

Draft

**Goleta General Plan/
Coastal Land Use Plan**

**Housing Element
2023 to 2031**

Prepared by:



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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 2023 to 2031 planning period (referred to as the "6th 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 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. Although many factors beyond the City's control affect housing 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 the 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 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 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), Goleta has identified an additional category—workforce 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:

- *Area Median Income (AMI)*: 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.
- *Extremely-Low-Income Households*: Households earning 30 percent or less of AMI.
- *Very-Low-Income Households*: Households earning 30 to 50 percent of AMI.
- *Low-Income Households*: Households earning 50 to 80 percent of AMI.
- *Lower-Income Households*: Households earning less than 80 percent of AMI.
- *Moderate-Income Households*: Households earning 80 to 120 percent of AMI.
- *Above-Moderate-Income Households*: Households earning over 120 percent of AMI.
- *Workforce Households*: Households earning more than 120 percent and up to 200 percent of AMI.

The Housing Element includes both a policy document and a Technical Appendix 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:

- Identify adequate sites to accommodate the RHNA allocation for all income levels.
- Facilitate the maintenance, improvement, and development of housing for households of all income levels and persons with special needs.
- Conserve and improve the existing affordable housing stock.
- Address and remove constraints to housing.
- 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 and developers. 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.

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.

As part of the 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 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 2023–2031 planning period in July 2021. The RHNA assigns the City of Goleta a total of 1,837 units for the “6th cycle” planning period.¹ This total housing need is divided among four income categories, as shown in Table 10-1. Cities are also required

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 6th cycle housing element planning period for jurisdictions in Santa Barbara County runs from February 15, 2023 to February 15, 2031, while the “*projection period*” is June 30, 2022 to February 15, 2031. “6th cycle” refers to the 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 initial housing element was adopted in 2006 for the 3rd planning cycle.

to analyze housing needs for a fifth category—extremely low-income households—which is a subset of the very-low-income category.

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. The law presumes that these densities are sufficient to make affordable housing feasible. As shown in Section V of the Technical Appendix, Goleta identified sufficient sites at appropriate densities to accommodate the RHNA requirements for lower-income housing during this planning period.

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

	<u>Income Category</u>				<u>Total</u>
	<u>Very Low</u>	<u>Low</u>	<u>Mod</u>	<u>Above</u>	
<u>RHNA Allocation</u>	<u>682</u>	<u>324</u>	<u>370</u>	<u>461</u>	<u>1,837</u>
<u>Units approved or completed after 6/30/2022</u>	<u>76</u>	<u>85</u>	<u>0</u>	<u>237</u>	<u>398</u>
<u>Projected Accessory Dwelling Units</u>		<u>108</u>	<u>10</u>	<u>34</u>	<u>152</u>
<u>Remaining RHNA for Adequate Sites Analysis:</u>	<u>737</u>		<u>360</u>	<u>190</u>	<u>1,287</u>
<u>Existing Available Sites (No Rezoning)</u>					
<u> Vacant Sites</u>	<u>41</u>		<u>32</u>	<u>101</u>	<u>174</u>
<u> Underutilized Sites</u>	<u>99</u>		<u>609</u>	<u>614</u>	<u>1,322</u>
<u>Sites to be Rezoned</u>					
<u> Vacant sites</u>	<u>641</u>		<u>93</u>	<u>8</u>	<u>742</u>
<u> Underutilized sites</u>	<u>183</u>		<u>101</u>	<u>102</u>	<u>386</u>
<u>Total capacity</u>	<u>964</u>		<u>835</u>	<u>825</u>	<u>2,624</u>
<u>Surplus (shortfall)</u>	<u>227</u>		<u>475</u>	<u>635</u>	<u>1,337</u>

Source: City of Goleta 2023

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.

General Plan Consistency

State law requires that the various elements of the General Plan be consistent. This Housing Element supports the policies of the other General Plan elements. For example, residential development policies established in the Land Use Element are reflected in the Housing Element, and the analysis of environmental and infrastructure constraints in the Housing Element is based upon information from the Conservation, Open Space, Safety, Public Facilities and Noise Elements. As the General Plan is amended from time to time, the Housing Element

² Government Code Section 65583.2(c)(3)(B)

will be reviewed and amended as necessary to maintain consistency with other elements of the General Plan.

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 10-2 identifies the cumulative objectives of all of the City's housing programs during the 2023–2031 planning period.

