

Draft

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

**Housing Element
2023 to 2031**

Technical Appendix

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Contents

I.	Housing Needs Assessment	10A-1
I.A	Population Characteristics	10A-1
I.B	Household Characteristics	10A-2
I.C	Employment	10A-5
I.D	Housing Stock Characteristics	10A-5
I.E	Special Needs	10A-8
I.F	Assisted Housing at Risk of Conversion	10A-15
I.G	Low- and Moderate-Income Housing in the Coastal Zone	10A-17
I.H	Future Housing Needs	10A-18
II.	Resources and Opportunities	10A-20
II.A	Land Resources	10A-20
II.B	Financial and Administrative Resources	10A-21
II.C	Energy Conservation and Sustainable Housing Development	10A-24
III.	Constraints	10A-27
III.A	Governmental Constraints	10A-27
III.B	Non-Governmental Constraints	10A-55
IV.	Evaluation of the 2015–2023 Housing Element.....	10A-63
V.	Residential Land Inventory.....	10A-87
V.A	Density, Realistic Capacity, and Affordability Assumptions.....	10A-87
V.B	Residential Sites Inventory	10A-87
VI.	Public Participation Summary	10A-107
VII.	Affirmatively Furthering Fair Housing.....	10A-118
VII.A	Overview	10A-118
VII.B	Historic Development Patterns	10A-118
VII.C	Data Sources	10A-119
VII.D	Outreach	10A-121
VII.E	Fair Housing Assessment	10A-123
VII.F	Patterns of Integration and Segregation	10A-128
VII.G	Racially/Ethnically Concentrated Areas	10A-136
VII.H	Disparities in Access to Opportunity	10A-143
VII.I	Disproportionate Housing Needs and Displacement Risk	10A-153
VII.J	Sites Inventory Analysis	10A-170
VII.K	Contributing Factors.....	10A-188
VII.L	Goals, Policies and Actions	10A-188

Tables

Table 10A-1 – Population Trends	10A-1
Table 10A-2 – Age Distribution	10A-2
Table 10A-3 – Household Size by Tenure.....	10A-3
Table 10A-4 – Overcrowding by Tenure.....	10A-3
Table 10A-5 – Overpayment by Tenure	10A-4
Table 10A-6 – Employment by Industry.....	10A-5
Table 10A-7 – Housing by Type	10A-6
Table 10A-8 – Age of Housing Stock.....	10A-6
Table 10A-9 – Housing by Type of Vacancy	10A-7
Table 10A-10 – Income Categories and Affordable Housing Costs – Santa Barbara County	10A-8
Table 10A-11 – Persons with Disabilities by Age	10A-9
Table 10A-12 – Elderly Households by Tenure.....	10A-11
Table 10A-13 – Female Headed Households by Tenure	10A-12
Table 10A-14 – Assisted Low-Income Rental Units at Risk of Conversion	10A-16
Table 10A-15 – Assisted Low-Income Rental Units Not at Risk of Conversion.....	10A-16
Table 10A-16 – Coastal Zone Housing Units	10A-18
Table 10A-17 – 2023-2031 Regional Housing Needs	10A-19
Table 10A-18 – Land Inventory Summary.....	10A-20
Table 10A-19 – Allowable Uses and Standards for Residential Land Use Categories	10A-28
Table 10A-20 – Permitted Residential Development by Zone District	10A-31
Table 10A-21 – Development Standards for Residential Uses By Zone District	10A-32
Table 10A-22 – Land Use Decision Authority.....	10A-47
Table 10A-23 – Planning and Development Fees.....	10A-54
Table 10A-24 – 2015-2023 Program Evaluation	10A-65
Table 10A-25 – Progress in Achieving Quantified Objectives 2015–2022	10A-86
Table 10A-26 – Land Inventory Summary.....	10A-88
Table 10A-27 – Approved Projects.....	10A-88
Table 10A-28 – Housing Element Vacant Sites	10A-97
Table 10A-29 – Density of Recent Housing Projects	10A-100
Table 10A-30 – Recent Redevelopment Interest on Nonvacant Sites.....	10A-100
Table 10A-31 – Underutilized Sites	10A-102
Table 10A-32 – Housing Element Public Comment Summary	10A-111
Table 10A-33 – HUD Fair Housing Complaints By Consortium Member City, 2015-2019.....	10A-127
Table 10A-34 – Cost Burden by Tenure and Income Category – Goleta	10A-158
Table 10A-35 – Age of Housing Units – Goleta vs. Santa Barbara County.....	10A-163
Table 10A-36 – Distribution of Potential Housing Sites by AFFH Indicator	10A-170
Table 10A-37 – Distribution of RHNA Units by Racial/Ethnic Minority Population	10A-171
Table 10A-38 – Distribution of RHNA Units by Population of Persons with Disabilities	10A-171
Table 10A-39 – Distribution of RHNA Units by Children in Married Couple Households	10A-172
Table 10A-40 – Distribution of RHNA Units by Children in Female-Headed Households	10A-172
Table 10A-41 – Distribution of RHNA Units by LMI Households	10A-172
Table 10A-42 – Distribution of RHNA Units by RCAAs.....	10A-172
Table 10A-43 – Distribution of RHNA Units by TCAC Opportunity Areas	10A-173
Table 10A-44 – Distribution of RHNA Units in CalEnviroScreen 4.0 Scores.....	10A-173
Table 10A-45 – Distribution of RHNA Units by Cost Burdened Renters.....	10A-174
Table 10A-46 – Distribution of RHNA Units by Cost Burdened Owners.....	10A-174
Table 10A-47 – Distribution of RHNA Units by Overcrowded Households.....	10A-174
Table 10A-48 – Distribution of RHNA Units by Sensitive Communities At Risk of Displacement.....	10A-174
Table 10A-49 – Fair Housing Impediments, Contributing Factors and Meaningful Actions	10A-189

Figures

Figure 10A-1	Mobile Home Parks	10A-44
Figure 10A-2	Element Sites Inventory Map	10A-106
Figure 10A-3	Census Tracts - Goleta	10A-120
Figure 10A-4	FHEO Inquiries - Goleta and Santa Barbara County	10A-126
Figure 10A-5	Racial Demographics – Santa Barbara County	10A-130
Figure 10A-6	Racial Demographics – Goleta	10A-131
Figure 10A-7	Population with a Disability – Santa Barbara County	10A-132
Figure 10A-8	Population with a Disability – Goleta	10A-133
Figure 10A-9	Percent of Children in Married Couple Households – Santa Barbara County	10A-134
Figure 10A-10	Percent of Children in Married Couple Households – Goleta	10A-135
Figure 10A-11	Low to Moderate Income Population – Santa Barbara County	10A-137
Figure 10A-12	Low/Moderate Income Population – Goleta	10A-138
Figure 10A-13	Percentage of Population Below Poverty Level – Santa Barbara	10A-139
Figure 10A-14	Percentage of Population Below Poverty Level – Goleta	10A-140
Figure 10A-15	Racially or Ethnically Concentrated Areas of Affluence – Santa Barbara County	10A-141
Figure 10A-16	Racially or Ethnically Concentrated Areas of Affluence – Goleta	10A-142
Figure 10A-17	TCAC Educational Opportunity Areas – Santa Barbara County	10A-144
Figure 10A-18	TCAC Educational Opportunity Areas – Goleta	10A-145
Figure 10A-19	TCAC Economic Opportunity Areas – Santa Barbara County	10A-147
Figure 10A-20	TCAC Economic Opportunity Areas – Goleta	10A-148
Figure 10A-21	SBMTD Bus Routes – Goleta	10A-149
Figure 10A-22	TCAC Environmental Opportunity Areas – Santa Barbara County	10A-154
Figure 10A-23	TCAC Environmental Opportunity Areas – Goleta	10A-155
Figure 10A-24	Disadvantaged Communities – Santa Barbara County	10A-156
Figure 10A-25	Disadvantaged Communities – Goleta	10A-157
Figure 10A-26	Renters Overpaying for Housing – Santa Barbara County	10A-159
Figure 10A-27	Homeowners Overpaying for Housing – Santa Barbara County	10A-160
Figure 10A-28	Renters Overpaying for Housing – Goleta	10A-161
Figure 10A-29	Homeowners Overpaying for Housing – Goleta	10A-162
Figure 10A-30	Overcrowded Households – Santa Barbara County	10A-165
Figure 10A-31	Overcrowded Households – Goleta	10A-166
Figure 10A-32	Racial/Ethnic Minority Populations by Block Group and Sites Inventory	10A-175
Figure 10A-33	Populations of Persons with Disabilities by Tract and Sites Inventory	10A-176
Figure 10A-34	Children in Married Couple Households by Tract and Sites Inventory	10A-177
Figure 10A-35	Children in Female-Headed Households by Tract and Sites Inventory	10A-178
Figure 10A-36	LMI Households by Tract and Sites Inventory	10A-179
Figure 10A-37	R/ECAPs and Areas of High Segregation and Poverty and Sites Inventory	10A-180
Figure 10A-38	RCAAs and Sites Inventory	10A-181
Figure 10A-39	TCAC Opportunity Areas by Tract and Sites Inventory	10A-182
Figure 10A-40	CalEnviroScreen 4.0 Scores by Tract and Sites Inventory	10A-183
Figure 10A-41	Cost Burdened Renters by Tract and Sites Inventory	10A-184
Figure 10A-42	Cost Burdened Owners by Tract and Sites Inventory	10A-185
Figure 10A-43	Overcrowded Households by Tract and Sites Inventory	10A-186
Figure 10A-44	Sensitive Communities At Risk of Displacement and Sites Inventory	10A-187

Acronyms and Abbreviations

AB	Assembly Bill
ACS	American Community Survey
AMI	area median income
BeWell	County of Santa Barbara Behavioral Wellness Department
CAP	Climate Action Plan
C-C	Community Commercial
CCCE	Central Coast Community Energy
CCE	community choice energy
CDBG	Community Development Block Grant Program
CEQA	California Environmental Quality Act
C-OT	Old Town Commercial
DDS	Department of Developmental Services
<u>DEI</u>	<u>Diversity, Equity, and Inclusion</u>
DRB	Design Review Board
EIR	Environmental Impact Report
ELI	extremely low income
ERAP	emergency rental assistance payments
EV	electric vehicle
GHG	greenhouse gas
Goleta RDA	Redevelopment Agency for the City of Goleta
GSD	Goleta Sanitary District
GWSD	Goleta West Sanitary District
HASBARCO	Housing Authority of Santa Barbara County
HCD	California Department of Housing and Community Development
HCH	Health Care for the Homeless
HOME	HOME Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
MND	Mitigated Negative Declaration
PATH	People Assisting the Homeless
PIT	point in time
RDAs	redevelopment agencies
R-HD	High-Density Residential
RHNA	Regional Housing Needs Assessment
R-MD	Medium-Density Residential
R-MHP	Mobile Home Park
R-P	Planned Residential
R-SF	Single-Family Residential
SB	Senate Bill
SBCAG	Santa Barbara County Association of Governments
SCWHP	South Coast Workforce Homebuyer Program
TBRA	tenant-based rental assistance
TCRC	Tri-Counties Regional Center

Chapter 10A Housing Element Technical Appendix [GP]

I. Housing Needs Assessment

This section examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2023-2031 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment uses the most recent available data from the U.S. Census, the California Department of Finance, the California Employment Development Department, the Santa Barbara County Association of Governments (SBCAG), and other relevant sources.

I.A Population Characteristics

I.A.1 Population Growth Trends

The City of Goleta was incorporated in February 2002. The 2010 Decennial Census was the first complete Census tabulation of the City's population. As of 2021 the City's estimated population was 32,339, an increase of 1,982 persons, or 6.5 percent (see Table 10A-1). During the 2002-2021 period the population of Santa Barbara County as a whole increased by 9.1 percent.

Table 10A-1 – Population Trends

Jurisdiction	2002	2010	2020	2021	Growth 2002–2021
Goleta	29,063	29,888	32,112	32,339	3,276 (9.0%)
Santa Barbara County	402,446	423,895	450,511	441,172	38,726 (9.1%)

Source: Department of Finance; U.S. Census; General Plan Background Report No. 1

I.A.2 Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table 10A-2 provides a comparison of the City and County population by age group as reported in recent Census estimates. This table shows that the median age of the City's population is older than that for Santa Barbara County as a whole, with Goleta's population having a median age of 35.8 years compared to 33.8 years for the County as a whole. An aging population has implications regarding the type and size of future housing needs, as well as accessibility (see also the discussion of the elderly in Section I.E.2).

Table 10A-2 – Age Distribution

Age Group	Goleta		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	1,660	5%	28,159	6%
5 to 9 years	1,746	6%	27,437	6%
10 to 14 years	1,784	6%	27,608	6%
15 to 19 years	1,913	6%	37,510	8%
20 to 24 years	3,434	11%	49,023	11%
25 to 34 years	4,603	15%	59,202	13%
35 to 44 years	3,815	12%	50,350	11%
45 to 54 years	3,527	11%	48,793	11%
55 to 59 years	1,966	6%	26,085	6%
60 to 64 years	1,485	5%	24,099	5%
65 to 74 years	2,614	8%	36,297	8%
75 to 84 years	1,640	5%	20,104	5%
85 years and over	788	3%	10,162	2%
Total	30,975	100%	444,829	100%
Median age	35.8	–	33.8	–

Source: 2015-2019 American Community Survey (ACS)

Section III, “Constraints,” describes how the City’s land use plans and zoning regulations accommodate the housing needs of senior citizens.

