

CHAPTER 10.0 HOUSING ELEMENT (HE)

10.1 INTRODUCTION [GP]

Purpose of the Housing Element

All California cities and counties are required to include a housing element in their general plan that establishes housing objectives, policies, and programs in response to community housing conditions and needs. As a new city incorporated on February 1, 2002, Goleta's first Housing Element went through a detailed public review process and was first adopted on October 2, 2006. The first statutory update since incorporation was adopted in 2010 and addressed the 2007 to 2014 planning period. This Housing Element covers the ~~2015 to 2023~~ to 2031 planning period (referred to as the "56th cycle" in state planning law) and contains updated information and strategic directions (policies and specific actions) that the City is committed to undertake to address housing needs.

Housing Element Policies

- HE 1: Maintain and Improve Existing Housing and Neighborhoods
- HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels
- HE 3: Fair Housing and Special Needs
- HE 4: Energy Conservation and Sustainable Development
- HE 5: Community Partnerships in Support of Local and Regional Housing Policies

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

While the City must respond to the requirements of state law, addressing local housing needs is also an important part of retaining and enhancing the quality of life in Goleta. Housing affordability in Goleta and the south coast area of Santa Barbara County as a whole has become an increasingly prominent issue.

Housing Element Requirements

Overview of State Law Requirements

Although state law establishes requirements for all parts of the general plan, the requirements are far more specific and extensive for the housing element than for other plan elements. The purpose of athe housing element is described in Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date (generally, about every 10 to 15 years), state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an 8-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Allocation Assessment (RHNA) process.

This Element of the General Plan is not a part of the City's Local Coastal Program. State general plan law defines the general topics that Goleta's Housing Element must cover. Specifically, the element must (1) document housing-related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities, and constraints to meeting those needs; and (4) establish policies, programs, financial resources, and quantified objectives to address housing needs. Most importantly, the Housing Element must identify adequate sites with appropriate zoning densities, development standards, and infrastructure to accommodate the community's need for new housing (including extremely low-, very low-, low-, and moderate-income households), at all price levels, and—where appropriate and legally possible—remove constraints to housing development. In addition to the five income categories established in state housing law (~~extremely-low-, very-low-, low-, moderate-, and above-moderate-income households~~), Goleta has identified an additional category—workforce households—(121 housing (120 to 200 percent of median income) in recognition of the high housing costs in the south coast area of Santa Barbara County.

Definition of Household Income Levels:

- *Median Household Income:* The middle point at which half of the County's households earn more and half earn less.
- *Extremely Low-Income Households:* Households earning 30 percent or less of the median household income.
- *Very Low-Income Households:* Households earning 30 to 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.
- *Workforce Households:* Households earning between 121 and 200 percent of median household income.

The Housing Element includes both a policy document and a ~~series of supporting studies in a Technical Appendix. The Technical Appendix provides~~ providing background data and analysis of housing needs and conditions. When the term "Housing Element" is used, it is intended to include both this policy element and the accompanying Technical Appendix.

Eight-Year Action Plan

In identifying housing programs, the Housing Element sets forth an Eight-Year Action Plan (Action Plan) that details the actions, or programs, that the City or other entities intend to undertake to implement Housing Element goals, objectives, and policies. For each program, the Action Plan identifies the agency responsible, the timeframe for implementation, and the quantified objectives for housing units proposed to be constructed, rehabilitated, or conserved or the number of households that will be assisted as a result of the program.

The Action Plan must include policies and programs to:

- Ensure/identify adequate sites ~~that could to~~ accommodate the RHNA allocation for all income levels.

- Facilitate the maintenance, improvement, and development of affordable housing for households of all income levels and persons with special needs.
- Conserve and improve the existing affordable housing stock.
- Address and remove governmental constraints to housing.
- ~~Promote equal~~Affirmatively further fair housing opportunities.
- Preserve publicly assisted affordable housing.

Public Participation in the Preparation of the Housing Element

State law requires that preparation of a housing element encourage involvement from all economic segments of the community. As part of the Housing Element update process, a series of study sessions, workshops, and public hearings were conducted with the community, the Planning Commission, and City Council. These outreach efforts were well attended by the public, including advocates for affordable and special needs housing advocates, and developers, special needs individuals, and advocates for special needs populations, such as the disabled and seniors. Details regarding the outreach efforts—including dates, the purpose of each meeting, and public noticing—are included in Section VI of the Technical Appendix. This updated Housing Element reflects the comments and recommendations provided during the public outreach process, along with direction provided by the Planning Commission and City Council.



2014 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) for review to evaluate compliance with the state requirements. A finding of substantial compliance by HCD is often referred to as "certification" of the housing element. This certification process is unique among the general plan elements. Housing elements must be submitted twice to HCD for review and comment—once during development of the draft housing element and again after adoption of the housing element by the local jurisdiction.