**TABLE 10-2
QUANTIFIED HOUSING OBJECTIVES 2023–2031**

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
Preserve Mobile Home Units	Approximately 650 spaces (all mobile home units within the City)					650

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, building, and maintenance standards. When violations of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to address them and bring the property into compliance. In addition, the City will conduct surveys twice a year for property maintenance, targeted in areas with higher concentrations of lower-income households.

Time period: Code Compliance Division initiates investigation into housing-related code violations generally within seven business days of receiving a complaint throughout the planning period; Surveys twice each year

Responsible parties: Planning and Environmental Review 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 throughout the community, with specific attention given to locations within Census Tract 003001 (Old Town) where larger concentrations of lower-income households reside. In addition, on an annual basis the City will actively seek additional funding sources and identify potential partnerships with local and regional organizations to expand financial resources to support community rehabilitation and reduce risk of displacement.

Time period: Throughout the planning period in concert with non-profit planned dedicated services; annually seek additional funding and identify potential partnerships

Responsible party: Planning and 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, incentives granted by the City or County in approving projects, 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 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 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 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) notify nonprofit organizations three years prior to potential covenant expiration dates, (2) identify support necessary to obtain funding from governmental programs and nongovernmental grants, (3) facilitate expedited permit processing, (4) waive or reduce fees if feasible, (5) provide City Affordable Housing Trust Funds, when available, (6) monitor available sources of affordable housing 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.
- d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.

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

Responsible parties: 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 stock 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 continue to 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 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. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.
- d. **Reduced Impact Fees.** The City Council will 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.

Time period: Throughout the planning period (a); At the time of every conversion during the planning period (b); Consider actions annually, conversion information posted on City website by December 2023 and updated annually (c); Throughout the planning period (d)

Responsible party: Planning and Environmental Review Department;
Neighborhood Services

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) 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 (a); Title 17 amendment in December 2024 (b)

Responsible party: Planning and Environmental Review Department

- HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs.** The City will facilitate full use of available rental assistance programs by providing information to owners of apartment units 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.

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

Responsible party: Neighborhood Services 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 has been assigned a Regional Housing Needs Assessment (RHNA) of 1,837 units. Accounting for units approved or completed after the beginning of the Housing Element planning period, the City has a remaining RHNA of 1,287 units for which the City must identify sufficient sites. The City has identified a number of vacant and underutilized sites with development potential over the Housing Element planning period. Existing available sites not identified for rezoning can accommodate 1,496 units, primarily appropriate to facilitate moderate and above moderate income units (140 lower income; 641 moderate income; and 715 above moderate income). The remaining RHNA of 597 lower income units are to be accommodated on sites identified for rezoning to medium and high density residential uses through RM, RH, and CC zoning. To fully accommodate the City's RHNA, the City will take the following actions to increase residential capacity thin the City:

Process amendments to the General Plan and Title 17 to change the land use and zoning designations for the following parcels:

Vacant Sites:

- 60 Colusa Avenue (APN 077-155-004) – CI to RH
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – RS/AG to RH
- 7190 Hollister Avenue (portion of APN 073-030-005) – RM to RH
- Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH

- 625 Dara Road (APN 069-373064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to CC

Underutilized Sites:

- 7020 Calle Real (APN 077-155-003) – CI to CC
- 7360 Hollister Avenue (APN 073-020-003, APN 073-020-034, and APN 073-020-035) – CC to RH
- 469 and 449 Kellogg Way (APN 071-130-010 and APN 071-130-039) – RP/BP to RH
- 490 South Fairview (Yardi) (APN 071-130-084) – BP to RH Overlay
- 7190 Hollister Avenue (portion of APN 073-030-005) – CG to RH

Specific development policies and regulations:

- Density Limits: To qualify for lower income RHNA, the RH zoning for above listed sites will be amended to establish a density range of 20 to 30 units per acre (increasing from the current density range of 15 to 30 units per acre). For CC, the maximum residential density will be increased from 12 units per acre to 20 units per acre to facilitate moderate income housing for all sites in the CC zone.
 - Residential Overlay: A residential overlay is proposed on parcel 071-130-084, currently developed as an office park. While the owner intends to convert the existing uses into residential, the overlay will avoid making the existing uses nonconforming while they are being planned for conversion.
 - Development Cap: Development of the 9.85-acre parcel 077-130-006 (7264 Calle Road, Kenwood Village) is capped at 190 units, estimated at the minimum density of 20 units per acre. This cap is proposed to recognize the site characteristics, the need to provide adequate buffer from adjacent uses, the need to accommodate site access, and to allow for innovative site planning techniques. Clustering of density will be allowed within portions of the site, provided that the product types must be consistent with the density range of 20 to 30 units per acre.
- b. By-Right Approval for Reuse and Rezone Sites. Consistent with the requirements of Government Code Section 65583.2(h), the following types of sites will be subject to by right approval without discretionary review if 20 percent of the project is set aside as housing affordable to lower income households:
- Existing vacant sites that have been used for lower income RHNA for the previous two Housing Element cycles;
 - Existing underutilized sites that have been used for lower income RHNA for the previous Housing Element cycle; and
 - Sites to be rezoned to accommodate lower income RHNA if rezoning occurs after February 15, 2023.

The City will amend Title 17 to comply with the by-right approval requirements.

- c. Monitoring of No Net Loss of Capacity. California Government Code Section 65863 requires that the City maintain an adequate sites inventory to meet its RHNA throughout the Housing Element planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. If an approval of development results in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.
- d. Replacement of Units Lost in Redevelopment. Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments consistent with Government Code Section 65583.2(g)(3).
- e. Allowed Densities. The City will support the maximum allowed residential density on parcels zoned for residential uses through the following:
- Amendments to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 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.
 - Title 17 amendment to allow an Adjustment to Development Standards for residential density as part of a Development Plan.
- f. Facilitate a Wide Variety of Housing Types. The City will continue to implement regulations and standards for multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing, 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 throughout the community.
- g. 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 continue to encourage mixed-use development in commercial areas, such as by allowing different types of development on separate lots as part of a multiple lot mixed-use development. The City will do the following to support mixed-use development:
- A Title 17 amendment to reduce the open space requirements for mixed-use housing to better facilitate this type of housing option.
 - General Plan and Title 17 amendments to remove the Major Conditional Use Permit requirement for mixed-use housing in Old Town

Commercial, Community Commercial, and Office and Institutional land use designations and zoning districts.

- General Plan and Title 17 amendments to increase the maximum allowed residential density in the Community Commercial land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre.
- h. Revised Height Maximums. Support housing development through the revision of development standards for height maximums to 35 feet for RP, RM, and RH zone districts (in the Coastal Zone) and in the OT zone district.
- i. Revised Lot Coverage Methodology. Process Title 17 amendments to revise the method for calculating lot coverage from “net” to “total” lot area.
- j. Streamlined Processing. Process Title 17 amendments to do the following:
- Add 100 percent affordable (not including manager units) housing projects to the types of projects that get streamlined, ministerial review with objective design standards pursuant to GMC Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.
 - Amend Title 17 to exempt smaller mixed-use housing projects from the requirement for a Development Plan in the CC, OT, and OI zone districts.
 - Amend Conservation Element Policy CE 1.5 and Title 17, as needed, to ensure that changes to mapped environmentally sensitive habitat areas are not treated as a General Plan amendment for a project.
- k. Revised Findings. Process Title 17 amendments to address findings for Design Review (ensure Findings 1 and 3 cannot be used to reduce residential density of a proposed project) and Development Plan (remove reference to density in Finding 2) approvals to ensure the findings do not limit residential densities below what is allowed in the relevant land use designation and zoning district.
- l. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

Time period:

By February 15, 2024:

- a. Residential Development Capacity to Accommodate the RHNA
- b. By-Right Approval for Reuse and Rezone Sites
- c. Monitoring of No Net Loss of Capacity
- d. Replacement of Units Lost in Redevelopment
- e. Allowed Densities

By December 2024:

- f. Facilitate a Wide Variety of Housing Types
- g. Mixed-Use Housing
- h. Revised Height Maximums

i. Revised Lot Coverage Methodology

j. Streamlined Processing

k. Revised Findings

Ongoing:

l. Website Posting

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 preference 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. Information regarding local priority will be posted on the City website and in City Hall by December 2023.
- b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City. The requirement 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 providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value.
- 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 by December 2023.
- d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually 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. Moreover, the City will seek the commitment annually of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

Time period: Title 17 amendments by December 2023 (a, c); Throughout the planning period (b); Annually (d)