I.B Household Characteristics

I.B.1 Household Size and Tenure

Household characteristics are important indicators of the type and size of housing needed in a city. The U.S. Census defines a “household” as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a housing unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals but are not considered households by the Census Bureau.

Table 10A-3 provides recent Census estimates of households by size and tenure (owner vs. renter) for the City and Santa Barbara County as a whole. The owner-occupancy rate is approximately 52 percent in both Goleta and the county as a whole.

Single persons represented about 21 percent of owner households in both the City and the County while a higher proportion of renter households were persons living alone. Large households with 5 or more persons represented only about 12 to 13 percent of Goleta households.

Table 10A-3 – Household Size by Tenure

Household Size	Goleta		Santa Barbara County	
	Households	%	Households	%
Owner households	5,676	-	75,945	-
Householder living alone	1,218	21.5%	16,079	21.2%
Households 2-4 persons	3,774	66.5%	49,767	65.5%
Large households 5+ persons	684	12.1%	10,099	13.3%
Renter households	5,343	-	69,911	-
Householder living alone	1,560	29.2%	18,513	26.5%
Households 2-4 persons	3,083	57.7%	38,812	55.5%
Large households 5+ persons	700	13.1%	12,586	18.0%

Source: 2015-2019 ACS, Table B25009

I.B.2 Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table 10A-4 summarizes recent overcrowding estimates for the City of Goleta compared to the county as a whole as reported by the Census Bureau.

Table 10A-4 – Overcrowding by Tenure

Occupants per Room	Goleta		Santa Barbara County	
	Units	%	Units	%
Owner-occupied units	5,676	-	75,945	-
1.01 to 1.50	125	2.2%	2,871	3.8%
1.51 to 2.00	86	1.5%	740	1.0%
2.01 or more	23	0.4%	264	0.3%
Renter-occupied units	5,343	-	69,911	-
1.01 to 1.50	275	5.1%	7,257	10.4%
1.51 to 2.00	210	3.9%	3,464	5.0%
2.01 or more	133	2.5%	1,061	1.5%

Source: 2015-2019 ACS, Table B25014

Based on U.S. Census standards, Goleta residents live in relatively less crowded housing conditions than Santa Barbara County as a whole. Recent U.S. Census data indicate that about 4 percent of owner-occupied units and 12 percent of renter-occupied units were overcrowded in Goleta. In the County, however, about 5 percent of owner-occupied units and about 17 percent of renter-occupied units are considered overcrowded.

I.B.3 Household Income and Overpayment

Household income is a primary factor affecting housing needs in a community—the ability of residents to afford housing is directly related to household income. According to state housing policy, overpaying (or cost burden) occurs when housing costs exceed 30 percent of gross household income, while severe overpayment is defined as housing costs exceeding 50 percent of gross income. Table 10A-5 displays recent U.S. Census estimates for overpayment by tenure. According to recent U.S. Census data, approximately 75 percent of lower-income renter households and 64 percent of lower-income owner households in Goleta were overpaying for housing.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

Table 10A-5 – Overpayment by Tenure

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership households	350	355	495	430	4190	5,820	1,200
Paying over 30%	255	205	310	195	825	1790	770
Percentage	72.9%	57.7%	62.6%	45.3%	19.7%	30.8%	64.2%
Paying over 50%	165	80	155	85	90	575	400
Percentage	47.1%	22.5%	31.3%	19.8%	2.1%	9.9%	33.3%
Renter households	640	440	1065	440	2555	5,140	2,145
Paying over 30%	490	320	795	335	495	2435	1,605
Percentage	76.6%	72.7%	74.6%	76.1%	19.4%	47.4%	74.8%
Paying over 50%	470	240	345	70	50	1175	1,055
Percentage	73.4%	54.5%	32.4%	15.9%	2.0%	22.9%	49.2%

Source: SBCAG, 2022

Extremely Low-Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. ELI is defined as households with income less than 30% of area median income. Households with extremely low incomes have a variety of housing problems and needs. **Families with incomes below the poverty level, typically with extremely-low and very-low incomes, often face problems such as overcrowding and are at greatest risk of becoming homeless. Cost burden and overcrowding add to stress, which may in turn lead to health issues, poorer educational outcomes and psychological problems.**

Existing Needs - According to recent ACS estimates (Table 10A-5), approximately 990 ELI households resided in the City, representing 4.5% of all households. Overpayment is most common among ELI households, with 73 percent of ELI owners and 77 percent of ELI renters paying more than 30 percent of gross income for housing.

Projected Needs - The projected housing need for ELI households is assumed to be 50% of the City's very low-income regional housing need of 682 units. As a result, the City has a projected need for 341 ELI units. The resources and programs to address this need are the same as for lower-income housing in general and are discussed throughout the Housing Element, including the Housing Plan. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for ELI households can be found below in Section I.E, Special Needs and Section III.A.1.b, Zoning Regulations.

As discussed in Section I.F (Assisted Housing At Risk of Conversion) below, there are insufficient deed-restricted affordable housing units in Goleta to fully meet the needs of extremely-low- and very-low-income households. Programs intended to address the needs of ELI households include 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.

I.C Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent U.S. Census estimates, the most prevalent occupational industry in both Goleta and the county as a whole was educational services, health care and social assistance (Table 10A-6). Other industries with relatively high employment in Goleta included professional, scientific, management, administrative, and waste management (14 percent), retail trade (9 percent), and manufacturing (9 percent).

Table 10A-6 – Employment by Industry

Industry	Goleta		Santa Barbara County	
	Persons	Percent	Persons	Percent
Civilian employed population 16 years and over	16,676	100%	213,438	100%
Agriculture, forestry, fishing and hunting, and mining	107	1%	19,435	9%
Construction	781	5%	12,302	6%
Manufacturing	1,574	9%	14,552	7%
Wholesale trade	331	2%	3,889	2%
Retail trade	1,428	9%	20,456	10%
Transportation, warehousing, and utilities	497	3%	6,484	3%
Information	466	3%	3,942	2%
Finance, insurance, and real estate rental and leasing	807	5%	9,911	5%
Prof, scientific, mgmt, admin and waste mgmt services	2,285	14%	25,849	12%
Educational services, health care, and social assistance	5,418	33%	49,462	23%
Arts, entertainment, recreation, accommodation, and food services	1,384	8%	26,591	12%
Other services, except public administration	1,041	6%	11,823	6%
Public administration	557	3%	8,742	4%

Source: ACS DP-03 2015-2019

I.D Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at risk of loss due to expiration of affordability covenants. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, or group of rooms occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.

I.D.1 Housing Type

As of 2021, approximately 43 percent of the City's housing stock consisted of single-family detached units, while multi-family units in buildings with five or more units comprised 30 percent of the total. By comparison, the countywide housing stock had a higher percentage of single-family detached homes, with over 57 percent. Table 10A-7 provides a breakdown of the housing stock by type for the City compared to the County as a whole.

Table 10A-7 – Housing by Type

Housing Type	Goleta		Santa Barbara County	
	Units	%	Units	%
Single detached	5,497	43.1%	93,319	57.4%
Single attached	1,628	12.8%	11,496	7.1%
2 to 4 units	1,078	8.5%	15,903	9.8%
5+ units	3,922	30.8%	33,660	20.7%
Mobile homes	621	4.9%	8,169	5.0%
Total units	12,746	100%	162,547	100%

Source: Department of Finance, 2021

I.D.2 Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 10A-8 shows the age distribution of the housing stock in Goleta compared to Santa Barbara County as a whole as reported in recent U.S. Census data. More than three-quarters of the City's housing stock was built prior to 1990 and therefore is over 30 years old and likely to be in need of ongoing maintenance and repair.

Table 10A-8 – Age of Housing Stock

Year Built	Goleta		Santa Barbara County	
	Units	%	Units	%
2014 or later	466	4.0%	2,406	1.5%
2010 to 2013	301	2.6%	3,078	2.0%
2000 to 2009	1,172	10.0%	12,308	7.8%
1990 to 1999	823	7.0%	15,497	9.9%
1980 to 1989	952	8.1%	23,414	14.9%
1970 to 1979	2,788	23.7%	29,155	18.6%
1960 to 1969	3,889	33.1%	31,650	20.1%
1950 to 1959	1,075	9.1%	20,148	12.8%
1940 to 1949	147	1.2%	6,058	3.9%
1939 or earlier	153	1.3%	13,447	8.6%
Total units	11,766	100%	157,161	100%

Source: Census 2015-2019 ACS, Table B25034

Due to the City's relatively high housing values, market forces would be expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

A 2003 citywide survey of housing conditions found that units needing repair were spread throughout the City, although particularly in the Old Town area, which was the focus of a Housing Rehabilitation Grant Program. Eighty-five percent of units surveyed were rated as

being in very good condition, requiring no repair. Very few units were found to be in need of substantial repair. About 7 percent (598 units) of all units were reported as needing only minor repair. Very little variation was noted in the quality of housing by type.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain, and rehabilitate existing housing, although the loss of redevelopment funding in 2012 has resulted in reduced capacity to carry out these efforts.

I.D.3 Vacancy

Housing vacancy rates as reported in recent Census estimates are shown in Table 10A-9. The table shows that vacancy rates in the City are slightly lower than the county as a whole, with an overall vacancy rate of 6.3 percent compared to 7.2 percent for Santa Barbara County. A rental vacancy rate in the 5 percent range is considered a healthy market condition that allows for tenant mobility.

Table 10A-9 – Housing by Type of Vacancy

Housing Type	Goleta		SB County	
	Units	% of Units Vacant	Units	% of Units Vacant
Vacant housing units	747	-	11,305	-
For rent	105	14.1%	1,872	16.6%
Rented, not occupied	109	14.6%	797	7.0%
For sale only	38	5.1%	613	5.4%
Sold, not occupied	76	10.2%	488	4.3%
For seasonal, recreational, or occasional use	129	17.3%	4,088	36.2%
For migrant workers	0	0.0%	208	1.8%
All other vacants	290	38.8%	3,239	28.7%
Total vacancy rate		6.3%		7.2%

Source: 2015-2019 ACS Table B25004

I.D.4 Housing Cost

I.D.4.a Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI):

- Extremely Low (30 percent or less of AMI)
- Very Low (30-50 percent of AMI)
- Low (50-80 percent of AMI)
- Moderate (80-120 percent of AMI)
- Above Moderate (over 120 percent of AMI)

In addition to these categories, the City has identified a “workforce” income category of 120 to 200 percent AMI in recognition of the high housing costs in the south coast area of Santa Barbara County.

Housing affordability is based on the relationship between household income and housing expenses. According to U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD), housing is considered “affordable” if the monthly payment is no more than 30 percent of a household’s gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table 10A-10 shows 2022 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on State-adopted standards and a family of four, the maximum affordable monthly rent for extremely-low-income households is \$1,048, while the maximum affordable rent for very-low-income households is \$1,746. The maximum affordable rent for low-income households is \$2,798, while the maximum for moderate-income households is \$3,003.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 10A-10 have been estimated based on typical conditions.

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

2022 County Median Income = \$100,100	Income Limits	Maximum Affordable Rent	Maximum Affordable Price (estimated)
Extremely Low (<30%)	\$41,900	\$1,048	\$135,000
Very Low (30–50%)	\$69,850	\$1,746	\$255,000
Low (50–80%)	\$111,900	\$2,798	\$415,000
Moderate (80–120%)	\$120,100	\$3,003	\$445,000
Above moderate (>120%)	>\$120,100	>\$3,003	>\$445,000
Workforce (120–200%)*	\$200,200	\$5,005	\$740,000

Assumptions:
 -Based on a family of 4
 -30% of gross income for rent or principal, interest, taxes & insurance (PITI) plus utilities
 -10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 HOA dues
 *Workforce is a local income designation established by the City of Goleta
 Source: Cal. HCD; City of Goleta

I.D.4.b For-Sale Housing

A March 2022 internet search of homes for sale in Goleta found a listing price range from \$599,000 for a 1-bedroom condo to \$2.7 million for a single-family view home on a large lot. The average home sales price in March 2022 was \$1.5 million.¹ Based on the estimated affordable purchase prices shown in Table 10A-10, it is unlikely that many market-rate homes or condos would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers.

I.D.4.c Rental Housing

According to recent Census estimates² the median rent in Goleta was approximately \$1,999 per month. The median apartment rent of the south coast of Santa Barbara County for March 2022 was \$2,278.³ However, given the current strong housing market it is likely that this estimate understates current rents. As would be expected in a desirable beach community in southern California, when market rents are compared to the amounts households can afford to pay (Table 10A-10), it is clear that lower-income renters have a very difficult time finding housing without overpaying.

I.E Special Needs

State Housing Element law defines *special needs* groups to include persons with disabilities, the elderly, large households with five or more persons, female-headed households with children, homeless people, and farmworkers. This section contains a discussion of the housing needs facing each of these groups.