~~Since the 2006 Housing Element was prepared concurrent with all other elements of the City's first General Plan, it was a unique opportunity to consider and address housing needs along with other policies in a comprehensive fashion. The 2006 Housing Element process and the 2010 update were strategic opportunities to develop solutions to local housing needs and opportunities 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. The 2015–2023 Housing Element update was prepared concurrently with a comprehensive update to the zoning regulations, which provided an opportunity to review and refine City housing policies and development regulations in a comprehensive and coordinated fashion.~~

As part of the ~~2015–2023–2031~~ Housing Element update process, noticed public hearings were conducted by the Planning Commission and City Council in the time and manner stipulated by

the California Government Code. Following receipt of testimony from these hearings, together with comments received from HCD, the Housing Element was adopted and submitted to HCD for certification. All HCD submittals and review letters are available [for review](#) on the City's website.

Regional Housing Needs Assessment

One unique aspect of state housing element law is the concept of “regional fair share.” Every city and county in the State of California must adopt land use plans and zoning regulations to accommodate a share of the future housing needs [projected assigned](#) by HCD for the region in which it is located. For Goleta and other jurisdictions in Santa Barbara County, the allocation of housing needs [to individual jurisdictions](#) is determined by the Santa Barbara County Association of Governments (SBCAG) through the RHNA process. As required by state law (SB 375 of 2008), the RHNA is prepared on an 8-year cycle concurrently with every other update to the Regional Transportation Plan.

SBCAG adopted the RHNA for the ~~2015–2023~~[2031](#) planning period in ~~August 2013~~[July 2021](#). The RHNA assigns the City of Goleta a total of ~~979~~[1,837](#) units for the “56th cycle” planning period.¹ This total housing need is divided among four income categories, as shown in Table 10-1. Cities are also required to analyze housing needs for a fifth category—extremely low-income households—which is a subset of the very-low-income ~~household~~ category.

~~New housing units completed since the beginning of the projection period (January 1, 2014) are credited toward the City's housing need for this planning period. Table 10-1 shows the City's remaining housing need after accounting for units completed during 2014.~~

~~TABLE 10-1~~
~~SUMMARY OF REGIONAL HOUSING NEED 2015–2023~~

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
RHNA	118*	117	157	174	413	979
Units Completed after 1/1/14 or Approved but Unbuilt as of 8/18/14	—	5	5	10	458	478
Remaining Need	118	112	152	164	—	546

* Assumed to be 50% of the assigned very low income need per California Government Code Section 65583(a)(1)

State law² provides that sites with zoning that allows a density of 20 or more units per acre are deemed to be suitable for housing affordable to extremely-low-, very-low- or low-income (collectively referred to as “lower-income”) households in suburban jurisdictions such as Goleta.

¹ Under state law, the “projection period” is the timeframe for determining regional housing need, while the “planning period” is the 8-year period between the due date for one housing element update and the due date for the next housing element update. The 56th cycle housing element planning period for jurisdictions in Santa Barbara County runs from February 15, 2015~~23~~ to February 15, 2031, while the “projection period” is ~~January 1, 2014 to September~~[June 30, 2022–](#)“5th to February 15, 2031. “6th cycle” refers to the ~~five~~[six](#) required housing element periods that have occurred since the comprehensive revision to state housing element law that occurred in 1980. Following incorporation, Goleta's ~~first~~[initial](#) housing element was adopted in 2006 for the 3rd planning cycle.

² [Government Code Section 65583.2\(c\)\(3\)\(B\)](#)

The law presumes that these densities are sufficient to make affordable housing feasible. As shown in ~~Table 10-2 and analyzed in detail in~~ Section V of the Technical Appendix, Goleta has identified sufficient sites at appropriate densities ~~of 20 units or more per acre~~ to accommodate the RHNA requirements for lower-income housing during this planning period. ~~Also as shown in Table 10-2 and analyzed in detail in the Technical Appendix, sufficient sites with densities of less than 20 units per acre can also accommodate the RHNA allocation for the moderate and above-moderate income housing need.~~

TABLE 10-1
~~TABLE 10-2~~

SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2015-2023-2031)

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA 2015-2023	<u>235682</u>	<u>457324</u>	<u>474370</u>	<u>4613</u>	<u>9791,837</u>
Units completed after 1/1/2014	<u>5</u>	<u>5</u>	<u>40</u>	<u>458</u>	<u>478</u>
Net remaining RHNA Approved projects	<u>38259</u>	<u>4640</u>	<u>0</u>	<u>54674</u>	<u>133</u>
Vacant sites	<u>189</u>		<u>33</u>	<u>357</u>	<u>576</u>
Housing sites¹ Underutilized sites	<u>905783</u>		<u>67479</u>	<u>40235</u>	<u>1,074297</u>
Future ADUs	<u>80</u>		<u>11</u>	<u>27</u>	<u>118</u>
Adequate Total estimated capacity²	<u>Yes1,111</u>		<u>Yes²523</u>	<u>Yes493</u>	<u>Yes2,124</u>
Surplus (deficit)	<u>105</u>		<u>153</u>	<u>32</u>	<u>287</u>
Notes:					
¹ _____ For the analysis of housing site capacity, the very low and low income categories are combined because the zoning standards are the same for these categories.					
² _____ Reflects excess capacity within lower income sites. Source: City of Goleta, 2022					

It is important to recognize that the RHNA allocations are *planning objectives*, not development quotas. In establishing the RHNA process, the state legislature recognized that cities do not build housing, and the development process is dependent on willing property owners, developers, lenders, and favorable market conditions. The role of cities in the housing development process is to adopt plans and regulations that enable a variety of housing types to be built, minimize constraints such as fees and permit procedures, and assist affordable housing development to the extent possible. The Technical Appendix includes a detailed discussion of each of these topics and demonstrates that Goleta’s policies, regulations, and programs facilitate development of a wide variety of housing types in a manner that is consistent with other city goals and priorities.