Responsible parties: Planning and Environmental Review Department

HE 2.3 Housing Design Principles for Multiple-Unit and Affordable Housing. The design of new 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. Reduce Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units; clarify reductions for affordable and senior housing units; and remove the Major Conditional Use Permit requirement for shared parking reductions. Research and map areas of parking scarcity to inform future parking reductions.
- 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: Throughout the planning period; Title 17 amendments by February 2025 (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 and special needs housing units. Specific actions to be taken include the following:

- a. 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 all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. In addition, the City will contact affordable housing developers annually to identify development opportunities.
- c. Long-Term Affordability Covenants. The City will continue to apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives or as a condition of development approval remains affordable to the income group for which it is intended.
- d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking by February 2025.
- e. Lot Consolidation and Subdivision. The City will facilitate affordable multiple-unit housing development on small parcels by encouraging the consolidation of adjacent parcels and on large parcels by encouraging parcel subdivision. 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. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.
- f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees by December 2024 for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing projects not already receiving a 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, by February 2025.
- h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects with the exception of-site management and/or support units. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

- Time period: Annually (a); Throughout the planning period (b-e, h); February 2025 (d); Revision to the Beneficial Projects Resolution (City Council Resolution No. 22-68) by December 2024 (f); Research and possible amendments to Title 17 by February 2025 (g); Throughout the planning period (h)
- Responsible parties: Planning and Environmental Review 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-unit dwelling housing, multiple-unit housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-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 pay an inclusionary housing in-lieu fee.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program. Currently the City Council is the only authority to approve alternative compliance in Title 17. Title 17 will be amended to remove this limitation and dedicate the Review Authority of the project to determine the appropriateness of alternative compliance.
- 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 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 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.

Time period: Throughout the planning period; [Title 17 amendment by December 2024](#)

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 152 new accessory dwelling units during the planning period.

- a. The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024
- b. The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.

- c. The City will monitor ADU production and affordability every two years and if assumptions for production are not being met, ADU regulations will be amended to provide additional incentives within 12 months.

Time period: Research and pursue program by February 2024 (a); Post information on website by October 2023 (b); Every two years during the planning period with additional incentives provided within 12 months, if warranted (c)

Responsible party: Planning and Environmental Review Department

HE 2.7 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, or rehabilitation of affordable housing.
- b. Participate in external grant programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and others when appropriate to leverage the City's affordable housing funds for local projects and programs.
- c. Prepare a Comprehensive Affordable Housing Finance Plan by December 2024 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.
- d. Monitor affordable funding assistance programs annually and assist developers in applying for funding as available.

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 2025; Comprehensive Affordable Housing Finance Plan in 2024 (c); Annually and ongoing (d)

Responsible parties: Neighborhood Services 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 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. Strategies and actions include the following:

- a. Increase Affordable Housing Opportunities. Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Strategies include:
 1. Continue to use federal, State, and other locally administered funds to support affordable and special needs housing and explore opportunities to increase funding for affordable housing creation on an annual basis. Coordinate with HASBARCO and other non-profit housing organizations to generate a detailed understanding of where overpayment rates and displacement risks are highest in the City, where vouchers are and are not used, and develop a place-based strategy for allocating new and existing funds for housing assistance in target areas of the most severe overpayment, highest displacement risk, and lowest incomes. (see also Program HE 2.7 Funding for Affordable Housing)
 2. Support opportunities to reduce barriers to affordable housing development. (see also Program HE 2.1 Encourage a Diverse Range of New Housing)
 3. Increase access to family-oriented housing (e.g., units with at least two bedrooms). (see also Programs HE 2.1 Encourage a Diverse Range of New Housing and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 4. Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (see also Program and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 5. Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas. (see also Program HE 1.3 Monitor and Preserve Assisted Affordable Housing Units).
 6. Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols by December 2024.
- b. Reduce homelessness. In 2021 the City Council adopted the Goleta Homelessness Strategic Plan. The Strategic Plan includes four overarching goals: 1) Increase Access to Critical Services for the Homeless; 2) Reduce the Impacts of Homelessness on the Community; 3) Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention); and 4) Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing. The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see also Program HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

- c. Fair Housing Education and Training. The City will support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Specific actions include:
1. Coordinate with other fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.
 2. The City will continue to 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 (including gender identity or sexual orientation), familial status (due to pregnancy or the presence of children), national origin, source of income, 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 housing units subject to City-required affordability agreements. Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency.
 3. Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)
 4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.
 5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.
 6. 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 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. The Fair Housing website will be promoted through social media annually.