¹ South Coast Data Dashboard, Santa Barbara South Coast Chamber of Commerce

² ACS 2015-2019

³ South Coast Data Dashboard, Santa Barbara South Coast Chamber of Commerce

I.E.1 Persons with Disabilities

Recent Census estimates reported that approximately 2,635 people in Goleta, or 9 percent of the population, reported some type of disability (Table 10A-11). For those age 65 and over, reported disabilities are much more prevalent. Approximately 22 percent of seniors reported an ambulatory difficulty, while 14 percent reported a hearing difficulty and 12 percent reported a difficulty with living independently.

Housing opportunities for persons with disabilities can be maximized through housing assistance programs and universal design features such as widened doorways, ramps, lowered countertops, single-level units, and ground floor units. The City also encourages development of assisted living and supportive housing facilities through its zoning regulations (see further discussion in Section III, “Constraints”). Several programs in the Housing Plan are intended to address the problems faced by persons with disabilities, 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 2.7 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; and HE 5.2 Community and Regional Collaboration.

As an example of the City’s successful efforts to address the housing needs of persons with disabilities, in 2022 the City facilitated the approval of a motel conversion for permanent supportive housing.

Table 10A-11 – Persons with Disabilities by Age

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	30,781	100%
With any disability	2,635	9%
Age 5 to 64	24,218	-
With a hearing difficulty	126	1%
With a vision difficulty	213	1%
With a cognitive difficulty	401	2%
With an ambulatory difficulty	357	1%
With a self-care difficulty	122	1%
With an independent living difficulty	411	2%
Age 65 and over	4,903	-
With a hearing difficulty	685	14%
With a vision difficulty	209	4%
With a cognitive difficulty	250	5%
With an ambulatory difficulty	1,061	22%
With a self-care difficulty	295	6%
With an independent living difficulty	567	12%

Source: U.S. Census, 2015-2019 ACS Table S1810
Note: Totals may exceed 100% due to multiple disabilities per person.

I.E.1.a Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments.
- Is manifested before the individual attains age 18.
- Is likely to continue indefinitely.
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency.
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The U.S. Census does not record data on developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population with a developmental disability is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 329,000 persons⁴ with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Goleta is served by the Tri-Counties Regional Center⁵ (TCRC), which is based in Santa Barbara. As of 2020, TCRC served approximately 14,000 clients and had 340 staff persons. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: adult day programs; advocacy; assessment/ consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family, and vendor training; and vocational training. TCRC also coordinates the State-mandated Early Start program, which provides services for children under age 3 who have or are at substantial risk of having a developmental disability.

According to DDS, as of 2019 there were approximately 441 persons in Goleta⁶ receiving services from TCRC. Approximately 71 percent of those were living in the home of a family member or guardian while 19 percent were independent or in supported living and 8 percent resided in a community care facility.

⁴ <https://www.dds.ca.gov/rc/dashboard/overview/>

⁵ www.tri-counties.org

⁶ ZIP Code 93117

I.E.2 Elderly

According to recent U.S. Census estimates, about 41 percent of owner households and 15 percent of renter households in Goleta were headed by someone age 65 or older (Table 10A-12). Many elderly persons are dependent on fixed incomes and/or have a disability, and may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing, and housing assistance programs. Several programs in the Housing Plan are intended to address the problems faced by senior households, 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 2.7 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; and HE 5.2 Community and Regional Collaboration.

Table 10A-12 – Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65	3,338	58.8%	4,564	85.4%
Age 65+	2,338	41.2%	779	14.6%
65 to 74	1,220	21.5%	315	5.9%
75 to 84	781	13.8%	268	5.0%
85+	337	5.9%	196	3.7%
Total Households	5,676	100%	5,343	100%

Source: U.S. Census 2015-2019 ACS, Table B25007

I.E.3 Large Households

Household size is an indicator of need for larger units with three or more bedrooms. Large households are defined as those with five or more members. As shown previously in Table 10A-3, about 22 percent of owner households and 29 percent of renter households in Goleta are people living alone while about 12 percent of owner households and 13 percent of renter households have five or more members. This distribution suggests that the need for large units in Goleta with three or more bedrooms is expected to be much less than the need for smaller units. According to recent Census estimates, approximately 52 percent of housing units in Goleta have three or more bedrooms. While the total housing stock has sufficient units to accommodate the number of large households in the city, overcrowding still occurs because some large households are unable to afford units with adequate space for their family size. Several programs in the Housing Plan are intended to address the problems faced by large households, 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 2.7 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; and HE 5.2 Community and Regional Collaboration.

I.E.4 Female-Headed Households

Recent U.S. Census estimates reported that approximately 8 percent of owner households and 14 percent of renter households in Goleta were headed by a female (Table 10A-13). Among renters, the majority of female-headed households had children under 18. While female-headed households represent a relatively small portion of households, they may have significant difficulties finding affordable housing in expensive coastal areas such as the south coast of Santa Barbara County. Approximately 11 percent of all female-headed households reported incomes below the poverty level.

Table 10A-13 – Female Headed Households by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Female-headed households	453	8.0%	727	13.6%
With own children under 18	68	1.2%	452	8.5%
Without children	385	6.8%	275	5.1%
Total households	5,676	100%	5,343	100%

Source: 2015-2019 ACS Table B25115

Several programs in the Housing Plan are intended to address the problems faced by female headed households, 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 2.7 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; and HE 5.2 Community and Regional Collaboration.

I.E.5 Farmworkers

According to the Santa Barbara County Agricultural Commissioner 2020 Agricultural Production Report, the total gross production value of agriculture was more than \$1.8 billion. Farmworker households are considered a special needs group due to the lower incomes typically earned by these households. Migrant workers and their places of residence are generally located close to agricultural areas providing employment.

As shown previously in the discussion of employment (Table 10A-6), is the Census Bureau estimated that there are approximately 107 Goleta residents employed in agriculture, forestry, fishing and hunting, and mining jobs. The U.S. Department of Agriculture 2017 Agricultural Census reported that there were approximately 22,985 farm workers in Santa Barbara County, of which 13,090 (57 percent) worked at least 150 days per year.

The housing needs of farmworkers are met through a variety of housing types that are not limited to farmworkers, such as single-family homes, apartments, or mobile homes. City regulations for these housing types are discussed in the Constraints section of this Technical Appendix. In addition, housing targeted specifically for farmworkers is regulated by *Health and Safety Code* Sections 17021.5 and 17021.6. These statutes require that cities treat groups of up to six farmworkers as a single household for zoning purposes, and treat farmworker housing developments with up to 12 units or 36 beds in group quarters as an agricultural use in any zone where agriculture is a permitted use.

I.E.6 Homeless Persons

HUD defines homeless as (1) an individual who lacks a fixed, regular and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).
- An institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

In 2021 the City of Goleta adopted the Homelessness Strategic Plan.⁷ Within Goleta, more than 43% of individuals experiencing homelessness stated that emotional, physical, or sexual trauma caused their current episode of homelessness. In addition to trauma, many of Goleta's homeless individuals suffer from some type of disabling condition. As of 2019, of the Goleta population experiencing homelessness, 37% reported suffering from a chronic health condition, 34% reported a brain injury or mental health problem; 31% reported having a physical disability, and 26% reported having a substance abuse problem. Some of these issues are co-occurring.

All homelessness service providers who receive federal funding from HUD must count the number of people they serve who are homeless according to the narrower HUD definition. The HUD definition also applies to the annual Point-in-Time (PIT) Count, a mandatory census that helps local communities estimate how many people are experiencing homelessness on any given night within their geographic borders. These federally sponsored activities yield one of the most complete and reliable sources of statistical data on homelessness.

The overall number of people experiencing homelessness (sheltered and unsheltered) in Santa Barbara County has remained relatively consistent since the 2013 PIT Count (1,882 in 2013 vs. 1,897 in 2020). Unfortunately, long-term data is not available for the City of Goleta because prior to the 2017 PIT Count, data for the City was aggregated with the unincorporated community of Isla Vista (93117 zip code). Finalized PIT Count reports are available for 2017, 2019, 2020, 2022, and 2023 (there were no PIT Counts done in 2018 or 2021).

The total PIT count for Goleta rose from 99 in 2017, to 119 in 2019, to 166 in 2020, dropped to 91 in 2022, and rose again, to 136, in 2023. Additionally, the number of people living in vehicles more than doubled from 2017 to 2020. Furthermore, while the Countywide percentage of people living in their vehicles was 51% in 2020, in Goleta the number was much higher – 68%. The 2020 PIT also revealed that of the 113 vehicle dwellers, 102 reside in cars and only 11 are in self-contained RVs.

The following facilities and programs address homelessness on a regional basis in the southern Santa Barbara County area. Most of these are based in the City of Santa Barbara, but many provide services to homeless people from Goleta.

1. **Santa Barbara Rescue Mission:** The Santa Barbara Rescue Mission provides hot meals and overnight accommodations 7 days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
2. **People Assisting the Homeless (PATH):** This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31. For the past few years, the City of

⁷ <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

Goleta has had a contract with PATH to reserve two beds for people from Goleta who are experiencing homelessness.

3. **Transition House:** Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
4. **Health Care for the Homeless (HCH):** The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
5. **New Beginnings Counseling Center:** New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. A few of these safe parking sites are located in Goleta, including one at the Goleta Valley Community Center. Included in this program are social services and case management provided by New Beginnings case workers. The Supportive Services for Veteran Families Program is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
6. **Unitarian Society of Santa Barbara Warming Center Program:** Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when there is rain with temperatures under 40 degrees. The facilities provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.
7. **Showers of Blessing:** The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals in the Goleta/Isla Vista area at two locations weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items, toiletries and limited emergency clothing. A free, often hot meal is provided before or after the showering times. While there is no site currently within the Goleta City limits, it has at times operated at the Goleta Valley Community Center. Currently, the Showers of Blessing has a site in the unincorporated area of Goleta, located on property that is adjacent to the City limits.
8. **Salvation Army Hospitality House:** Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.
9. **County of Santa Barbara Behavioral Wellness Department (BeWell):** BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing

homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.

10. **Hedges House of Hope:** Hedges House of Hope is a 50-bed shelter in Isla Vista that serves homeless single adults from the Isla Vista and Goleta areas. The program is named in honor of the late Father Jon Hedges, who was a homeless advocate with a passion for serving the homeless. This new emergency residential shelter for homeless people is at the site of a former UCSB sorority on El Colegio Road in Isla Vista, now owned by the County of Santa Barbara. Good Samaritan, which operates shelters in Lompoc and Santa Maria, is managing the shelter which includes case management to connect residents with services.

Additional information regarding Goleta homelessness issues and plans to address homelessness issues can be found in the City's 2021 Homelessness Strategic Plan. The goal of the Homelessness Strategic Plan is to provide important direction and clarity around needs, service gaps, and priorities in order to make effective and strategic funding decisions that serve both the existing homeless population, as well as those at risk of becoming homeless. The Homelessness Strategic Plan will help guide and coordinate efforts to prevent and address homelessness within the City of Goleta, and particularly, funding decisions related to homelessness initiatives and grants for non-profit service providers that focus on the homeless.

Please refer to Section III.A.1.b for a discussion of the City's zoning districts and regulations regarding emergency shelters and other facilities that address the needs of homeless persons.

I.F Assisted Housing at Risk of Conversion

As part of each housing element update, state law requires jurisdictions to identify low-income assisted rental housing units that are at risk of conversion to market rate housing during the next 10-year period. For the purpose of this section, assisted housing means multifamily rental housing that receives governmental assistance under federal programs listed in California Government Code Section 65863.10(a), state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, and local in-lieu fees, and multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to California Government Code Section 65916. Table 10A-14 summarizes assisted low-income rental units in Goleta. As seen in this table, there are nine developments with 46 assisted housing units that are at risk of conversion to market rate status during the 2023-2033 period. In addition to the assisted housing units at risk of conversion, assisted housing units that are not at risk of conversion over the next 10 years are summarized in Table 10A-15. In total, there are 13 projects with 337 assisted housing units that are not at risk of conversion over the next 10 years.

