



Summary of 2023-2031 Housing Element Revisions

March 9, 2023

Based on preliminary feedback from the State, the City has prepared revisions to Goleta’s adopted Housing Element 2023-2031 as summarized below. The adopted Housing Element 2023-2031 with the revisions shown in tracked changes is now available for a 7-day public review. If you have any comments on these revisions, submit to HousingElement@cityofgoleta.org by **March 16 at 12 noon**. Staff will consider comments received, make any necessary revisions, and transmit the revised Adopted Housing Element to the State for their consideration.

Topic	Summary of Revisions
Affirmatively Furthering Fair Housing	Section VII.E.1 - Fair Housing Enforcement and Outreach Capacity revised to address other state laws.
	Section VII.I.5 - additional analysis of Homelessness Section VII.I.6 - additional analysis of Displacement Risk
Housing Needs Assessment	Section I.B.3 - additional analysis of Household Income and Overpayment.
Sites Inventory to Accommodate the RHNA	Section V.B Residential Sites Inventory - additional explanation of the zoning districts for underutilized sites and other revisions to clarify development trends.
	Heritage Ridge dwelling units moved from Table 10A-28 Vacant Sites to Table 10A-27 Approved Projects due to the project approval on March 7, 2023. Consequently, no small or large sites are used for lower income units in the vacant or underutilized categories. Revised sites inventory tables throughout and revised 7 maps to reflect this approval. Housing Element subprogram HE 2.4(e) amended to include assistance in facilitating subdivisions in addition to lot consolidations.
	Additional analysis of potential constraints including oak tree and very high fire hazard zones in Section III.B.1 Environmental Constraints and Section III.B.1.b Flood Areas and Hazards, respectively.

	Section V.B Residential Sites Inventory updated to reflect the fact that none of the housing sites are subject to ongoing litigation.
Governmental Constraints – Land Use Controls	<p>Section III.A.1.b Zoning Regulations – additional analysis of height and lot coverage as potential constraints to housing.</p> <p>New Housing Element subprogram HE 2.1(i) requiring revisions to the General Plan and Title 17 to increase height maximums aligning Coastal Zone heights (25 feet) with the Inland Area heights (35 feet) for the Planned Residential (RP), Medium Density Residential (RM), and High Density Residential (RH) zones. New Housing Element subprogram HE 2.1(i) also requires revisions to the General Plan and Title 17 to increase height maximums in the Old Town (OT) zone from 30 feet to 35 feet to better support three-story mixed-use.</p> <p>New Housing Element subprogram HE 2.1(j) requiring a Title 17 amendment to change the lot coverage methodology to total lot area.</p>
Inclusionary Housing Requirements	Revised analysis in Section III.A.1.h Inclusionary Housing
Development Fees	Revised analysis in Section III.A.3 Development Fees and Improvement Requirements.
Permit Processing Procedures	<p>Revised analysis in Section III.A.2.a Residential Permit Processing that discusses the applicability of the City’s Objective Design Standards and analyzes the City’s design review findings.</p> <p>Housing Element subprogram HE 2.1(e) is revised to address density uncertainty in design review. A new Housing Element subprogram HE 2.1(k) is added to expand application of Objective Design Standards and ministerial review to projects that have 100 percent affordability.</p>
Availability of Financing	Revised analysis in Section III.B.5 Cost and Availability of Financing that expands the financing discussion and cross-references Section II.B Financial and Administrative Resources and Housing Plan HE 2.7 Funding for Affordable Housing.
Water Supply	Revised Housing Element Program HE 5.2(f) to support water access for new residential development and water conservation.