Through the above steps, the City's goal is to increase the distribution of fair housing informational materials by at least 25% and increase awareness of fair housing options among residents, including special needs groups and low-income residents. During the informational workshops a comprehensive list of interested nonprofits, property owners and community members will be compiled for additional future outreach. The City will seek to increase the annual number of Goleta residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%.

- d. Access to Opportunity and Mobility. Many of the programs in the Housing Plan are intended to improve access to housing in high opportunity areas, facilitate mobility for lower-income households and other protected classes, and address housing affordability, including Programs HE 1.3 Monitor and Preserve Assisted Affordable Housing Units; HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities; HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use; HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs; HE 2.1 Encourage a Diverse Range of New Housing; HE 2.4 Facilitate Affordable Housing Development; HE 2.5 Inclusionary Housing; HE 2.6 Encourage Accessory Dwelling Units; HE 2.7 Funding for Affordable Housing; HE 3.1 Affirmatively Further Fair Housing Opportunities; HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs; HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development; HE 4.4 Transit-Oriented Development; and HE 5.2 Community and Regional Collaboration. These programs will improve the ability of lower-income households to afford suitable housing in areas with better access to opportunity and are geographically targeted primarily to multi-family developments and mobile home parks, although Section 8 certificates may also be used in single-family units. The Mortgage Credit Certificate Program, which is administered by the Housing Authority of the County of Santa Barbara (HASBARCO), also provides financial assistance to first-time homebuyers, facilitating mobility to single-family neighborhoods.

In addition, Program HE 2.6 Accessory Dwelling Units is expected to facilitate production of at least 152 new housing units during the planning period, most of which will be affordable to low- and moderate-income persons, thereby expanding housing options and mobility in high-opportunity single-family neighborhoods.

These actions will facilitate the preservation of existing affordable housing as well as a variety of new housing options throughout the city, including areas that have traditionally only had single-family ownership housing. These programs will provide housing opportunities exceeding the City's assigned RHNA objectives. Specific objectives include the following:

1. Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021). In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2021).
2. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 (2021) ordinance, seek to integrate at least five units annually in single-family areas.

3. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually.
 4. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media.
 5. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.
 6. The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 (2021), such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.
 7. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.
 8. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City.
 9. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.
 10. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.
- e. Address Disparities in Access and Opportunity. Continue to implement the Citywide initiative of continually examining City policies and practices, seeks new and innovative ways to engage and benefit the entire community, and make changes in any government policies, structures, services, or culture that negatively impact or do not fully benefit historically disenfranchised

communities. The City will adopt a Diversity, Equity, and Inclusion (DEI) Plan by December 2024 and implement that plan through the planning period. The DEI Plan will consider place-based strategies such as recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies; catalyze leadership and future community wide decision-makers; and expand access to community meetings.

- f. Infrastructure improvements. Continue to focus public investments in recreational facilities and programs, social service programs, parks, streets, flood prevention measures, and active transportation and other infrastructure in the area of the City designated as a disadvantaged community, Census Tract 003001 (Old Town), as part of each update to the Capital Improvement Program and City Budget and ongoing City operations.

Time period: Throughout the planning period as described above

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

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
<u>Fair Housing Enforcement and Outreach</u>				
<u>HE 2.7: Funding for Affordable Housing</u>	<u>Explore opportunities to increase funding for affordable housing creation beyond federal, State, and local funds currently administered, including in-lieu/Affordable Housing Trust Fund(s), HOME, and CDBG.</u>	<u>Annually</u>	<u>Citywide</u>	<u>Facilitate the development of 1,006 lower income units (RHNA).</u>
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>				
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Coordinate with other fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities. Ensure these trainings are offered in English and Spanish.</u>	<u>Ongoing</u>	<u>Citywide with emphasis on the northeastern area of the City with larger populations of persons with disabilities.</u>	<u>Coordinate two fair housing training events. Educational presentations, RFP</u>
<u>HE 5.2: Community and Regional Collaboration</u>	<u>Continue to contract with the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF) Program to provide Fair Housing services to Goleta residents and require nondiscrimination provisions in rental agreements and deed restrictions for housing, including below market rate housing units subject to City-required affordability agreements.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Serve 30 residents annually through fair housing services.</u>
	<u>Maintain a Fair Housing City of Goleta website. Post and update information regarding fair housing on the City website and social media.</u>	<u>Annually</u>	<u>N/A</u>	<u>Conduct four presentations to the City Council with the RHMTF.</u>
	<u>Conduct a presentation to City Council every two years in collaboration with the Santa Barbara RHMTF.</u>	<u>Every two years.</u>	<u>N/A</u>	<u>Increase the distribution of fair housing informational materials by 25% (2023 baseline).</u>
	<u>In cooperation with the Santa Barbara RHMTF, contact all low-income apartment complexes to provide education and materials about the program including multi-lingual materials.</u>	<u>Annually.</u>	<u>Citywide with emphasis on central and eastern tracts south of Highway 101 where LMI households and subsidized housing units are more concentrated.</u>	<u>Increase the annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25% (2023 baseline).</u>
	<u>Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments</u>	<u>Ongoing</u>	<u>N/A</u>	

