

**A1. Draft 2023-2031 Housing Element (June 2022) Review – June 28, 2022
Errata Sheet**

1. Update, as needed, any formatting including pagination, table of contents, section indentation, and list of acronyms.
2. Replace the definition of “Median Household Income” on page 10-2 with the following statement: “Area Median Income is based on the US Department of Housing and Urban Development’s estimates of median family income (using the latest American Community Survey data from the US Census Bureau and the Consumer Price Index from the Bureau of Labor Statistics), which are further reviewed and released annually by the California Department of Housing and Community Development.” Replace references in definitions on the same page from “Median Household Income” to “Area Median Income.”
3. Update text on page 10A-8 and Table 10A-10 to reflect updated income limits based on newly released 2022 data from the State as shown below:

**Table 10A-10
Income Categories and Affordable Housing Costs –
Santa Barbara County**

2022 County Median Income = \$100,100	Income Limits	Maximum Affordable Rent	Maximum Affordable Price (estimated)
Extremely Low (<30%)	\$41,900	\$1,048	\$135,000
Very Low (30–50%)	\$69,850	\$1,746	\$255,000
Low (50–80%)	\$111,900	\$2,798	\$415,000
Moderate (80–120%)	\$120,100	\$3,003	\$445,000
Above moderate (>120%)	>\$120,100	>\$3,003	>\$445,000
Workforce (120–200%)*	\$200,200	\$5,005	\$740,000
Assumptions: -Based on a family of 4 -30% of gross income for rent or principal, interest, taxes & insurance (PITI) plus utilities -10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 HOA dues *Workforce is a local income designation established by the City of Goleta Source: Cal. HCD; City of Goleta			

4. Remove Approved Projects A2, Cortona Apartments (project completed prior to June 30, 2022), and A5, 5836 Hollister Ave. (entitlement expired), from the Sites Inventory. These removals result in a reduction in the Sites Inventory of 59 above-moderate units (from 493 to 434) and a similar reduction in the overall number of units in the Sites Inventory (from 2,124 to 2,065). Renumber the Approved Projects to reflect the removal of these two sites. Update the Sites Inventory to reflect the removals, including Table 10-1, Table 10A-18, Table 10A-26, and Table 10A-27 as shown below and Figure 10-A2 as shown at the end of the Errata Sheet.

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**TABLE 10-1
SUMMARY OF HOUSING UNIT POTENTIAL IN GOLETA (2023–2031)**

	Income Category				Total
	Very Low	Low	Moderate	Above	
RHNA	682	324	370	461	1,837
Approved projects	59	0	0	15	74
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Future ADUs	80		11	27	118
Total estimated capacity	1,111		523	434	2,065
Surplus (deficit)	105		153	-27	228
Notes: 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. Source: City of Goleta, 2022					

**Table 10A-18
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA Allocation	682	324	370	461	1,837
Units approved or completed after 6/30/2022	59	0	0	15	74
Vacant sites	189		33	357	576
Accessory Dwelling Units	80		11	27	118
Underutilized sites	783		479	35	1,297
Total capacity	1,111		523	434	2,065
Surplus (shortfall)	105		153	-27	228
Source: City of Goleta 2022					

**Table 10A-26
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA Allocation	682	324	370	461	1,837
Units approved or completed after 6/30/2022	59	0	0	15	74
Vacant sites	189		33	357	576
Underutilized sites	783		479	35	1,297
Potential ADUs	80		11	27	118
Total capacity	1,111		523	434	2,065
Surplus (shortfall)	105		153	-27	228
Source: City of Goleta 2022					

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**Table 10A-27
Approved Projects**

Map #	Project	APN	GP/Zoning	Income Category ¹				
				VL	Low	Mod	Above	Total
A1	Citrus Village	077-490-043	RP	0	0	0	10	10
A2	Super 8 Project Homekey	073-080-028	CC	59	0	0	1	60
A3	Winslowe	071-130-071	C-OT	0	0	0	3	3
A4	Hanson	069-070-036, -037, -038	RS	0	0	0	1	1
Totals				59	0	0	15	74