Table 10A-14 – Assisted Low-Income Rental Units at Risk of Conversion

Name of Development	Address	Assisted Units	Affordable Level	Date of Completion	Term of Restriction	Expiration Date	Funding Source
Storke Ranch	6806-6826 Phelps Rd	11 non-elderly	<=50% (Very Low)	1999	30 years	2029	County HOME; IV RDA Housing Set-Aside; County In-Lieu; Deferred Fees
59 and 65 Nectarine Ave	59 and 65 Nectarine Ave	18 non-elderly	<=80%	2000	30 years	2030	County Local, County Old Town Goleta RDA & other sources
Maravilla	5350/5358 Calle Real	4 (special needs)	<=50% (VL)	2002	30 years	2032	
United Cerebral Palsy	6069 Shirrell Way	13 non-elderly	<=50% (VL)	2003	30 years ("In perpetuity")	2033	County HOME, In-Lieu, County local, and other sources
Total		46					

Table 10A-15 – Assisted Low-Income Rental Units Not at Risk of Conversion

Name of Development	Address	Assisted Units	Affordable Level	Date of Completion	Term of Restriction	Expiration Date	Funding Source
Ellwood Beach Dr. Apts	360 Ellwood Beach Dr	8	50-80% (Low)	2006	30 years	2036	HOME
Sandpiper Apartments	375 Ellwood Beach Dr and 370 Mathilda Dr	68	2 at <=50%, 6 at <=60%	2000	40 years	2040	County HOME; HACSB Loan; Deferred Development Fees
Hollister Village	100 Baldwin Dr	5	50-80% (Low)	2020	30 years	2050	
Sumida Gardens	122 Sumida Gardens Ln	34	14 at <=50%, 10 at 50-80%, 20 at 80-120%	2008	55 years	2063	
Villa La Esperanza	131 S Kellogg Ave	81	25 at <=50%, 56 at <=60%	2015	55 years	2070	TCAC
Casas de los Carneros	10 Longshore Pl, 6501 Cobble Ln, 11 Compass Ln, 6500 Sea Star Ct	69	13 at <=50%, 56 at <=60%	2019	55 years	2074	TCAC
Aparicio Apartments I	332 Ellwood Beach Dr	14	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments IV	127 Orange Ave	11	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments V	145 Orange Ave	10	<=50% (VL)	1982	Indefinite	N/A	HUD
Aparicio Apartments V	301 Ellwood Beach Dr	7	<=50% (Very Low)	1982	Indefinite	N/A	HUD
Sideways House (Aparicio V)	120 Magnolia Ave	12	<=50% (VL)	1982	Indefinite	N/A	HUD
Grossman Homes	5575 Armitos Ave	14	<=50% (VL)	1985	Indefinite	N/A	HUD
Braddock House	5575 Armitos Ave	4	<=50% (VL) (special needs)	2007		N/A	
Total		337					

A 2014 report (“Affordable Housing Cost Study,” <https://www.hcd.ca.gov/policy-research/plans-reports/docs/finalaffordablehousingcoststudyreport-with-coverv2.pdf>) by the California Housing Finance Agency, HCD, the California Tax Credit Allocation Committee, and the California Debt Limit Allocation Committee, examined development costs of affordable-housing projects in California from 2001 to 2011. The study found that the average development cost per unit was \$336,000 (in real 2012 dollars, excluding land costs) in the Central Coast Region, which includes the County of Santa Barbara and the City of Goleta. A more recent study in 2020 by the Terner Center for Housing Innovation (“The Costs of Affordable Housing Production: Insights from California’s 9% Low-Income Housing Tax Credit Program,”⁸ revealed that total development costs have risen dramatically since 2008 and the average cost per affordable unit under California’s Low-Income Housing Tax Credit program reached \$480,000 in 2019. Using this information, the replacement cost is estimated at \$400,000 to \$500,000 per unit in Goleta. Therefore, if all 46 of the at-risk units were lost, the total replacement cost would be approximately \$18.4 million to \$23.0 million with an affordability period of 30 years or more, as the City has required in the past.

Another option is preserving the at-risk units through funding rehabilitation or outright purchase of affordability covenants. These costs vary greatly, depending on the age, condition, and finances of the properties. As an example, though, a \$500,000 grant or loan could be offered for needed rehabilitation on a 10-unit property in exchange for an extended affordability covenant, which would equal a cost of \$50,000 per unit. Alternatively, the preservation cost could be estimated as the difference between market rent and affordable rent. Per the 2021 City of Santa Barbara Annual Rental Housing Survey,⁹ the median advertised rent for a 2-bedroom apartment in Goleta was \$2,783, whereas the City of Goleta maximum rent amount for a 2-bedroom Low-Income unit is \$1,216. Assuming an average affordability gap of approximately \$1,500 per month per unit, the total cost of preserving 46 units would be \$69,000 per month or \$820,000 per year.

A third option for addressing the conversion of the units to market rate is to fund monthly tenant-based rental assistance (TBRA) payments. TBRA programs fund payments that are tied to the qualifying household and can move location but are paid directly to landlords. Payment amounts are set to cover the difference between the contracted rent and the tenant household’s ability to pay (usually 30% of the household’s income). If a typical household that requires assistance earns \$80,000 annually, then the household could afford approximately \$2,000 per month for shelter costs. The difference between the \$2,000 budget and the typical rent for a two-bedroom apartment of \$2,783 would result in necessary monthly assistance of \$783 a month per household. For 46 households, that would require \$432,216 per year.

Local entities with the capacity to acquire and manage affordable units and properties such as these include the Housing Authority of the County of Santa Barbara, People’s Self-Help Housing Corporation, Cabrillo Economic Development Corporation, Housing Authority of the City of Santa Barbara, and Habitat for Humanity. Funding for affordable housing is discussed below.

I.G Low- and Moderate-Income Housing in the Coastal Zone

A relatively small portion of Goleta is within the Coastal Zone, and much of this area is undeveloped environmentally sensitive habitat areas. California Government Code Section 65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families within the Coastal Zone unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low or moderate income (excludes structures with less than 3 units, or less than 10 units for projects with more than one structure, among other exclusions). Section 65590(d) further

⁸ https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

⁹ <https://www.santabarbaraca.gov/civicax/filebank/blobdload.aspx?BlobID=229172>

requires new housing development in the Coastal Zone to provide housing units for persons and families of low or moderate income or, if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within 3 miles thereof. As seen in Table 10A-16, 13 affordable units affordable to low- and moderate-income households have been constructed for projects in the Coastal Zone or within 3 miles since the City's incorporation in 2002. No units occupied by low- or moderate-income households have been demolished in the Coastal Zone.

Table 10A-16 – Coastal Zone Housing Units

Category	Units
Number of new units approved for construction in the Coastal Zone 2002–2021	171
Number of new units for low- or moderate-income households required to be provided either within the Coastal Zone or within 3 miles of it for projects within the Coastal Zone	13
Number of units occupied by low- or moderate-income households in the Coastal Zone authorized to be demolished or converted	0
Number or units for low- or moderate-income households required either within the Coastal Zone or within 3 miles of it in order to replace those demolished or converted	n/a

I.H Future Housing Needs

The RHNA is a key tool local governments use to plan for anticipated growth. The RHNA for the 6th Housing Element planning cycle quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period¹⁰ June 30, 2022 to February 15, 2031. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

The RHNA Plan for the 6th housing element cycle was adopted by the SBCAG in July 2021. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Finally, in the 6th planning cycle the state added "existing need" to the RHNA to reflect households that are currently overcrowded or are overpaying for housing. The sum of these factors—household growth, vacancy need, replacement need and existing need—determines the new housing need for a community. Total housing need is then distributed among four income categories on the basis of the County's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The new housing need allocated to the City of Goleta for the 2023–2031 planning period is 1,837 units, distributed by income category as shown in Table 10A-17. Pursuant to California Government Code §65583(a)(1), it is assumed that the need for extremely low-income households is half of the very low-income need. A discussion of how the City will accommodate its housing need is provided in Section V, "Residential Land Inventory."

¹⁰ 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.

Table 10A-17 – 2023-2031 Regional Housing Needs

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837
37.1%	17.6%	20.1%	25.1%	100%
Source: SBCAG 2021. Notes: 50% (341 units) of the Very Low-Income need is assigned to the Extremely-Low-Income category pursuant to California Government Code §65583(a)(1).				

II. Resources and Opportunities

II.A Land Resources

Section 65583(a)(3) of the California Government Code requires housing elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Section V, “Residential Land Inventory.” The results of this analysis are summarized in Table 10A-18 below. The table shows that the City’s [strategy for meeting](#) the RHNA allocation for this planning period.

As discussed in Section V, with certain exceptions the requirement to demonstrate availability of lower-income sites is met through zoning that allows development at densities of 20 units/acre or more pursuant to California Government Code §65583.2(c)(3)(B). The sites inventory analysis in Section V contains an estimate of the realistic capacity of potential sites for residential development or redevelopment with zoning to accommodate the City’s assigned RHNA allocation for all income levels.

[Overall, the City plans to meet the majority \(89 percent\) of its lower income RHNA obligations with vacant sites \(including approved Heritage Ridge project on a vacant site and ADUs\).](#)

Table 10A-18 – Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
<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>
<u>Source: City of Goleta 2023</u>					

II.B Financial and Administrative Resources

II.B.1 Community Development Block Grant Program (CDBG) and HOME Program

Federal funding for housing programs is provided by HUD. Goleta is an “entitlement city” and receives funding directly from HUD on a formula basis. The City’s Consolidated Plan¹¹ describes needs, resources, and planned expenditures of federal grant funds.

To meet the community’s needs, the Consolidated Plan is guided by three goals:

- Provide decent housing by preserving and increasing the affordable housing stock, and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homelessness prevention.
- Provide a suitable living environment: 1. By supporting increased affordable housing opportunities; and continued improvements for infrastructure reconstruction and public facilities rehabilitation; and 2. By increasing supportive services to people with special needs, homeless persons, and low-income persons and families.
- To expand economic opportunities through public infrastructure improvements in Goleta's Old Town District or other low-income Census Block Groups within the City of Goleta.

The CDBG program provides funds for a range of community development activities. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property; public facilities improvements; public services for low- to moderate-income people, the homeless, seniors, people with disabilities and other special-needs populations; economic development; fair housing services; relocation, rehabilitation, and construction (under certain limitations) of housing; homeownership assistance, and clearance activities.

In recent years, and particularly during the COVID-19 global pandemic, the City has seen its CDBG allocation generally trend upward. Over the past few years, the City has received an average of approximately \$227,000 annually in federal CDBG funds. These funds are typically used for public services and infrastructure improvements, with 20% allocated to planning and administration of the CDBG program. Services to the homeless, youth, seniors, and low-income persons and public improvements are the focus for the current five-year period.

During program years 2019-2020 and 2020-2021, the City also received special allocations of CDBG funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act to prevent, prepare for, and respond to the Coronavirus. This funding was known as CDBG-CV funding. The City of Goleta received over \$400,000 in CDBG-CV funding over the two-year period. Much of this funding was used for services to the homeless, including outreach and housing navigation, safe parking and transitional housing. The remaining funding helped address food insecurity and basic needs to help prevent people from becoming homeless due to loss of income related to the pandemic.

The City’s goals for the 5-year Consolidated Planning period (2020-2024) focus on expanding affordable housing, assisting the homeless and those at risk of homelessness with emergency and permanent housing services, assisting non-homeless special needs populations, building community infrastructure and service capacity, and promoting economic development. The Plan proposes supporting critical infrastructure to enhance the quality of life in low-income Census Block Groups and supportive services in the 5-year period to address and achieve the community’s needs and goals. The 5-year goals and strategies to address priority needs include the following:

¹¹ <https://www.cityofgoleta.org/i-want-to/apply-for/grants>

- **Goal No 1—Provide services to low- to moderate-income residents:** The purpose of this goal is to increase the quantity and variety of services to enhance the quality of life for low- to moderate-income residents.
- **Goal No 2—Assist non-homeless special needs populations:** This goal consists of activities to help non-homeless persons with special needs access needed supportive services and facilities, as well as to provide affordable and accessible housing.
- **Goal No 3—Assist low-income youth and seniors:** This goal strives to increase access to services for low-income youth and seniors providing for basic needs and enhanced quality of life.
- **Goal No 4—Assist homeless individuals/families and those at-risk of homelessness with emergency and permanent housing and services:** This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.
- **Goal No 5—Build community infrastructure and service capacity:** This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.

II.B.2 Section 8 and Other Rental Assistance

The federal Section 8 Housing Choice Voucher Program assists very-low-income senior citizens, families, and the disabled with the cost of rental housing. Generally, a tenant pays 30 percent of his or her adjusted income toward the rent and the Section 8 program pays the balance directly to the landlord. The Housing Authority of the County of Santa Barbara (HASBARCO) administers the Section 8 program within the City of Goleta. The Housing Authority was founded on the belief that decent, safe, and sanitary housing is central to the physical and emotional health, productivity, and self-esteem of the people it serves. The agency's mission is to provide affordable housing opportunities for low-income households in the County of Santa Barbara (including Goleta) in an environment that preserves personal dignity and in a manner that maintains the public trust. As of 2021, the Housing Authority provided approximately 4,050 Section 8 housing choice vouchers (HCV) in total, and 252 low-income households living in the Goleta area were provided rental assistance via HCV, project-based vouchers, and project-based rental assistance.

Demand for this program far exceeds supply. Approximately 2,300 households are on HASBARCO's waiting list for housing assistance. To help fill the gap, the Santa Barbara County HOME Consortium (of which the City of Goleta is a part) has allocated HOME funds for a Tenant Based Rental Assistance program that is also managed by the Housing Authority. In 2021, \$152,622 was allocated to the program to assist low-income families in Goleta with emergency rental assistance payments related to the Coronavirus. The HUD-VASH (Veteran Affairs Supportive Housing) program provides housing choice vouchers, also authorized under the federal Section 8 program, along with supportive services and case management locally for qualified veterans. Federal funds for emergency rental assistance payments (ERAP) were also made available during the COVID-19 pandemic under the Consolidated Appropriations Act ERAP and the American Rescue Plan ERAP. The County of Santa Barbara handles distribution of the local ERAP funds to residents in the County, including the City of Goleta.

II.B.3 Public Housing

HASBARCO also owns and operates approximately 420 public housing units in Santa Barbara County. Within the City of Goleta, HASBARCO has 140 units, including 4 units for persons with special needs. These projects include Braddock House (4 units), Aparicio Community Apartments (54 units), L.C. Grossman Homes (14 units), and Sandpiper Apartments (68 units). In addition, there are over 100 rental housing units owned and/or managed by HASBARCO outside the City limits that have Goleta addresses.