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Implement a Diversity, Equity, and Inclusion (DEI) Plan to consider additional place-based strategies to affirmatively further fair housing, involve residents in decision-making bodies, and expand access to community meetings.</u> <u>More general</u>	<u>By December 2024.</u>	<u>N/A</u>	<u>Adopt and implement a DEI Plan.</u>
<u>New Housing Opportunities in High Resource Areas</u>				
<u>HE 2.1: Encourage a Diverse Range of New Housing</u>	<u>Explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices (higher density opportunities on Community Assembly uses, missing middle housing, adaptive reuse, etc.).</u>	<u>Ongoing</u>	<u>Citywide (all high and highest resource areas)</u>	<u>Achieve an additional 50 housing opportunities during the planning period.</u>
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>				
<u>HE 2.4: Facilitate Affordable Housing Development</u>	<u>Facilitate the production of units affordable to lower income households.</u>	<u>Planning period</u>	<u>Citywide</u>	<u>Facilitate the development of 1,006 lower income units (RHNA).</u>
<u>HE 2.5: Inclusionary Housing</u>	<u>Utilize provisions outlined for Inclusionary Housing to facilitate the production of affordable units.</u>	<u>Planning period</u>	<u>Citywide</u>	<u>Facilitate the development of 1,006 lower income units (RHNA).</u>
<u>HE 2.6: Encourage Accessory Dwelling Units</u>	<u>Pursue a funding program to incentivize ADUs for low- and moderate-income households.</u>	<u>By February 2024</u>	<u>Citywide</u>	<u>Facilitate construction of 152 ADUs during the planning period, including five deed-restricted ADUs annually.</u>
	<u>Facilitate ADU production by providing a homeowner/applicant assistance tool and amending ADU regulations as needed based on monitoring of production and affordability.</u>	<u>By October 2023; every two years</u>		
	<u>Include a fair housing factsheet in ADU/SB 9 applications, especially on source of income protection (SB 329 (Year) and SB 222 (Year)).</u>	<u>By December 2024</u>		
<u>Housing Mobility</u>				
<u>HE 1.6: Assist in the Effective Use of Available Rental Assistance Programs</u>	<u>Refer interested persons to HASBARCO and publicize information on rental assistance on the City website.</u>	<u>Ongoing</u>	<u>Citywide (all high and highest resource areas)</u>	<u>Increase HCV use by 10% over eight years from the 2022 baseline of 252 HCVs.</u>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
<u>HE 2.2: Linkage of Housing and Jobs</u>	<u>Partner with local employers to identify innovative solutions and funding opportunities to increase the availability of workforce housing.</u>	<u>Ongoing; by December 2023</u>	<u>Citywide</u>	<u>Coordinate the development of one live/work project or one employee housing assistance program.</u>
	<u>Coordinate with local school districts, public agencies, and businesses annually 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. Economic Development Strategic Plan</u>	<u>Annually</u>	<u>Citywide</u>	
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 and expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9.</u>	<u>Annually</u>	<u>Single-family neighborhoods</u>	<u>Integrate at least five units annually in single-family areas.</u>
	<u>Publicize the HASBARCO First-Time Homebuyer Assistance program on the City website, newsletters, and through social media.</u>	<u>Annually</u>	<u>Citywide</u>	<u>Facilitate homebuyer assistance for one household annually.</u>