10.2 FRAMEWORK FOR ACTION [GP]

This part of the Housing Element sets forth the general framework for developing an action plan for housing. It states the goals, or principles, that guide the more detailed statements of objectives, policies, and implementing programs in the following sections of the element.

Housing Goals

The following goals are intended to respond to housing needs within the context of the entire General Plan. A goal expresses what the community wants to achieve but not how the goal would be accomplished. The goals are broad in scope. The policies and programs that follow are intended to provide more detailed direction and the means for accomplishing the goals.

- A Balanced and Diverse Community. Goleta is a balanced community with a socially and economically diverse population that values preservation of the community's heritage, sense of community, beautiful natural environment, attractive neighborhoods, diverse businesses, and adequate services.
- A Variety of Housing Types and Choices. Goleta has many housing types and choices appropriate for the variety of people who live and work in the community, with sufficient sites to accommodate new housing needs at affordable prices and rents.
- Great Neighborhoods. Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing, and new development occurs in an environmentally sustainable manner. Goleta's residential neighborhoods have parks and green space and engender a strong sense of community.
- Housing for Special Needs. Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single parents with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.).
- Employee Housing. The types and prices of housing are linked to the types and salaries of local workers. Consistent with fair housing laws, opportunities are provided for local workers to find housing in Goleta.
- Community and Regional Collaboration. Goleta encourages active engagement and collaboration between governmental agencies, private organizations, and community stakeholders to create partnerships and share resources to achieve our housing goals.

Quantified Housing Objectives

The programs included in this element identify specific numerical targets for units and anticipated dates by which the targets are proposed to be accomplished. In addition, the entity having primary responsibility for implementation of each program is noted. The programs are intended to be implemented in a timely manner and monitored for effectiveness in achieving the housing goals. Assumptions for program performance are based on past performance, recent trends, and available funding. Table 10-32 identifies the cumulative objectives of all of the City's housing programs during the ~~2015-2023~~2031 planning period.

~~TABLE 10-2~~
~~TABLE 10-3~~
QUANTIFIED HOUSING OBJECTIVES ~~2015–2023–2031~~

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
New Construction	418	417	457	474	443	979
Rehabilitation	24	20	44			82
Preservation		77		2	29	108

Category	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above-Moderate Income	Total
New Construction	341	341	324	370	461	1,837
Rehabilitation	-	41	117	-	-	158
Preservation	-	28	18	-	-	46

10.3 CITY POLICIES AND IMPLEMENTATION PROGRAMS

Policy HE 1: Maintain and Improve Existing Housing and Neighborhoods [GP]

Objectives: *To protect, conserve, and enhance the existing housing stock and ensure that existing affordable housing at risk of conversion to market rates will remain affordable to the greatest extent feasible.*

Implementation Programs [GP]

HE 1.1 Code Compliance. The City will continue its proactive and reactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning ~~and~~, building, and maintenance standards. When ~~code~~ violations or deferred maintenance of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to ~~avail themselves of available resources to assist with maintenance or repairs~~ address them and bring the property into compliance.

Time period: Code ~~Enforcement Officer~~ Compliance Division initiates investigation into housing-related code ~~deficiencies~~ violations generally within seven business days of receiving a complaint throughout the planning period

Responsible parties: Planning and Environmental Review Department; ~~Neighborhood Services and Public Safety Department~~

HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Throughout the planning period in concert with non-profit planned dedicated services

Responsible party: ~~Neighborhood Services Planning and Public Safety~~ Environmental Review Department

HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all deed-restricted affordable housing—whether provided through government subsidy programs ~~or~~ incentives granted by the City or County in approving projects, ~~through deed restrictions~~, or through City or County inclusionary requirements—will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where ~~the County's active~~ affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents. Specific actions include:

- a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and their potential expiration dates.
- b. Preservation Efforts for Units at Risk of ~~affordability covenants~~ Conversion. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible.

~~Coordinate b. — Preservation Efforts for Units at Risk of Conversion.~~ Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact ~~nonprofits~~ nonprofit organizations, (2) identify support necessary to obtain funding ~~commitments~~ from governmental programs and nongovernmental grants, (3) ~~assist with~~ facilitate expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide ~~local City~~ Affordable Housing Trust Funds, when available, (6) monitor available sources of affordable housing funds when available funding that may be used to negotiate extensions to affordability covenants.

- c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.