II.B.4 Low-Income Housing Tax Credits

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Low-Income Housing Tax Credit Program include minimum requirements that a certain percentage of units remain rent-restricted for 55 years, based upon median income.

II.B.5 Mortgage Credit Certificates

The Mortgage Credit Certificates Program, which is administered by HASBARCO, is a means of providing financial assistance to first-time homebuyers by allowing those homebuyers to take a specified percentage of annual mortgage interest payments as a tax credit against their federal personal income tax. The Mortgage Credit Certificates are used for the purchase of new or existing housing located within participating jurisdictions in Santa Barbara County. The certificates are available to eligible homebuyers on a first-come, first-served basis.

II.B.6 State Housing Funds

In recent years California voters have approved several bond measures to provide funding assistance for affordable and special needs housing. A variety of programs are funded by these bonds, including programs targeting both owner-occupied, rental, and supportive housing. As of March 2022, available State bond-funded programs include the Multifamily Housing Program, the Veterans Housing and Homelessness Prevention Program, the Infill Infrastructure Grant Program, the Joe Serna, Jr. Farmworker Housing Grant Program, the No Place Like Home Program, and the Affordable Housing and Sustainable Communities Program. These programs are administered by HCD.¹²

II.B.7 Housing Successor Agency

Prior to 2012, state law required that redevelopment agencies set aside no less than 20 percent of all tax increment revenue derived within designated project areas for activities that increase, improve, or preserve the supply of housing affordable to persons of low- and moderate-income. Statutes then in effect also required that 15 percent of all new privately developed housing and 30 percent of agency-assisted housing within the project area must be made affordable to persons and families of low and moderate income. However, as a consequence of the state legislature's approval of Assembly Bill (AB) 1X26 and subsequent rulings of the California Supreme Court, redevelopment agencies in California were dissolved in 2012 and this source of funding for affordable housing is no longer available.

On January 17, 2012 the City of Goleta took formal action to assume the role of Successor Agency both for housing and non-housing functions needed to wind down the affairs of the former Redevelopment Agency for the City of Goleta (Goleta RDA). The authority and obligations of the Goleta RDA, along with all of its assets, property, contracts, leases, books, and records are transferred to and thereafter vested in the "successor agency." The successor agency's activities are subject to review and approval by an oversight board.

The Goleta RDA Successor Agency has complied with the RDA dissolution legislation (Assembly Bill (AB) 26 and 1484). Successor Agency funds have been used to assist affordable housing units including Sumida Gardens and Braddock House.

¹² <https://www.hcd.ca.gov/programs-active>

II.B.8 Housing Trust Fund of Santa Barbara County

The Housing Trust Fund is a non-profit financing initiative with a mission to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. The Housing Trust Fund's primary program is a \$7.6 million Revolving Loan Fund that provides direct below market-rate interest financing to facilitate rental and home ownership housing production for low- to moderate-income households throughout the County. The Workforce Homebuyer Program, launched in May 2012, provides down payment assistance to help low- to middle-income households purchase a home in the community where they work, enabling a stable residence that strengthens the family and neighborhood.

II.B.9 City Affordable Housing Fund

The City maintains an Affordable Housing Fund that has accrued from developer payments in -lieu of providing affordable housing units pursuant to the inclusionary housing policy and to address affordable housing impacts from non-residential development. Approximately \$1.25 million is available in this fund as of 2022. Whenever possible, the City seeks to use these funds to leverage other sources of assistance.

II.C Energy Conservation and Sustainable Housing Development

AB 32, passed in 2006, codified the State's greenhouse gas (GHG) emissions target by requiring that the State's GHG emissions be reduced to 1990 levels by 2020. The Scoping Plan for AB 32, developed and implemented by the ARB, identifies specific measures to achieve these reductions and articulates a key role for local governments, recommending they establish GHG reduction targets for both their municipal operations and the community that are consistent with those of the State.

Senate Bill (SB) 375, passed in 2008, builds on the existing regional transportation planning process, which is overseen by local officials with land use responsibilities, to connect the reduction of GHG emissions from cars and light trucks to land use and transportation policy. SB 375 asserts that "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32."

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GHG emissions; and (3) to coordinate the RHNA process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan and the RHNA, which is accomplished through using a common growth forecast in both of these policy documents.

In 2021 the SBCAG adopted both an updated Regional Transportation Plan and Sustainable Communities Strategy ("Connected 2050") and the 2023-2031 RHNA Plan. Local governments cooperate in the implementation of SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and RHNA.

II.C.1 Energy Conservation Opportunities

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy-

efficient appliances) have saved more than \$100 billion in electricity and natural gas costs since 1978.¹³

Title 24 sets forth mandatory energy standards and requires the adoption of an energy budget for all new residential buildings and additions to residential buildings. Separate requirements are adopted for low-rise residential construction (i.e., buildings no more than 3 stories) and non-residential buildings, which include hotels, motels, and multifamily residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes. In 2007, California developed a Green Building Standard (CALGreen) to meet the emissions reduction goals set out in AB 32. HCD has primary responsibility for implementing CALGreen provisions (which are within Title 24) for residential structures. CALGreen applies to the planning, design, operation, construction, use, and occupancy of newly constructed buildings in California.

State policy requires all new residential buildings to be “net zero energy” by 2020. On August 11, 2021, the California Energy Commission adopted new energy efficiency standards for both residential and commercial buildings.

Some of the recent changes to residential standards include:

- Expanding solar photovoltaic systems and battery storage standards to reduce the grid’s reliance on fossil fuel power plants
- Encouraging electric heat pump technology and use, which uses less energy and produces fewer emissions
- Establishing electric-ready requirements when natural gas is installed
- Strengthening ventilation standards to improve indoor air quality and reduce disease transmission

Other recent legislation regarding energy efficiency and conservation includes SB 350 (2015). SB 350 includes an energy efficiency target of doubling energy efficiency in buildings by 2030. In addition, AB 2722 (2016) designates polluter fees to funding transportation, affordable housing, urban forestry, energy savings, and other sustainable projects to benefit disadvantaged communities.

The Beacon Program, sponsored by the Institute for Local Government, is a statewide program recognizing California cities and counties that are working to reduce GHG emissions, save energy, and adopt policies and programs that promote sustainability. Participating in the voluntary Beacon Program provides local agencies and their leaders with positive recognition for saving energy, conserving resources, promoting sustainability and reducing GHG emissions. The City received two Beacon Spotlight awards in 2016: a Platinum Level Award for 25% Energy Savings and a Gold Level Award in Sustainability Best Practices. In 2020, the City received a Platinum Level Beacon Spotlight Award in Sustainability Best Practices (Institute for Local Government 2020).

In July 2014, the City approved the Final Climate Action Plan (CAP). The 2014 CAP establishes a 2007 baseline inventory; a planning horizon of 2007 through 2030 and quantifies GHG emissions from the community-at-large and City operations; establishes reduction targets for 2020 and 2030; identifies measures to reduce GHG levels, focusing on those that the City has authority to implement; and provides guidance for monitoring progress on an annual basis. Consistent with the

¹³ https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf

State of California's objectives outlined in AB 32, the City added Conservation Element Implementation Action 5 (CE-IA-5) to its 2006 General Plan/Coastal Land Use Plan in 2009 to develop a Greenhouse Gas Reduction Plan supporting State implementation of AB 32. The CAP outlines a framework to reduce community GHG emissions by 2020 and 2030 in a manner that meets the intent of CE-1A-5 and is supportive of AB 32 and Executive Order S-3-05. The Housing Element will support the CAP (City of Goleta 2014b).

On September 1, 2015, City Council authorized City staff to participate with Santa Barbara County in a technical and financial feasibility study for Community Choice Energy (CCE). A CCE is identified in the City's CAP as the largest local greenhouse gas emissions reduction strategy as electricity would be available from expanded renewable sources. The CCE strategy in the City's CAP is identified as Measure No. CCA-1. After a multi-year effort to study and prepare for a CCE, the City Council voted to join Central Coast Community Energy, CCCE (formerly Monterey Bay Community Power), on August 20, 2019. On December 4, 2019, the CCCE Policy Board accepted the City of Goleta as a new member and seated its representative on the Policy Board. In 2020, CCCE revised its procurement strategy to further the goal of reducing GHG emissions and set a goal to provide clean and renewable resources for 100% of its retail sales by 2030, 15 years ahead of California's goal. Enrollment in CCCE service began in October 2021.

The City also offers expedited processing for solar energy systems through the adoption of Goleta Municipal Code Chapter 15.14 (Streamlined Permitting Process for Small Residential Rooftop Solar Energy Systems) in 2015. Chapter 15.14 provides a streamlined building permit process for small rooftop solar energy systems. Additionally, Goleta Municipal Code Section 17.24.180 (Solar Installations), which was adopted in 2020, makes clear that solar energy systems are exempt from zoning permits and that the City will not apply height or setback standards that would typically be applied to such development based on the City's zoning regulations.

The City also streamlines the review of electric vehicle (EV) charging stations. In 2020, the City adopted Goleta Municipal Code Chapter 15.20 (Electric Vehicle Charging Station Permitting) to provide clear, streamlined building permit processing for EV charging stations. In 2021, the City adopted Goleta Municipal Code Section 17.24.220 (Electric Vehicle Charging Stations) to make clear that no zoning permit is required for EV charging stations unless the Building Official finds the EV charging station could have a specific adverse impact upon the public health or safety.

III. Constraints

III.A Governmental Constraints

While most governmental regulations were originally enacted to protect the public welfare, over time regulations can become obsolete, conflicting, or inappropriate for changing circumstances. As a new entity, the City has inherited numerous ordinances and regulations from the County that may not fit the City's needs.

Like all local jurisdictions, the City of Goleta charges fees and has a number of procedures and regulations it requires any developer to follow. There are many locally imposed land use and building requirements that can affect the type, appearance, and cost of housing built in Goleta. These local requirements include zoning standards, development fees, parking requirements, subdivision design standards, and design review. Other building and design requirements imposed by Goleta follow state laws, the Uniform Building Code, Subdivision Map Act, energy conservation requirements, etc.

While local policies and regulations are developed to address public policy objectives in order to protect development from hazards or nuisances or to protect important environmental or community values, these regulations can also affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and required contributions to infrastructure, permit processing procedures, and various other issues may present constraints to the maintenance, development, and improvement of housing.

III.A.1 Land Use Plans and Regulations

III.A.1.a General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide its future. As a relatively young city (incorporated in 2002) most of Goleta's existing land use patterns are the result of County land use plans and approvals that occurred prior to incorporation. In 2006 the City adopted its first general plan.

The Land Use Element of the General Plan establishes allowable land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the Land Use Plan is the guiding document for future development and provides suitable locations and densities to implement the policies of the Housing Element. Table 10A-19 shows the allowable uses and development standards for various residential land use designations as established in Table 2-1 of the Land Use Element of the General Plan.

Table 10A-19 – Allowable Uses and Standards for Residential Land Use Categories

Allowed Uses and Standards	Residential Use Categories				
	R-SF	R-P	R-MD	R-HD	R-MHP
Residential Uses					
One Single-Family Detached Dwelling per Lot	X	X	-	-	-
Single-Family Attached and Detached Dwellings	X	X	X	X	-
Multiunit Apartment Dwellings	-	X	X	X	-
Mobile Home Parks	-	-	-	-	X
Second (Accessory) Residential Units	X	X	-	-	-
Assisted-Living Residential Units	-	-	X	X	-
Other Uses					
Religious Institutions	X	X	X	X	-
Small-Scale Residential Care Facility	X	X	-	-	-
Small-Scale Day Care Center	X	X	X	X	X
Public and Quasi-public Uses	X	X	X	X	-
Accessory Uses					
Home Occupations	X	X	X	X	X
Standards for Density and Building Intensity					
Recommended Standards for Permitted Density					
Maximum Permitted Density (units/acres)	5 or less	5.01–13	20	30	15
Minimum Permitted Density (units/acres)	N/A	N/A	15	15	N/A
Recommended Standards for Building Intensity					
Structure Height (Inland Area)	25 feet	35 feet	35 feet	35 feet	25 feet
Structure Height (Coastal Zone)	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Lot Coverage Ratio	N/A	0.30	0.30	0.40	N/A
Notes:					
1. Use Categories: R-SF– Single-Family Residential; R-P – Planned Residential; R-MD – Medium-Density Residential; R-HD – High-Density Residential; R-MHP – Mobile Home Park.					
2. X indicates use is allowed in the use category; - indicates use not allowed.					

The General Plan identifies five residential land use designations and four non-residential land use designations where residential development may occur, as summarized below. As discussed Section V – Residential Land Inventory, [the City has identified candidate sites for rezoning in order to](#) fully accommodate the City’s assigned housing needs during the planning period.

Single-Family Residential (R-SF)

The intent of this category is to identify and protect appropriately located land areas for families living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This designation may provide a transition from the more intensely developed areas of the City to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging up to five units per acre.