<u>HE 3.2: Facilitate the Provision of Housing for Persons with Special Needs</u>	<u>Amend the Zoning Code to facilitate the development of affordable housing and a variety of housing types, including emergency shelters, low barrier navigation centers, transitional and supportive housing, residential care facilities, and reasonable accommodations.</u>	<u>By December 2023.</u>	<u>Citywide</u>	<u>Assist with the construction of 100 units for special needs populations during the planning period.</u>
<u>Place-Based Strategies for Neighborhood Improvement</u>				
<u>Program HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>In coordination with HASBARCO and other non-profit housing organizations, identify where fair housing issues are most prevalent and develop a strategy to allocate funds for housing assistance in the identified areas.</u>	<u>By 2025.</u>	<u>TBD</u>	<u>Identify neighborhoods or complexes with additional needs.</u>
<u>HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Allocate public investment in disadvantaged communities as part of the CIP and City Budget. See list in tech appendix Goleta Community Center</u>	<u>Annually</u>	<u>Old Town</u>	<u>Complete three capital projects in Old Town.</u>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
<u>Program HE 1.1: Code Compliance</u>	<u>Continue proactive code compliance outreach efforts and conduct property maintenance surveys. Educate residents and community partners on Code Enforcement through a variety of platforms such as social media, printed materials, and City website.</u>	<u>Ongoing; twice annually.</u>	<u>Citywide with emphasis on tracts south of 101 Highway where LMI households are concentrated.</u>	<u>Include Code Compliance educational materials in fair housing outreach and complete two surveys annually.</u>
<u>Program HE 1.2: Housing Rehabilitation</u>	<u>Publicize repair and improvement assistance for homeowners on the City website, at City Hall, and at other locations throughout the community.</u>	<u>Ongoing</u>	<u>Old town neighborhood where LMI households are concentrated.</u>	<u>Facilitate rehab assistance for 4 households annually.</u>
	<u>Seek funding sources and potential partnerships to expand financial resources to support community rehabilitation.</u>	<u>Annually</u>	<u>N/A</u>	
<u>Tenant Protection and Anti-Displacement</u>				
<u>HE 1.3: Monitor and Preserve Assisted Affordable Housing Units</u>	<u>Proactively monitor and address loss of existing affordable housing units.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Preserve affordability of at-risk units.</u>
<u>HE 1.4: Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities</u>	<u>Preserve existing mobile home parks and provide relocation/tenant assistance and ownership opportunities as appropriate.</u>	<u>Ongoing</u>	<u>Citywide (Mobile Home Parks)</u>	<u>Preserve 647 mobile home park spaces. Require sufficient relocation assistance from applicant to cover the resulting relocation costs to all displaced mobile home owners or renters</u>
<u>HE 1.5: Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use</u>	<u>Deny conversion of rental housing and housing units unless outlined provisions are met.</u>	<u>Ongoing</u>	<u>Citywide</u>	<u>Preserve rental housing and housing units and provide relocation assistance for tenants if necessary.</u>
<u>Program HE 3.1: Affirmatively Further Fair Housing Opportunities</u>	<u>Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.</u>	<u>By December 2024</u>	<u>Citywide</u>	<u>Adopt and implement a Tenant Protection Ordinance.</u>

