		
High Rents	Monthly rents and security deposits challenging for renters.	High rents and housing prices, especially in coastal areas, are a major barrier to adequate housing for all residents. Unfortunately, this problem is widespread throughout many parts of the nation and is affected by many factors beyond the control of any city. Rents compared to the amount a household can afford to pay is documented based on American Community Survey (ACS) data in the Technical Appendix Table 10A-10 and demonstrates the challenges the City faces in the rental market. The Housing Element includes a variety of programs intended increase housing production and reduce housing cost, but given the broad scope of this problem, high housing cost is likely to remain a problem in the foreseeable future.

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Rent Control	Survey responded interest, and to a lesser extent aversion to, rent control as a way to address high rents in the City.	Assembly Bill 1482 (California Civil Code § 1946.2, Tenant Protection Act of 2019) established a cap on annual rent increases of 5% plus the rise in CPI (capped at 10%). However, the City remains restricted by the Costa-Hawkins Rental Housing Act of 1995. Costa-Hawkins preserves the landlord's right to establish rental rates for dwellings built and certified for occupancy after February 1, 1995, among other rent control exemptions that restrict universal application of the Tenant Protection Act. The issue of rent control would, however, require a deeper analysis and broader discussion that goes beyond the scope of the Housing Element update. HE 3.1 is expanded to address affirmatively furthering fair housing, including informing tenants regarding their rights and responsibilities. Also included in HE 3.1 is a new requirement for the City to adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.
Revenue Neutrality	Lack of funding due to City's Revenue Neutrality Agreement with the County of Santa Barbara.	The Revenue Neutrality Agreement is outside the scope of the Housing Element.
Floodplains	Floodplains present a challenge to development, specifically for funding of affordable housing projects.	Analysis of flood hazards is included in the Housing Element constraints analysis. Remedies for floodplain designations are covered in the City's Capital Improvement Program.