Planned Residential (R-P)

The intent of the Planned Residential designation is to allow flexibility and encourage innovation and diversity in design of residential developments. This is accomplished by allowing a wide range of densities and housing types while requiring provision of a substantial amount of open space and other common amenities within new developments. Clustering of residential units is encouraged where appropriate to provide efficient use of space while preserving natural, cultural, and scenic resources of a site. Planned residential areas may also function as a transition between business uses and single-family residential neighborhoods. This designation permits single-family detached and attached dwellings, duplexes, apartments in multiunit structures, and accessory uses customarily associated with residences. This designation is intended to provide for development of

residential units at densities ranging from 5.01 units per acre to 13.0 units per acre, with densities for individual parcels as shown on the Land Use Map (Figure 2-1 of the Land Use Element).

Medium-Density Residential (R-MD)

This use category permits multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities of up to 20.0 units per acre. To achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted shall be 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. During the 2007–2014 planning period, 24 parcels within the R-MD land use designation (Central Hollister Housing Opportunity Sites) were rezoned from non-residential to residential with allowable densities ranging from a minimum of 20 to a maximum of 25 units per acre in support of the achievement of affordable housing goals.

High-Density Residential (R-HD)

This category permits multifamily housing units and accessory uses customarily associated with residences. Such areas may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. This designation is intended to provide for development of residential units at densities ranging from 20.01 units per acre to 30.0 units per acre. To achieve efficient use of a limited supply of land designated in this use category, the minimum density permitted is 15 units per acre, except where site-specific constraints are determined to limit development to fewer units.

Mobile Home Park (R-MHP)

This category permits planned mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. The intent is that mobile home park sites be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common amenities. Mobile homes usually provide a more-affordable housing alternative, and this designation is intended to preserve and protect existing mobile home parks in the City. The Mobile Home Park designation is intended to provide for development of residential units at densities ranging up to a maximum of 15.0 units per acre.

Community Commercial (C-C)

The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit (CUP) in appropriate locations. The Fairview Shopping Center and Calle Real Center are included in this designation.

Old Town Commercial (C-OT)

This designation is intended to permit a wide range of local- and community-serving retail and office uses. A major purpose is to enhance the physical and economic environment for existing businesses and uses of the Old Town commercial district, the historic center for the Goleta Valley situated along Hollister Avenue between Fairview Avenue and State Route 217. Residential uses at densities up to 20 units/acre may be approved only in conjunction with a permitted principal nonresidential use on the same site.

General Commercial (C-G)

The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.

Office and Institutional (I-OI)

This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

III.A.1.b Zoning Regulations

The City regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Municipal Code also helps to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

When the City incorporated in 2002, the County's zoning regulations were adopted. A comprehensive update to the Zoning Code concluded with the adoption of the City's new zoning regulations adopted as Title 17 of the Goleta Municipal Code (GMC) on March 3, 2020. The following information reflects current zoning regulations in Title 17 of the GMC. As discussed in Section V – Residential Land Inventory, these zoning regulations provide sufficient opportunities for residential development to fully accommodate the City's assigned housing needs during the planning period and therefore are not a constraint.

Permitted Residential Uses and Development Standards

Title 17 includes five residential zone districts and five non-residential zone districts that allow residential uses. These include:

- Single-Family Residential (RS)
- Planned Residential (RP)
- Residential – Medium Density (RM)
- Residential – High Density (RH)
- Residential – Mobile Home Park (RHMP)
- Community Commercial (CC)
- Old Town Commercial (OT)
- General Commercial (CG)
- Office and Institutional (OI)
- Agricultural (AG)

The permitted residential uses and development standards for these zones are summarized in Table 10A-20 (with information taken from Tables 17.07.020, 17.08.020, 17.09.020, and 17.12.020 of the GMC) and Table 10A-21 (with information taken from Tables 17.07.030, 17.08.030, 17.09.030, and 17.12.030 of the GMC).

Table 10A-20 – Permitted Residential Development by Zone District

Housing Type	RS	RP	RM	RH	RHMP	CC	OT	CG	OI	AG
Single-Unit Dwelling, Detached	P	P	P	P	-	-	-	-	-	P
Single-Unit Dwelling, Attached	-	P	P	P	-	-	-	-	-	-
Multiple-Unit Development	P	P	P	P	P	CU ¹	CU ¹	-	CU ¹	-
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Farmworker Housing Complex	-	-	-	-	-	-	-	-	-	P
Group Residential	-	C	C	C	-	-	-	-	-	-
Mobile Home Parks	-	-	-	-	P	-	-	-	-	-
Residential Care Facilities (Small)	P	P	P	P	P	P	P	-	-	P
Residential Care Facilities (Large)	-	-	CU	CU	-	-	-	CU ¹	CU	-
Single-Room Occupancy (SRO) Housing	-	CU	CU	CU	-	-	-	-	-	-
Supportive Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone or as allowed pursuant to State law.									
Transitional Housing	Subject only to those standards and permit procedures as they apply to other residential dwellings of the same type (use) in the same zone.									
P = Permitted (Land Use Permit or Exempt) CU = Major Conditional Use Permit Note 1: Only in mixed-use developments.										

Table 10A-21 – Development Standards for Residential Uses By Zone District

Development Standard	RS	RP	RM	RH	RHMP	CC	OT	CG	OI	AG
Minimum Lot Area (square feet)	Varies	NA	NA	NA	4,000	NA	NA	NA	NA	Varies
Minimum Lot Width (feet)	Varies	NA	NA	NA	50	NA	NA	NA	NA	NA
Maximum Residential Density (dwelling units/acre)	5	13 ¹	20 ¹	30 ^{1,2}	15	12	20	20	20	NA
Maximum Structure Height (feet)	25	25-35	25-35	25-35	25	35	30	35	35	35
Maximum Lot Coverage	NA	30%	30%	40%	75%	NA	NA	NA	40%	NA
Minimum Setbacks (feet)										
<i>Front</i>	20	20	20	20	20	10	0	10	15	20
<i>Interior Side</i>	5-10	10	10	10	15	0	0	0	15	20
<i>Street Side</i>	10	10-20	10-20	10-20	10-20	10	0	10	10-15	10-20
<i>Rear</i>	25	10	10	10	15	0-10	0-10	0-10	15	20
Maximum Floor Area	Varies	NA	NA	NA	NA	NA	NA	NA	NA	NA
Common Open Space (square feet per unit)	NA	150	150	100	100	60-300	60-300	60-300	60-300	NA
Restricted Open Space (square feet per unit)	NA	60-200	60-200	60-200						NA
Minimum Landscaping	NA	NA	NA	NA	NA	NA	NA	5%	10%	NA

- Units under 500 square feet or less count as 0.75 dwelling units for this calculation.
- Housing for special needs populations may be approved at higher than the base density in the RH District with Major Conditional Use Permit approval.

Residential Density

The General Plan and Title 17 allow for residential densities ranging from 5 dwelling units per acre (du/a) in the RS district to 30 du/a in the RH district. Additionally, units less than 500 square feet are counted at 0.75 units, allowing additional units in projects that include smaller, studio units. Based on recent housing development projects, the City's existing maximum densities have not constrained development in the residential zones (see Table 10A-29).

However, the City currently limits the maximum density in the CC zoning district to 12 dwelling units per acre. Based on input from potential developers, this density maximum may be an impediment to mixed-use redevelopment of current developed sites in these districts. In order to address this potential impediment, subprogram HE 2.1(a) and (g) include a General Plan and Title 17 amendment to increase this maximum residential density in CC to 20 dwelling units per acre.

Height

As defined in Title 17, height is measured as the vertical distance between the existing grade and the uppermost point of the roof of the structure directly above that grade, including mechanical equipment. A maximum height of 25 feet (Coastal Zone) to 35 feet (Inland Area) is permitted in the City's multi-unit districts. All of the non-residential districts allowing mixed-use development allow heights up to 35 feet, with the exception of the OT district. When the entire roof of the structure exhibits a pitch of 4:12 (rise to run) or greater, an additional 3 feet may be added to the applicable height limit. Additionally, per GMC Section 17.24.080, architectural, decorative, and open space features may project above the maximum height. Permitted projections include an additional 20 percent of the structure height for architectural features, such as spires, bell towers, and domes; chimneys; decorative features such as cupolas, pediments, obelisks, and monuments; and roof-top open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping. Based on previous development, three-story development is viable with a base 35-foot height standard. Several recent developments (see Table 10A-29) have included three-story structures, including Heritage Ridge, Old Town Village, Village at Los Carneros, and Hollister Village.

However, the Coastal Zone height limit of 25 feet in the residential districts may pose an impediment to development at the maximum density. The majority of residential development in residential districts has occurred within the Inland Area, with higher height standards. Additionally, the City's site inventory includes many sites within the OT zone district, with a maximum height of 30 feet. This may cause challenges in developing three-story mixed-use redevelopment in this zone. Housing Plan subprogram HE 2.1(h) is included to implement revisions to Title 17 and the General Plan to increase height maximums in these four zones/land use designations to 35 feet in all locations.

Lot Coverage

The City's zoning regulations (GMC Section 17.03.110) define lot coverage as "*the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures (including, but not limited to, garages, carports, covered patios, and roofed porches) are summed to calculate lot coverage.*" However, it is important to note that the methodology for lot coverage only includes areas of structural development and excludes areas such parking lots, unenclosed decks and patios, and one non-habitable accessory structure under 120 square feet.

Title 17 limits lot coverage to 30 percent in the RP and RM zoning districts and 40 percent in the RH district. Based on recent housing development, as shown in Table 10A-29, the City's lot coverage standards have not been an impediment to housing development in the residential zones. With the existing lot coverage standards, recent development has achieved an average of 92 percent of the maximum density allowed on the site.

However, a small nuance in the definition of "lot coverage" in the City's zoning regulations do represent a potential impediment to housing development. As currently defined, "lot coverage" is measured by a percent of the "net" lot area. This method could substantially reduce the development potential on a site. Housing Plan subprogram HE 2.1(i) is included to implement a Title 17 amendment to change the lot coverage methodology to total lot area.

The City's zoning regulations do not include maximum lot coverage regulations for the CC, OT, and CG zoning districts; therefore, there is no possibility for lot coverage restrictions to constrain mixed-use residential development in these districts.

Open Space

As shown in Table 10A-21, the required open space for residential units in non-residential districts can vary significantly (60-300 square feet per unit). Pursuant to GMC Section 17.24.120, where no more than 40 percent of the total floor area of the development is devoted to residential use, a minimum of 60 square feet of open space per unit is required, which may be provided as restricted or common open space. Where 40 percent or more of the total floor area of the development is devoted to residential use, the requirements of the RH district apply. The RH district standards require 100 square feet per unit of common open space in addition to restricted open space. Required restricted open space is 200 square feet per unit on the ground story and 60 square feet per unit on upper stories. These standards may be a challenging for mixed-use projects, particularly on infill sites and when converting existing development to mixed-use. As such, subprogram HE 2.1(g) includes a zoning amendment to reduce open space requirements for mixed-use projects.

Off-Street Parking Requirements

Excessive parking standards can be a constraint to housing development, particularly affordable units. The City's residential off-street parking requirements are summarized below (as detailed in GMC Table 17.38.040(A)). Title 17 requires two parking spaces (one covered) for all multi-family

units, regardless of unit size. Additionally, guest parking spaces are required at a rate of one space for every three dwelling units.

Housing Type	Required Parking Spaces Per Dwelling Unit
Single-Unit Dwelling	2 covered spaces per dwelling unit
Multi-Unit Development	
Studio and one-bedroom units	2 spaces (one covered)
Two or more bedrooms	2 spaces (one covered)
Guest parking	1 space per 3 units
Group Residential	1 space per 4 beds, plus 1 for every 10 units
Mobile Home Parks	2 spaces per site which may be in tandem, 1 space for every 5 sites for guest parking
Residential Care (Small)	None in addition to what is required for the residential use
Residential Care (Large)	1 space for every 4 beds
Single-Room Occupancy (SRO) Housing	1 space per 2 units

Existing parking requirements for smaller residential units (studio and one-bedroom units) may be a constraint on multi-family housing development. Subprogram HE 2.3(d) is included in the Housing Plan to reduce parking standards for studio and one-bedroom units to address this potential constraint to the cost and supply of housing.

The City's zoning regulations allow for a reduction of up to 25% from the City's parking requirements listed above for senior housing and income-restricted units. However, the City's zoning regulations do not specify if the reduction is guaranteed or at the discretion of the Review Authority approving the project. Subprogram HE 2.3(d) also includes a zoning amendment to provide clarity on how the reduction is applied.

For mixed-use residential development, the parking required must be equal to the sum of the requirements calculated separately for each use. However, the City's zoning regulations allow parking reductions under certain circumstances. One reduction particularly relevant to mixed-use residential development is a potential reduction for shared parking where the peak hours of the separate uses will not overlap or coincide (GMC Section 17.38.050(B)). However, this reduction (up to 50% of the required parking) is only possible through the approval of a Major Conditional Use Permit. In order to facilitate mixed-use residential development, subprogram HE 2.3(d) includes a zoning amendment to remove the requirement for a Major Conditional Use Permit for a shared parking reduction.

Cumulative Effect of Development Standards

To evaluate the cumulative effect of zoning standards on housing development, an evaluation of recent residential projects was conducted. The evaluation, summarized in Section V – Residential Land Inventory, found that the density for recent multi-family projects varied from 78% to 105% the maximum density allowed under the City's land use regulations. This analysis demonstrates that development standards do not prevent housing development projects from achieving maximum allowable densities. However, to improve the feasibility of residential development subprograms HE 2.1 and HE 2.3 are included in the Housing Plan to further support residential development as described above.