Time period: Monitor at-risk ~~projects~~ units annually (a); provide project-specific assistance on a case-by-case basis (~~a~~, b); comply with Coastal Zone requirements throughout the planning period (c)

Responsible parties: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department

HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important source of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of housing through the following actions:

- a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.
- b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a ~~first~~ first-right of first refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.
- c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.
- d. Reduced Impact Fees. The City Council will ~~consider providing~~ continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks as compared to single-unit detached dwellings commensurate with the lower level of impacts for this type of ~~development as compared to conventional~~ development.

Time period: Throughout the planning period ~~(a,b,c); consider adopting a tiered development impact structure by 2018 (d)~~

Responsible party: ~~Neighborhood Services and Public Safety Department;~~
Planning and Environmental Review Department

HE 1.5 **Limit Conversion of Rental Housing to Condominiums ~~and Housing Units to~~ Nonresidential Use.**

- a. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) ~~first~~ first right of first refusal of purchase of units by occupants; (4) ~~required~~ percentage of units, consistent with Implementation Program HE 2.5 Inclusionary Housing to be set aside for extremely low- to moderate-income households; and (5) recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.
- b. The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.

Time period: Throughout the planning period; ~~Zoning Ordinance (a); Title 17~~ amendment in 20~~15~~23

Responsible party: Planning and Environmental Review Department

HE 1.6 **Assist in the Effective Use of Available Rental Assistance Programs.** The City will ~~make~~facilitate full use of available rental assistance programs ~~through encouraging by providing information to~~ owners of apartment units ~~to accept~~regarding current "source of income" laws regarding the use of Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority of the County of Santa Barbara in publicizing information on rental housing assistance programs. ~~The City will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.~~

Time period: Throughout the planning period. Report annually on the use of Section 8 vouchers in the City.

Responsible party: Neighborhood Services and ~~Public Safety~~Department, Planning and Environmental Review Department

HE 1.7 **Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock.** The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and unpermitted STVRs. The City shall actively address any identified unpermitted STVRs through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider

additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

Time period: Report annually to City Council; post license information on the City website throughout the planning period; consider changes to the City's short-term vacation rental regulations in 2024

Responsible party: Finance Department, Planning and Environmental Review Department

HE 1.8 **Research Impact of Underused Housing Stock.** The City shall research the use of existing housing stock for purposes other than a primary residence. Based on this research, the City shall identify methods to address any issues identified during the research and take appropriate action where legally possible.

Time period: Report to City Council in 2024; consider changes to the City's regulations, if needed and legally permissible, based on report

Responsible party: Planning and Environmental Review Department

Policy HE 2: Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels [GP]

Objectives: *To facilitate a variety of residential development types commensurate with the City's RHNA and needs of the local workforce, designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.*

Implementation Programs [GP]

HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that City plans and regulations encourage a range of housing types, sizes, densities, tenure, affordability levels, and designs in appropriate locations to accommodate residents of diverse age, social, and economic backgrounds, and the local workforce. Specific actions will include the following:

- a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.
- b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.
- c. Facilitate a Wide Variety of Housing Types. The City will ~~adopt and~~continue to implement regulations and standards for ~~multifamily~~multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing,

~~ee-op~~limited-equity housing cooperatives, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.

- d. Mixed-Use Housing. Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in appropriate locations commercial areas, such as by allowing different types of development on separate lots as part of a multiple lot mixed-use development.
- e. Increased Densities. The City will support greater residential density on parcels zoned for residential uses through and amendment to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 amendments to change the residential density standards methodology from applying to the net lot area to the gross lot area and by encouraging development at the maximum residential density buildout during application completeness review, formal Planner Consultations, and during counter inquiries.
- f. Replacement of Units Lost in Redevelopment. Ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

Time period: Throughout the planning period (a, b); Zoning Ordinance amendment in 2015 (c, e, f); Title 17 amendment in 2023 (d); General Plan and GMC Title 17 amendments in 2023 (e)

Responsible party: Planning and Environmental Review Department

HE 2.2 Linkage of Housing and Jobs. To encourage adequate housing opportunities that meet the needs of the local workforce, the City will pursue the following actions:

- a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable and market-rate units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions.
- b. Mitigation of Employee Non-Residential Development Impact on Housing Impacts. The City will require new ~~nonresidential~~non-residential development and proposed expansion or intensification of existing ~~nonresidential~~non-residential development to contribute to providing affordable ~~employee~~housing- within the City. ~~The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects.~~ can be met through the payment of affordable housing impact fees adopted by the City. Alternatives to satisfy this requirement may, at the discretion of the City, include ~~payment of a development impact fee,~~ providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. ~~The City will prepare an Affordable Employee Housing Plan that includes details of the~~

~~program, including the results of a development impact fee study and/or alternative programs.~~

- c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units.
- d. Housing Opportunities for Existing and New Employees. The City will ~~cooper~~perdinate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies, ~~etc.~~ Moreover, the City will seek the commitment of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or ~~Board~~the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

Time period: Throughout the planning period (a, b, d); ~~Affordable Employee Housing Plan by 2018 (b); Zoning Ordinance Title 17 amendment in 2015 (b, 2023 (c)~~

Responsible parties: ~~Neighborhood Services and Public Safety Department;~~
Planning and Environmental Review Department