Source: City of Goleta, 2022
Map # refers to numbered sites in Figure 10-A2

5. Add a sentence at the end of “Processing Timelines” section starting on page 10A-44 that states: “The estimated time between receiving an entitlement and submitting a building permit application is estimated at around 6 months. Once the applicant has received an entitlement, it takes time for the applicant’s team to prepare the final plans and reports such as the full set of architectural drawings, stormwater plans, a hydrological report, grading plans, and improvement plans (road, sewer, water). This process may be quicker or slower depending on the complexity of the project and how much risk the applicant wants to take to authorize plan development prior to entitlement.”

6. Update the “Public Participation Summary” (Section VI of the Technical Appendix) to reflect additional outreach efforts. These include the results of the Planning Commission meetings on May 9 and May 23, the City Council meeting on June 28, and the public outreach event on June 22. Changes include:
 - a. For the summary of Public workshops, add reference to a third public workshop that states: “Workshop #3 – June 22, 2022. The City participated in a South Coast Housing Element Workshop that brought together the Cities of Goleta, Carpinteria, and Santa Barbara and the County of Santa Barbara to discuss each jurisdictions Housing Element process, regional housing needs, and local challenges. The event included a panel discussion and breakout groups for each jurisdiction. Spanish interpretation was provided at the event and a recording was posted on the City’s project webpage.”

 - b. For the May 9, 2022 Planning Commission meeting summary, change “[Additional information to be added after the meeting]” to “The Planning Commission considered the Draft 2023-2031 Housing Element and continued their consideration to May 23, 2022.”

 - c. For the May 23, 2022 Planning Commission summary, change “Planning Commission. Summary TBD.” to “The Planning Commission continued the review of the Draft 2023-2031 Housing Element. At the meeting, the

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Planning Commission recommended to City Council submittal of the Draft 2023-2031 Housing Element to the State for a 90-day review with revisions to subprograms HE 1.7 and 5.2 and a new subprogram HE 1.8.