Zoning for Lower-Income Housing

State law requires that the densities of sites identified in the inventory be sufficient to encourage and facilitate the development of housing affordable to lower-income households. State law allows the use of default density standards deemed by the state legislature to be suitable for lower-income housing. The City's assigned default density under state law for lower-income households is 20 units or greater per acre. The RM, RH, OT, CG, and OI zone districts allow densities of 20

units/acre. These zoning regulations and land use designations help to facilitate the development of lower-income housing.

In addition, non-residential zones allow certain housing types as permitted uses, such as farmworker housing, large residential care facilities, farmworker housing complexes, and emergency shelters. Regulations for special needs housing are discussed in more detail below.

Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, farmworkers, persons needing emergency shelter, and transitional and supportive housing. The City's regulations regarding these housing types are discussed below.

Housing for Persons with Disabilities

- **Residential Care Facilities.** Health and Safety Code §1267.8, §1566.3, and §1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other single-unit dwellings.

The GMC (§17.72.010) defines *Residential Care Facilities* as "Facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes Group Residential, Supportive Housing, Transitional Housing, and Social Service Facilities."

"Large" residential care facilities are defined as those providing care for more than six persons while "small" facilities provide care for six or fewer persons.

The GMC allows small residential care facilities as a residential use in conformance with state law. Large residential care facilities are permitted subject to approval of a Major CUP in the RM, RH, and OI districts and also in the CG zone as part of a mixed-use development. A minimum separation of 300 feet between Large Residential Care Facilities is required and at least 50 square feet of common open space must be provided for each person who resides in the facility. (GMC §17.41.220)

These regulations are consistent with State law and do not pose an unreasonable constraint on persons with disabilities. However, because of the large percentage of ownership units in the City owned by persons over the age of 65 (as shown in Table 10A-12) and an expected need for care facilities in the City, subprogram HE 3.2 (e) includes consideration of amendments to Title 17 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 CG zoning district.

- **Reasonable Accommodation.** *Reasonable accommodation* refers to a modification to the application of building or zoning regulations to reduce barriers for persons with disabilities. Chapter 17.63 of the GMC establishes procedures for the review and approval of requests for reasonable accommodation in conformance with state law.

Requests for reasonable accommodation are reviewed administratively by the Director of the Planning and Environmental Review Department. If the request is filed together with an application for an additional approval, permit or entitlement, it is acted upon at the same time and in the same manner as the additional application(s). If the application is filed along with more than one additional application, the Zoning Administrator will determine the appropriate procedure to evaluate the applications.

The following factors must be considered in making a determination regarding request for reasonable accommodation:

1. Need for the requested modification, including alternatives that may provide an equivalent level of benefit that satisfies the need;
2. Physical attributes of, and any proposed changes to, the subject property and structures;
3. Whether the requested modification would impose an undue financial or administrative burden on the City;
4. Whether the requested modification would constitute a fundamental alteration of the City's zoning or building laws, policies, procedures, or subdivision program;
5. Whether the requested accommodation would result in a concentration of uses otherwise not allowed in a residential neighborhood to the substantial detriment of the residential character of that neighborhood; and
6. Any other factor that may bear on the request.

Any decision on an application filed pursuant to this Chapter must be supported by making a finding that based upon these factors, the reasonable accommodation request is appropriate. These procedures ensure that reasonable accommodation is available to persons with disabilities in conformance with fair housing law and do not pose a constraint. However, factors 5 and 6 may create uncertainty related to the decision-making process for a reasonable accommodation decision, as such a Title 17 amendment is included in Program HE 3.2(i) to remove these factors.

- Definition of "Family." Title 17 defines *family* as "One or more persons, related or unrelated, living together as a single housekeeping unit." This definition is consistent with State law and does not pose a constraint to persons with disabilities.
- Group residential facilities. The GMC (Sec. 17.72.010) defines *Group Residential* as "Shared living quarters without separate kitchen or bathroom facilities for each room or living space, offered for rent for residents on a 30-day or longer basis. This classification includes halfway houses, rooming and boarding houses, dormitories and other types of organizational housing, and private residential clubs. Includes both licensed and unlicensed facilities. It does not include licensed Residential Care Facilities, Employee Housing as set forth in California Health and Safety Code Section 17021.5 and Section 17021.6, and Hotels and Motels."

Group residential facilities are allowed subject to approval of a Major CUP in the RP, RM and RH districts. A minimum lot area of 12,000 square feet and a minimum separation of 300 feet between group residential facilities are required. These regulations are considered reasonable and necessary to ensure that group residential facilities are permitted in appropriate locations and do not pose a constraint.

Farmworker Housing

Under the state Employee Housing Act, farmworker housing for up to 6 employees must be treated as a single-family residential use and permitted subject to the same regulations and standards as apply to other residential uses in the same zone. Additionally, farmworker housing in an agricultural

zone is considered an agricultural activity when consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by separate households and must be treated as other agricultural activities in the same zone consistent with the Employee Housing Act.

Under GMC §17.72.010, *Farmworker Housing* has the same meaning as “employee housing” as set forth in California Health and Safety Code §17008(a) for farmworkers and is regulated as a residential use as detailed below in GMC subsection 17.41.150(A), and *Farmworker Housing Complex* is defined as “Farmworker housing that: (1) contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of 12 residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.”

Farmworker housing complex is a permitted use in the Agricultural (AG) zone district. GMC §17.41.150 further provides that Farmworker Housing must comply with the following standards:

- A. Location. In Residential Districts, farmworker housing providing accommodations for six or fewer employees is a single-unit use subject only to those standards and permit procedures as they apply to other residential dwellings of the same type in the same zoning district.
- B. Operation Permit. Before commencement of the use, the applicant must have a valid permit to operate from HCD.
- C. Deed Restriction. Farmworker housing must be deed restricted or otherwise restricted for occupancy to qualifying farmworker households.

These regulations are consistent with State law and do not pose a constraint to farmworker housing.

Emergency Shelters

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility or through the use of motel vouchers. Emergency shelter residency is short-term, usually for 30 days or less. State law (SB 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction’s needs, emergency shelters must be allowed by right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district but may include specific development standards.

The GMC allows *Emergency Shelters* by-right in the CG, General Industrial (IG), and Business Park (BP) zone districts as well as in the Retail Commercial (CR) district with a Major Conditional Use Permit in conformance with SB 2.

These areas encompass over 640 acres and have vacant sites or buildings that could accommodate year-round emergency shelters sufficient to meet the City’s estimated homeless population of approximately 136 persons based on the latest PIT survey (see also Section I.E.6). The CG zone district provides the most appropriate sites for an emergency shelter because it is predominantly found in Old Town, south of Hollister Avenue, and is close to transit and other services.

Parcel sizes in the CG zone average approximately 0.8 acres with a total area of approximately 80 acres. Parcel sizes in the IG zone average approximately 0.8 acres with a total area of approximately 124 acres. Parcel sizes in the BP zone average approximately 3.3 acres with a total area of approximately 367 acres. Parcel sizes in the CR average approximately 6.3 acres with a total area of approximately 57 acres.

Standards for Emergency Shelters are as follows:

Proximity. No emergency shelter is permitted within 300 feet of a site with an operating emergency shelter.

Facilities. The emergency shelter facility must provide sleeping and bathing facilities and one or more of the following specific facilities and services including, without limitation:

1. Child care facilities
2. Commercial kitchen facilities designed and operated in compliance with California Health and Safety Code Section 113700 et seq.
3. Dining area
4. Laundry
5. Recreation room
6. Support services (e.g., training, counseling).

Number of Residents. Not more than 25 persons may be served on a nightly basis. A shelter operator may request a higher capacity with Discretionary Approval of a Minor Conditional Use Permit by demonstrating that the combined shelter capacities in the City is less than the most recent homeless census.

Length of Stay. Maximum length of stay of a person in an emergency shelter is limited to 180 days in any 12-month period.

Hours of Operation. Emergency shelters may operate 24 hours a day to provide sleeping facilities and other facilities and services.

Management. Each emergency shelter must have an on-site management office, with at least one staff member present at all times the emergency shelter is in operation. A minimum of two staff members must be on duty when more than 10 beds are occupied.

Security. If required by law enforcement, an emergency shelter must have on-site security staff, with at least one security staff present at all times the emergency shelter is in operation.

Site Design. Client waiting, intake, and pick-up areas must be located inside a building or interior courtyard, or at a rear or side entrance physically and visually separated from public view of adjacent right-of-way with a minimum six-foot tall decorative masonry wall or hedge or similar mature landscaping.

Required parking for emergency shelters is governed by GMC Table 17.38.040(A). In this table, the required parking for emergency shelters is "1 space per 4 beds at maximum capacity, plus 2 spaces for facility staff."

AB 139 (2019) modified state emergency shelter regulations, including parking regulations. Therefore, Program HE 3.2 includes a commitment to review the City's emergency shelters standards and make any amendments, if needed, to be consistent with State law. With this program, City regulations will not pose a constraint to the establishment of emergency shelters.

AB 2339 (2022) requires that the zone(s) where emergency shelters are permitted by right be areas that are suitable for residential uses (i.e., where residential uses are permitted). Residential uses are not permitted in the CR, BP, and IG zone districts and only Residential Care Facilities are allowed in CG. Consequently, the City must identify an additional zone where Emergency Shelters will be allowed to satisfy AB 2339.

To accommodate 136 unhoused persons at approximately 200 square feet per person, a standard established in AB 2339, a total of six sites of at least 5,000 square feet each are needed. Subprogram HE 3.2(b) includes a zoning amendment to allow Emergency Shelters as an allowed

use in the OI zone district. The City has about 97 acres of land zoned OI and these parcels average about 2.6 acres in size. Opportunities exist for new construction or adaptive reuse of existing buildings in this zone. As noted elsewhere, the OI zone district includes many office uses that may not be needed in the future based on changes in work patterns. The OI zone district is also mostly along major transit corridors (primarily Hollister Avenue) with access to services and opportunities.

Low Barrier Navigation Centers

In 2019 the State adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as “Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses. Program HE 3.2 in the Housing Plan includes an amendment to Title 17 of the GMC consistent with this requirement to eliminate any potential constraints to the establishment of low barrier navigation centers.

Transitional and Supportive Housing

Transitional and supportive housing are defined in Government Code §65582 as follows:

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Under State law, transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

In addition, pursuant to Government Code §65651 supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers’ units, within the development are restricted to lower-income households and are or will be receiving public funding to ensure affordability of the housing to lower-income Californians. For purposes of this paragraph, “lower-income households” has the same meaning as defined in

§50079.5 of the Health and Safety Code. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development.

- (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
- (4) The developer provides the planning agency with the information required by Section 65652.
- (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- (7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

City regulations for transitional and supportive housing are consistent with the provisions of State law. However, Program HE 3.2 includes a review of Title 17 related to supportive housing changes enacted by AB 2162 of 2018. With this program, City regulations will not pose a constraint to the establishment of supportive housing.

Single Room Occupancy (SRO) Housing

SRO facilities are small, studio-type units that typically rent in the very-low- or extremely-low income category. California Health and Safety Code §17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom facilities for occupancy by no more than two persons.

The Zoning Ordinance (§17.72.010) defines *SRO Housing* as "A residential hotel, as defined in California Health and Safety Code Section 50519(b)(1), provides six or more guestrooms or efficiency units that are intended or designed to be used, or which are used or rented to the public as sleeping rooms for occupancy for a period of more than 30 days as the primary residence of those occupants. Rooms may have partial kitchen or bathroom facilities. This classification does not include Hotels and Motels and other transient accommodations that are occupied primarily by guests who maintain a primary residence elsewhere and does not include Residential Care Facilities licensed by the State of California."

SRO housing is allowed in the RP, RM and RH zones subject to approval of a major conditional use permit. Standards for SRO facilities are as follows:

- A. Residential Density. If SRO housing contains a common kitchen that serves all residents, the Review Authority may increase the maximum allowable number of

individual units available for rent by 20 percent above the number otherwise allowed by the base density applicable to residential development in the zoning district where the project is located.

B. Design.

1. **Maximum Occupancy.** Each living unit must be designed to accommodate a maximum of two persons.
2. **Minimum Width.** A unit comprised of one room, not including a bathroom, must not be less than 12 feet in width, and must comply with applicable State Health and Safety Code minimum size requirements.
3. **Entrances.** All units must be independently accessible from a single main entry, excluding emergency and other service support exits.
4. **Cooking Facilities.** Cooking facilities must be provided either in individual units or in a community kitchen. Where cooking is in individual units, each unit must have a sink with hot and cold water; a counter with dedicated electrical outlets and a microwave oven or a properly engineered cook top unit pursuant to Building Code requirements; at minimum a small refrigerator; and cabinets for storage.
5. **Bathroom.** A unit is not required to, but may contain partial or full bathroom facilities. A partial bathroom facility must have at least a toilet and sink. If a full bathroom facility is not provided, common bathroom facilities must be provided that meet the standards of the California Building Code for congregate residences with at least one full bathroom per floor.
6. **Closet.** Each unit must have a separate closet.
7. **Common Area.** At least 200 square feet in area of interior common space must be on the ground floor near the entry to serve as a central focus for tenant social interaction and meetings.