HE 2.3 Housing Design Principles for Multifamily Multiple-Unit and Affordable Housing. The design of new multifamily multiple-unit and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:

- a. Reduce the Appearance of Building Bulk. Require designs, as allowed under State law, that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions, as allowed under State law, in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
- d. Parking Standards. Review Multiple-Unit Development parking standards to ~~ensure that they facilitate~~consider reduction of parking requirements for studio and one-bedroom dwelling units and clarify reductions for affordable and senior

~~housing development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following: units.~~

- ~~1. Multifamily parking requirements.~~
 - ~~2. Opportunities for shared parking for mixed-use developments.~~
 - ~~3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.~~
 - ~~4. Parking requirements for small-sized units, including SRO and accessory dwelling units.~~
 - ~~5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.~~
 - ~~6. Evaluation of opportunities for underground parking and auto sharing.~~
 - ~~7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.~~
- e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
- f. Provide Buffers between Housing and Nonresidential Uses. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.
- g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
- h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

Time period: ~~Zoning Ordinance amendment~~ Throughout the planning period;
Title 17 amendments in 2015; ~~prepare design guidelines by 2018~~ 2023 (d)

Responsible party: Planning and Environmental Review Department

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

- a. ~~Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta’s extremely low, very low, low, and moderate income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in lieu or~~

~~impact funds, fast track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low income households to the extent feasible~~ Density Bonus. Continue to monitor changes to State law and update Title 17 of the Goleta Municipal Code as necessary to ensure conformance with Density Bonus law.

- ~~b.~~ Increase Housing Potential in New Developments. Engage with potential and new project applicants regarding housing, and in particular affordable housing, potential on their site. Information provided will include, but not be limited to, the residential density allowance for the site, incentives for housing development including density bonus allowances, potential funding sources, and affordable housing providers that may be able to collaborate on development. Engagement will occur during public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.
- c. Long-Term Affordability Covenants. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives ~~and/or~~ as a condition of development approval remains affordable to the income group for which it is intended.
- ~~e. Land Banking.~~ d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.
- ~~de.~~ Lot Consolidation. The City will facilitate affordable ~~multi-family~~multiple-unit housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable dwelling units.

~~Time period: ——— When applicable, assist in negotiation of development agreements that result in fullf. Reduced Impact Fees. The City will consider establishing an automatic reduction or partial payment waiver of development impact fees and provide for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing (projects not already receiving a, b); Zoning Ordinance amendment in 2015 (c); ongoing (d) reduction or waiver.~~

- g. Affordable Housing Design. The City will research affordable design principles, including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted.

Time period: Throughout the planning period (a-e); Revision to the Beneficial Projects Resolution (City Council Resolution No. 19-43) in 2023 (f); Research and possible amendments to Title 17 in 2025 (g)

Responsible parties: Planning and Environmental Review Department;
~~Neighborhood Services and Public Safety Department~~

HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-family unit dwelling

housing, ~~multifamily~~multiple-unit housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-~~family unit will be~~unit dwelling unit per lot when not part of a larger subdivision are exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall ~~be required to~~ pay an inclusionary housing in-lieu ~~payment~~fee.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.
- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

Proposed projects including units qualifying for a 15 percent affordability level shall provide 2 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 4 percent affordable to moderate-income households, and 4 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-).~~).~~

Proposed projects including units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of units at prices affordable to extremely low- and very low-income households, 5 percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-).~~).~~

- e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:
 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households.
 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households.
 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households.
 4. 5 percent of the total number of units within the project shall be provided at prices affordable to workforce households (above moderate-income households earning 120 to 200 percent of the median income-).~~).~~

- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu ~~payment fee~~ or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.
- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally ~~45~~55 years but not less than 30 years or as otherwise detailed in a City Comprehensive Affordable Housing Finance Plan, and provide for monitoring and reporting in a manner acceptable to the City Attorney. *(Amended by Reso. 19-73, 12/3/19)*

~~Time period:~~ ~~_____~~ ~~Zoning Ordinance amendment in 2015~~

Time period: _____ Throughout the planning period

Responsible party: _____ Planning and Environmental Review Department

HE 2.6 Encourage Accessory Dwelling Units. The City will encourage construction of new accessory dwelling units consistent with State law. The City's objective is to encourage 118 new accessory dwelling units during the planning period. City actions to incentivize ADUs for low- and moderate-income households will include exploring and pursuing funding and providing homeowner/applicant assistance tools.

~~Time period:~~ ~~_____~~ ~~Throughout the planning period~~

Responsible party: _____ Planning and Environmental Review Department

~~**HE 2.6 Transfer of Development Rights.** Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.~~

~~Time period:~~ ~~_____~~ ~~Zoning Ordinance amendment in 2018~~

~~Responsible party:~~ ~~_____~~ ~~Planning and Environmental Review Department~~

HE 2.7 ~~Encourage Accessory (Second) Residential Units.~~ The City will encourage construction of well designed accessory dwelling units on existing single family lots and in new single family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower income persons. The City's objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate income) during the planning period through the following actions.