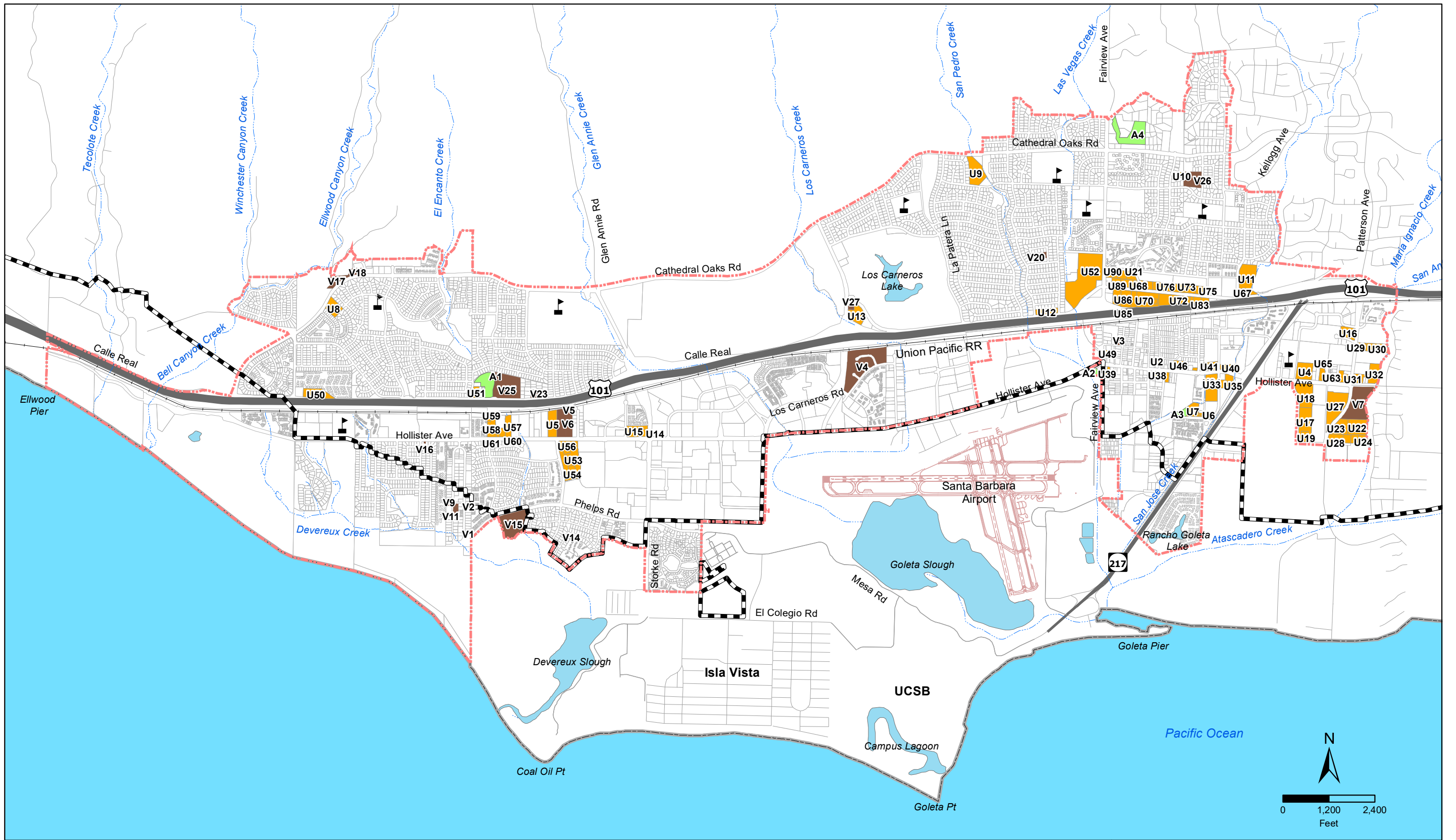
- d. For the June 28, 2022 City Council meeting, include a summary of the meeting.








- 7. Update Table 10A-31 (Housing Element Public Comment Summary) to reflect the one comment received, by Edward Siegel, during the 30-day public review period to include the following three rows:

Housing Element Topic	Issue Raised During Public Input	City Staff Response
30-Day Public Review Comments		
Implementation Actions	The city needs to do more than 'consider' changes (such as removing/reducing the existing 2 parking spot per unit requirements for studios and 1 bedrooms) and propose real changes that project meaningful improvements to housing production	See response above.
Inclusionary Policy	It is not AFFH to exempt the most expensive types of housing used by the wealthiest people from affordable housing fees.	An inclusionary requirement is a policy that attempts to balance the increased cost of development against the public benefit of generating funds to assist in the production of affordable housing. The City Council has established inclusionary requirements that are considered to be a reasonable balance of competing priorities in the City of Goleta. This comment will be considered by decision-makers in the ongoing review of the Housing Element update.
Sites Inventory	Many sites seem highly unlikely to be torn down to build large housing developments, let alone 85%, in the next 8 years.	The Housing Element sites inventory is not a prediction of parcels expected to be developed or redeveloped in the next 8 years. Rather, the inventory is a list of parcels with appropriate zoning and development standards that provide realistic opportunities for housing development. The City's

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		<p>methodology for selecting the sites in the inventory is described in Section V of the draft Housing Element. Actual development of any particular parcel will be dependent on a variety of factors that are unrelated to City regulations, many of which are beyond the City's control, such as property owner financial plans, alternative investment opportunities, state and federal tax policies, general economic conditions, cost of labor and materials, cost and availability of financing, etc. The parcels considered suitable for development during the 2023-2031 period based on reasonable assumptions are listed in the Housing Element.</p>
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Legend		Other Features	
	Approved Projects		City of Goleta
	Underutilized Sites		Coastal Zone
	Vacant Sites		Creeks
			Schools

**Figure 10A-2
HOUSING ELEMENT SITES INVENTORY MAP**