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. 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 consistent with State law. Review and amend Title 17 standards by December 2023 to ensure consistency with AB 139 of 2019 (Government Code Section 65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law. Amend Title 17 to allow Emergency Shelters as a permitted use in Office and Institutional (OI), in compliance with AB 2339 of 2022.
- c. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code Section 65660 et seq.), a Title 17 amendment will be processed by December 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. Review Title 17 standards and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code Section 65583(c)(3)).
- e. Residential Care Facilities. Continue to facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use and apply standards for larger care facilities in appropriate locations. The City will also process amendments to Title 17 of the Goleta Municipal Code by December 2023 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.
- f. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Section 17021.5 and Section 17021.6.
- g. 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, and financial assistance when feasible. Contact special needs housing organizations annually to explore development opportunities (see also Program 2.4).
- h. Family Housing Amenities. Encourage adequate provisions 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.

- i. **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. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.

Time period: Throughout the planning period; Title 17 amendments by December 2024 (b); Title 17 amendments by December 2023 (c, d, e, i); Annual outreach (g)

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

Responsible parties: 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

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: Throughout the planning period

Responsible party: 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 State law.

Time period: Annual General Plan Progress Reports; refinements to policies and programs as appropriate; Housing Element updates pursuant to State 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, organizations, and the University of California, Santa Barbara to address housing needs on 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 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 sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include:
- Annual consultation with GWD staff and administrative support in applying for grant funding if available.
 - Support efforts by the GWD to expand the water supply with new water sources being earmarked for residential development.
 - Work with GWD and Santa Barbara County Water Agency staff to develop and promote, at least annually, water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new residential development projects.
 - Annual consultation with the GWD staff and any other relevant agencies regarding opportunities for increased use of recycled/reclaimed water.
 - Evaluate the effectiveness of this subprogram in 2027 and implement alternative actions (such as increased conservation measures and regional efforts to expand water supply), as appropriate, if water supply is acting as a constraint to housing development.
- g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.

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); when applicable, recommend developers host neighborhood meetings (d); monitor legislation and provide input when appropriate throughout the planning period (e); annual consultation, outreach at least annually regarding water conservation efforts and opportunities, re-evaluation in 2027 (f); upon adoption of the Housing Element in 2023 (g); enhanced regional and community collaboration throughout the planning period

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

10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]

Table 10-3 provides a summary of the programs used to implement Housing Element policies and includes quantitative targets where appropriate.

**TABLE 10-3
SUMMARY OF IMPLEMENTATION PROGRAMS**

Implementation Program Number and Name	Responsible Party*	Time Period	Quantified Objective (2023–2031)
HE 1.1 Code Compliance	PER	Ongoing	<u>Surveys twice a year</u>
HE 1.2 Housing Rehabilitation	PER	Ongoing	41 Very Low 117 Low
HE 1.3 Monitor & Preserve Assisted Affordable Units	PER	Ongoing	Preserve 46 affordable units
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	PER NS	Ongoing; Web posting in 2023	Preserve approximately 650 mobile homes
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	PER	Ongoing; Title 17 Amendment in 2024	NA
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NS PER	Ongoing; Report Annually	NA
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	Finance PER	Report Annually; Regulation Changes in 2024	NA
HE 1.8 Research Impact of Underused Housing Stock	PER	Report to City Council in 2024	NA
HE 2.1 Encourage a Diverse Range of New Housing	PER	Ongoing; Title 17 amendments in 2023 and 2024; General Plan Amendments in 2024	341 Extremely Low 341 Very Low 324 Low 370 Moderate 461 Above Moderate
HE 2.2 Linkage of Housing and Jobs	PER	Ongoing; Title 17 Amendment in 2023	NA
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	PER	Ongoing; 17 Amendment in 2025	NA

Implementation Program Number and Name	Responsible Party*	Time Period	Quantified Objective (2023–2031)
HE 2.4 Facilitate Affordable Housing Development	PER	Ongoing; Reso. No. 22-68 revision in 2024; Possible amendments to Title 17 in 2025	341 Extremely Low 341 Very Low 324 Low 370 Moderate
HE 2.5 Inclusionary Housing	PER	Ongoing; Title 17 amendment in 2024	46 Extremely Low 46 Very Low 92 Low 92 Moderate 92 Above Moderate (Workforce)
HE 2.6 Encourage Accessory Dwelling Units	PER	Incentive program in 2024; Website posting in 2023; Monitoring biennially	32 Very Low 76 Low 10 Moderate 34 Above Moderate
HE 2.7 Funding for Affordable Housing	NS PER Finance	Ongoing; Consolidated Plan in 2025; CAHFP in 2024	NA
HE 3.1 Affirmatively Further Fair Housing Opportunities	NS PER City Attorney	Ongoing; Annually; Biennial presentation; Title 17 Amendment in 2023; Tenant Protection Ordinance in 2024; ADU pilot program in 2024; Biennial funding research; DEI Plan in 2024 ; Midterm evaluation in 2027	Increase distribution of fair housing informational materials by at least 25%; Increase annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%; Increase Housing Choice Vouchers by 10%; Integrate at least five units annually in single-family areas; 5 deed restricted ADUs annually; 50 housing opportunities in the planning period through alternative land use strategies; 250 total units by 2028
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	PER	Ongoing; Title 17 amendments in 2023 and 2024 ; Annual outreach	NA
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	PER	Ongoing	NA
HE 4.1 Rehabilitation and Energy Loan Programs	PER	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	Annual	8 Annual progress reports
HE 5.2 Community and Regional Collaboration	City Manager; PER NS	Ongoing; Provide Housing Element in 2023; Re-	NA

Implementation Program Number and Name	Responsible Party*	Time Period	Quantified Objective (2023–2031)
		<u>evaluation of HE 5.2(f) in 2027</u>	
<p>*Acronyms: NS Neighborhood Services Department PER Planning and Environmental Review Department PW Public Works Department</p>			