- a. ~~Continue to allow accessory dwelling units as a permitted "use by right" when the single family lot, primary structure, and second unit meet all of the zoning and building development standards established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable "by right" may be limited in size to a maximum of 650 square feet.~~
- b. ~~Ensure ministerial approval of second units by developing standard design guidelines for second units.~~
- c. ~~Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.~~

Time period: ~~Throughout the planning period (c); Zoning Ordinance amendment in 2015 (a); prepare design guidelines by 2018 (b)~~

HE 2.7 Responsible party: ~~Planning and Environmental Review Department~~

HE 2.8 **Funding for Affordable Housing.** The City will develop ongoing City and external sources of funding to support affordable housing as follows:

- a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition ~~of at risk affordable housing units~~, or rehabilitation of affordable housing.
- b. Participate in external housing grant programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and ~~other programs~~ others when appropriate to leverage the City's affordable housing funds for specific local projects and programs ~~(such as mortgage buy-downs, etc.)~~.
- c. Prepare a Comprehensive Affordable Housing Finance Plan ~~(CAHFP)~~ that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

Time period: Conduct annual audit of Affordable Housing Trust Fund(s) (a); projects receiving funding from the Affordable Housing Trust Fund(s) selected on a case ~~by~~ case basis throughout the planning period (a); annual CDBG action plans (b); develop a CDBG 5-year Consolidated Plan in ~~2018; Zoning Ordinance~~

~~amendment and CAHFP in 2015 (a, 2025; Comprehensive Affordable Housing Finance Plan in 2024 (c)~~

Responsible parties: Neighborhood Services ~~and Public Safety~~ Department; Planning and Environmental Review Department; Finance Department

Policy HE 3: Fair Housing and Special Needs [GP]

Objectives: *Promote equal housing opportunities for all persons; encourage the provision of housing for those who require special assistance, such as seniors, people with disabilities, and the homeless; and facilitate linkages between housing and services for those with special needs.*

Implementation Programs [GP]

~~HE 3.1~~ **Support Fair Housing Opportunities.** ~~The City will support~~ **HE 3.1 Affirmatively Further Fair Housing Opportunities.** Based on the City's Fair Housing Assessment (Section VII of the Housing Element Technical Appendix), the following comprehensive strategy has been developed to affirmatively further fair housing in Goleta. This strategy goes beyond traditional anti-discrimination efforts and includes broader initiatives to expand opportunities for lower-income households, persons with special needs, and other protected classes.

a. The City will contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period, in support of efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, ~~family (including gender identity or sexual orientation), familial~~ status (due to pregnancy or the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements. ~~The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.~~

~~The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person's income or the use of housing subsidies, including Section 8 and other rental assistance programs.~~

Time period: ~~Contract with the City of Santa Barbara Rental Housing Mediation Task Force, or other appropriate agency, to provide fair housing services throughout the planning period; provide referrals to Legal Aid Foundation as needed throughout the planning period; provide~~ b. The City's Equal Opportunity Coordinator will maintain a Fair Housing City of Goleta website that provides contact information for the U.S. Housing and Urban Development's Office of Fair Housing and Equal Opportunity as needed throughout the planning period; ~~Zoning Ordinance amendment in 2015~~ and other fair housing information and resources and will refer discrimination complaints to the appropriate legal service, County agency, or State agency for review and potential enforcement action.

- c. The City will continue to support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law. Assist in the provision of fair housing workshops annually.
- d. The City will coordinate with other fair housing organizations to make fair housing information and training opportunities available in both English and Spanish for tenants to clearly inform them of their rights and responsibilities, particularly in the area of disabilities.
- e. The City will encourage additional affordable housing opportunities to expand access to housing for protected classes, particularly in areas of high opportunity. Strategies will include:
 - o Continue to use federal, State, and locally administered funds to support affordable housing and seek additional funding opportunities annually to increase production of affordable and special needs housing. (See also Program HE 2.8)
 - o Support opportunities to reduce regulatory barriers to affordable and special needs housing development. (See also Program HE 2.1)
 - o Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See also Programs HE 2.1 and 3.2)
 - o Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care, through ongoing cooperation with non-profit housing providers. (See also Program HE 3.2)
 - o Proactively monitor and preserve existing affordable housing units, particularly in high opportunity areas. (See also Program HE 1.3)
 - o Work to minimize homelessness through implementation of the Goleta Homelessness Strategic Plan (see also Program HE 3.2)
- f. The City will adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.

Time period: Throughout the planning period (a-e); Tenant Protection Ordinance in 2024 (f)

Responsible parties: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department, City Attorney's Office~~City Attorney~~

HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs. The City will facilitate the provision of housing for persons with disabilities and other special needs through the following actions:

- a. Single Room Occupancy (SRO) Housing. ~~Promulgate regulations~~Continue to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower or cooking facilities with other SRO units.

- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters ~~for the homeless consistent with state~~consistent with State law. Review Title 17 standards to ensure consistency with AB 139 of 2019 (Government Code §65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law.
- ec. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code §65660 et seq.), a Title 17 amendment will be processed in 2023 to allow low barrier navigation centers consistent with State law.
- d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with ~~state law.~~State law. Review Title 17 standards for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code §65583(c)(3)).
- de. Residential Care Facilities. The City will continue facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and ~~establish~~apply standards for larger care facilities in appropriate locations. The City will also consider amendments to Title 17 of the Goleta Municipal Code to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.
- ef. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code ~~Sections §~~17021.5 and §17021.6.
- fg. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, ~~fast-track processing,~~ and financial assistance when feasible.
- gh. Family Housing Amenities. The City will ~~ensure that~~encourage adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities throughout the development review process.
- hi. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations.

Time period: Throughout the planning period; Title 17 amendments in 2023 (b, c, d, e, f, g, h); Zoning Ordinance amendment in 2015 (a, d)

Responsible party: Planning and Environmental Review Department

HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development. Work with commercial and nonprofit developers, upon inquiry, to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

~~Time period: Throughout the planning period~~

Time period: Throughout the planning period

Responsible parties: ~~Private and nonprofit housing developers;~~
~~Neighborhood Services and Public Safety Department;~~
 _____ Planning and Environmental Review Department

Policy HE 4: Energy Conservation and Sustainable Development [GP]

Objectives: *Promote energy conservation by encouraging energy efficiency, renewable energy sources, sustainable building materials, and transit-oriented development.*

Implementation Programs [GP]

HE 4.1 Rehabilitation and Energy Loan Programs. Coordinate with energy providers to make information available on loan programs to eligible households. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

Time period: Annually

Responsible party: Planning and Environmental Review Department

HE 4.2 Resource Conservation in Existing and New Residential Development. The City will promote the following practices in existing and new residential construction:

- a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.
- b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.
- c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate, and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.

Time period: Ongoing

Responsible party: Planning and Environmental Review Department

HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of renewable energy sources. The City will consider incorporating renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. Solar access must be protected in accordance with the State of California Solar Rights Act. New development cannot impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.

Time period: Throughout the planning period; ~~Zoning Ordinance amendment in 2015~~

Responsible party: Planning and Environmental Review Department

HE 4.4 Transit-Oriented Development. The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the extent feasible. The City will consider requests to reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit.

Time period: ~~When applicable, assist in negotiation of development agreements that result in transit improvements throughout~~ Throughout the planning period

Responsible party: ~~Neighborhood Services and Public Safety Department;~~ Planning and Environmental Review Department; Public Works Department

Policy HE 5: Community Partnerships in Support of Local and Regional Housing Policies [GP]

Objectives: *To enhance the effectiveness of City and regional housing policies through partnerships, collaboration, and ongoing performance monitoring.*

Implementation Programs [GP]

HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals. The City will continue to monitor progress in implementing Housing Element programs as part of the Annual General Plan Progress Report. As part of the annual review, the Planning Commission and City Council conduct public meetings with opportunities for public input and discussion regarding Housing Element implementation. The City will continue to refine its monitoring system to track residential development, assess housing needs and achievements, and provide a process for modifying policies, programs, and resource allocations in response to changing conditions.

The City will prepare major updates to the Housing Element every 8 years pursuant to sState law.

Time period: Annual General Plan Progress Reports; refinements to policies and programs as appropriate; Housing Element updates pursuant to sState law

Responsible party: Planning and Environmental Review Department

HE 5.2 Community and Regional Collaboration. Since its incorporation in 2002, civic engagement has been a high priority for the City and its residents. The City will continue to take an active role in working with community groups, other jurisdictions, and other agencies to implement Housing Element programs in a timely manner. Specific actions the City will take to facilitate collaboration on housing issues include the following:

- a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, ~~and organizations, and the south coast area~~ University of California, Santa Barbara to address housing needs on ~~a regional basis~~ the South Coast of Santa Barbara County, as well as more regionally in Ventura and San Luis Obispo Counties.
- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all socio-economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
 1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.
 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
 3. Work with local nonprofit and service organizations to distribute information to the public.
 4. Provide public information through ~~articles in the local newspaper and cable TV public service announcements~~ press releases, City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19.
 5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
 6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.
 7. Conduct public meetings at suitable times and accessible to persons with disabilities. Resources will be invested to provide interpretation services when requested at public meetings when feasible.
- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:
 1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
 2. Identifying information resources.
 3. Enhancing relationships and partnerships with nonprofit providers of housing services.

- 4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.
- d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem-solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.
- e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in State law or regional policies to implement local housing solutions and achieve housing goals.

f. The City will work with the Goleta Water District to seek additional water resources to support the development of new housing in the City.

Time period: Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments (a, e); provide training and digital and physical informational material when appropriate throughout the planning period (b); seek opportunities and monitor information throughout the planning period (b, c, f); when applicable, recommend developers host neighborhood meetings (d); monitor legislation and provide input when appropriate throughout the planning period (e); enhanced regional and community collaboration throughout the planning period

Responsible parties: City Manager’s Office; Planning and Environmental Review Department; Neighborhood Services and Public Safety Department

10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]

Table 10-4 provides a summary of the programs used to implement Housing Element policies, and includes quantitative targets where appropriate.

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

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New-ZO?	Quantified Objective (2015–2023–2031)
HE 1.1 Code Compliance	PER	Ongoing	No	NA
HE 1.2 Housing Rehabilitation	NS&PS	Ongoing		No 41 Very Low 117 Low 82
HE 1.3 Monitor & Preserve Assisted Affordable Units	NS&PS PER	Annually Ongoing	No	Preserve 3346 affordable units
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	NS&PS PER	Ongoing; 2018	No	Preserve approx. imately 650 mobile homes

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015-2023-2031)
HE 1.5 Limit Conversion of Rental Housing to Condominiums ex <u>and Housing Units to Nonresidential Use</u>	PER	2015-ZO Ongoing; Title 17 Amendment in 2023	Yes	NA
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS&PS PER	Ongoing; <u>Report Annually</u>		NA 75 Very Low
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	<u>Finance</u> PER	<u>Report Annually; Regulation Changes in 2024</u>		<u>NA</u>
HE 1.8 Research Impact of Underused Housing Stock	PER	<u>Report to City Council in 2024</u>		<u>NA</u>
HE 2.1 Encourage a Diverse Range of New Housing	PER	2015-ZO; ongoing Ongoing; <u>General Plan and Title 17 Amendments in 2023</u>	Yes	418 Ex341 Extremely Low 417341 Very Low 457324 Low 474370 Moderate 4613 Above Moderate
HE 2.2 Linkage of Housing and Jobs	NS&PS PER	Ongoing; 2015-ZO; 2018-AEHP Title 17 <u>Amendment in 2023</u>	Yes	NA
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	PER	2015-ZO; 2018-Design Guidelines Ongoing; <u>17 Amendment in 2023</u>	Yes	NA
HE 2.4 Facilitate Affordable Housing Development	NS&PS PER	Ongoing; <u>Reso. 2015 ZONo. 19-43 revision in 2023;</u> Possible amendments to Title 17 in <u>2025</u>	Yes	418 Ex341 Extremely Low 417341 Very Low 457324 Low 474370 Moderate
HE 2.5 Inclusionary Housing	PER	Ongoing		46 Extremely Low 46 Very Low 92 Low 92 Moderate 92 Above Moderate (Workforce)
HE 2.6 Encourage Accessory Dwelling Units	PER	Ongoing		8 Very Low 72 Low 11 Moderate 27 Above Moderate
HE 2.7 Funding for Affordable Housing	NS PER <u>Finance</u>	Annually; Ongoing; 2015 ZO; <u>Consolidated Plan in 2025; CAHFP in 2024</u>		<u>NA</u>

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015–2023–2031)
HE 3.1 Affirmatively Further Fair Housing Opportunities	NS PER City Attorney	Ongoing; Tenant Protection Ordinance in 2024		NA
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	Ongoing; Title 17 amendments in 2023		NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER	Ongoing		NA
HE 4.1 Rehabilitation and Energy Loan Programs	NS	Annually		10 outreach efforts per year
HE 4.2 Resource Conservation in Existing and New Residential Development	PER	Ongoing		NA
HE 4.3 Use of Renewable Energy Sources	PER	Ongoing		NA
HE 4.4 Transit–Oriented Development	PER PW	Ongoing		NA
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	PER	Ongoing		Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS	Ongoing		NA

¹ Acronym Definitions:
 NS Neighborhood Services Department
 PER Planning and Environmental Review Department
 PW Public Works Department

(continued on next page)
TABLE 10-4 (CONTINUED)

Implementation Program Number and Name	Responsible Party ¹	Time Period	Part of New ZO?	Quantified Objective (2015–2023)
HE 2.5 Inclusionary Housing	PER	2015 ZO	Yes	18-Ex Low 17-Very Low 35-Low 5-Moderate 5-Above Med
HE 2.6 Transfer of Development Rights	PER	2018 ZO	Yes	NA
HE 2.7 Encourage Accessory (Second) Residential Units	PER	2015 ZO; 2018 Design Guidelines	Yes	20-new-second-units
HE 2.8 Funding for Affordable Housing	NS&PS PER Finance	Annually; 2015 ZO; 2018 ConPlan	Yes	NA
HE 3.1 Support Fair Housing Opportunities	NS&PS City Attorney	2015 ZO; ongoing	Yes	NA
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	2015 ZO; ongoing	Yes	NA

Implementation Program Number and Name	Responsible Party[†]	Time Period	Part of New ZO?	Quantified Objective (2015–2023)
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER; NS&PS Nonprofit developers	Ongoing	No	NA
HE 4.1 Rehabilitation and Energy Loan Programs	NS&PS	Ongoing	No	712
HE 4.2 Resource Conservation in Existing and New Residential Development	PER	Ongoing	No	NA
HE 4.3 Use of Renewable Energy Sources	PER	2015-ZO; ongoing	Yes	NA
HE 4.4 Transit Oriented Development	PER NS&PS PW	Ongoing	No	NA
HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	PER	Ongoing	No	Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS&PS	Ongoing	No	NA
[†] Acronym Definitions: NS&PS— Neighborhood Services and Public Safety Department PER— Planning and Environmental Review Department PW— Public Works Department ZO— Zoning Ordinance				