C. Tenancy. Tenancy of SRO Housing is limited to 30 or more days.

D. Management Plan. A management plan must be submitted with the permit application for an SRO Housing for review and approval by the Review Authority. At minimum, the management plan must include the following:

1. **Security/Safety.** Proposed security and safety features such as lighting, security cameras, access, and natural surveillance through design that maximizes visibility of spaces;
2. **Management Policies.** Management policies, including desk service, visitation rights, occupancy restrictions, and use of cooking appliances;
3. **Rental Procedures.** All rental procedures, including the monthly tenancy requirement;
4. **Staffing and Services.** Information regarding all support services, such as job referral and social programs; and
5. **Maintenance.** Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

These regulations encourage the provision of SRO facilities and do not pose an unreasonable constraint to housing.

III.A.1.c Accessory Dwelling Units

Accessory dwelling units (ADUs) provide opportunities for affordable housing for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods. In

recent years the California Legislature has adopted many changes to State law (Government Code Sections 65852.2 and 65852.22) to encourage production of ADUs and “junior” ADUs.

City ADU regulations are established in Section 17.41.030 of the GMC. The most recent amendments to City ADU regulations were adopted in 2023 (Ordinance No. 23-02). These amendments were to ensure the City’s ADU regulations are consistent with State ADU law, in particular AB 2221 and SB 897 (both of 2022). Program HE 2.7 includes the ongoing review of future State legislation and Title 17 amendments if necessary to ensure conformance with State ADU law and ensure that City regulations do not pose a constraint to the construction of ADUs.

III.A.1.d Density Bonus

Under State law, cities and counties must provide a density increase over the otherwise maximum allowable residential density and other incentives when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 17.27, Density Bonus and Other Incentives, of the GMC to ensure City consistency with State Density Bonus law and outline procedures for processing Density Bonus requests. State density bonus law has been amended in recent years; therefore, Program HE 2.4 includes a review and update of the City’s density bonus regulations if necessary to ensure conformance with State density bonus law. With this program, City regulations will not pose a constraint to the use of density bonus.

III.A.1.e Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Mobile homes on a permanent foundation are permitted in any zones that allows single-family homes, as well as in the Mobile Home Park zone. There are five mobile home parks in the City, with a total of approximately 650 units (Figure 10A-1). Housing Element Program HE 1.4 is intended to support the preservation of existing mobile home parks by requiring relocation assistance for any mobile home park residents displaced as a result of conversion of the park to another use and requiring that existing resident be offered first right of refusal in purchasing lots in mobile home parks that are converted to ownership parks through subdivision. To the extent allowed by law, any subdivision of an existing mobile home park shall be subject to the requirement to provide a number of sites at prices affordable to low- and moderate-income households in accordance with the City’s Inclusionary Housing Policy. These City regulations do not pose a constraint to production or installation of mobile homes and manufactured housing.

III.A.1.f Building Codes

The City’s building regulations (Title 15 of the GMC) incorporate the 2019 versions of the California Building Codes. The City’s building regulations detail the revisions and amendments to Title 15 that differ from State standards. These include specific requirements of State law including the permitting of small rooftop solar energy systems (Chapter 15.14), electric vehicle charging stations (Chapter 15.20), and water efficient landscaping (Chapter 15.21). Recently, the City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development. City building codes do not pose a constraint to the cost and supply of housing in Goleta.

III.A.1.g Coastal Zone

One and a half square miles (964-acres) of the City is located within the Coastal Zone. The City does not currently have a certified Local Coastal Program. As a result, final Coastal Development Permit authority within the Coastal Zone rests with the California Coastal Commission. The necessity for projects in the Coastal Zone to obtain permits (in concept) from the City and Coastal Development Permits from the California Coastal Commission represents an additional step in the development review process, resulting in additional processing time and cost for applicants. The City is addressing this potential constraint to development by preparing a Local Coastal Program for certification consideration by the California Coastal Commission. The estimated time frame for certification is April 2025.

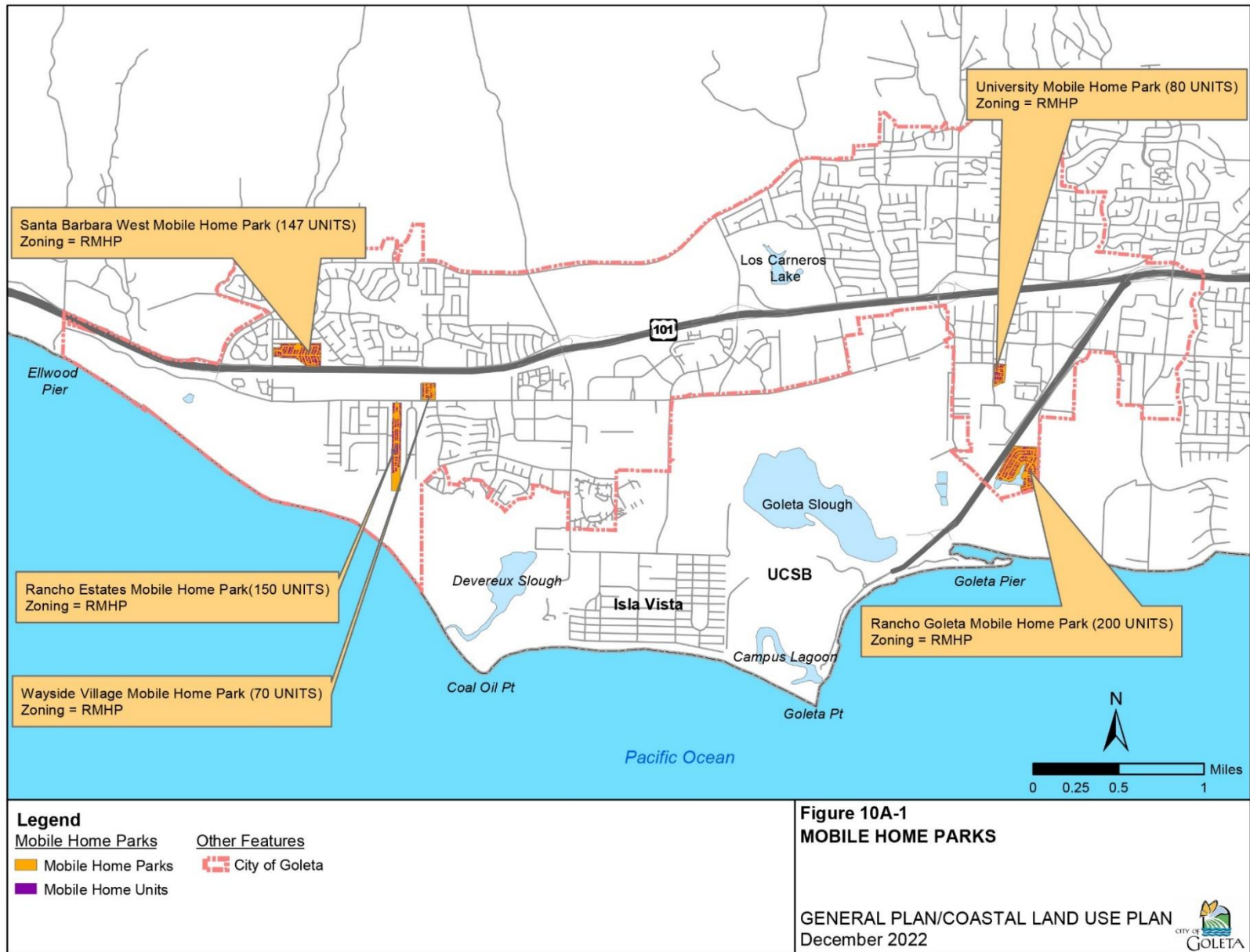


Figure 10A-1 Mobile Home Parks

III.A.1.h Inclusionary Housing

The City's zoning regulations require new residential developments with two or more units to include affordable units, or pay in lieu payments as detailed in GMC Chapter 17.28 to implement Housing Element Program HE 2.5, as a threshold. Inclusionary requirements are as follows:

- Projects providing community services that exceed the normal level are required to provide 15 percent affordable units, as follows:
 - 1 percent for extremely low-income households
 - 1 percent for very low-income households
 - 5 percent for low-income households
 - 4 percent for moderate-income households
 - 4 percent workforce households (120-200 percent AMI)
- Projects that do not provide community services that exceed the normal level and projects within the Affordable Housing Overlay District (see Chapter 17.17 of the GMC) are required to provide 20 percent affordable units, as follows:
 - 2.5 percent for extremely low-income households
 - 2.5 percent for very low-income households
 - 5 percent for low-income households
 - 5 percent for moderate-income households
 - 5 percent workforce households (120-200 percent AMI)

Alternative Means of Compliance

The City allows for alternative compliance if providing the units on site is infeasible and the alternative compliance provides comparable affordable housing value. Potential alternative compliance options include off-site development, land dedication, in-lieu fee payment, and acquisition and rehabilitation. The procedures for alternative compliance are included in GMC subsection 17.28.050(D). Pursuant to these regulations, the City Council is the only authority allowed to approve alternative compliance. Subprogram HE 2.5(c) has been revised in the Housing Plan to remove this limitation. As amended, the Review Authority for the project would make the determination of appropriateness of alternative compliance. A companion Title 17 amendment is included as an implementation of Program HE 2.5 to reflect this change.

The required in-lieu payment amounts vary by housing type (rental vs. for-sale) and affordability level (above-moderate (workforce), moderate, low, very low, and extremely low). The in-lieu fees were developed through a study conducted by Keyser Marston Associated, funded by a Regional Early Action Planning grant and were adopted by City Council on October 21, 2021. The resulting report provided analysis and recommendations regarding establishing an in-lieu fee schedule for the City's inclusionary housing program. The report identified a series of benchmarks to guide the City in creating an in-lieu fee schedule. The benchmarks included an analysis of fees estimated to be equivalent in cost to delivering affordable units either on site or in a separate stand-alone building financed with Low Income Housing Tax Credits. Additionally, the report also identified estimated compliance costs for past residential projects in the City and also looked at other existing in-lieu fees for eight comparison jurisdictions. The report then summarized the various benchmarks that were evaluated and provided the supporting analyses. The original adopted fees (in 2021) resulting from the study shown below are updated annually by a percentage equal to the appropriate Construction Cost Index published by Engineering News Record for the preceding 12 months:

For-sale projects:

<u>Income Category</u>	<u>Fee (per square foot)</u>
<u>Above Moderate</u>	<u>\$ 2.60</u>
<u>Moderate</u>	<u>\$ 5.80</u>
<u>Low</u>	<u>\$ 9.00</u>
<u>Very Low</u>	<u>\$ 5.10</u>
<u>Extremely Low</u>	<u>\$ 5.60</u>

Rental projects:

<u>Income Category</u>	<u>Fee (per square foot)</u>
<u>Above Moderate</u>	<u>\$ 0.00</u>
<u>Moderate</u>	<u>\$ 6.20</u>
<u>Low</u>	<u>\$ 10.00</u>
<u>Very Low</u>	<u>\$ 5.30</u>
<u>Extremely Low</u>	<u>\$ 5.90</u>

Projects with 2-4 units are required to pay an in-lieu fee (based on the square footage of the development). When adopted, the fee for 2-4 unit projects was \$16 per square foot, with an automatic adjustment each year as described above.

The City also allows a developer to count units proposed to meet the City's inclusionary requirements towards qualifying for State Density Bonus law incentives and concessions. This provides developers with significantly more flexibility with development standards and parking requirements to maximize development on a site.

In total, the requirements for projects of five or more units include a requirement of either 7 or 10% affordable units to lower-income households. These requirements do not exceed the affordability level established in AB 1505 (2017) of 15% affordable units to lower-income households. As such, the City's requirements do not suggest an impediment to housing development based on the thresholds for heightened scrutiny of such regulations in State law. In practice, the City's inclusionary requirements have not prevented significant housing developments, as the City surpassed the City's overall RHNA target for the fifth housing cycle by a significant margin.

The City's requirements help to address the need for affordable workforce housing in the community, and do not pose an unreasonable constraint on the cost and supply of housing. Modifications to development standards available through the density bonus regulations help to reduce development cost and thereby facilitate production of affordable units.

III.A.2 Development Processing Procedures

III.A.2.a Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of State requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. While the permit review process adds time to the overall development process, these procedures protect the public health and safety and do not pose an unreasonable constraint to the cost and supply of housing.

The Review Authority for housing projects depends on the type of housing project. Table 10A-22 below details the different decision-making authorities for residential and mixed-use projects. As shown below, Director decisions do not require a public hearing. Design Review Board review for housing projects includes 2 to 3 public hearings, depending on whether preliminary and conceptual

review are conducted at the same hearing (see process discussion below). All decisions by the Planning Commission and City Council are conducted at public hearings. As such, housing projects under the authority of the Director accompanied by Design Review Board review typically go through 2 to 3 hearings during the approval process and the potential for 1 to 2 hearings for appeals. Housing projects under the authority of the Planning Commission typically go through 3 to 4 hearings during the approval process and the potential for one hearing on appeal.

Table 10A-22 – Land Use Decision Authority

Approval Type	Review Authority			
	Director (no hearing)	Design Review Board (hearing)	Planning Commission (hearing)	City Council (hearing)
Single-Unit Detached	D	AR	A	A
Multiple-Unit Dwelling and Single-Unit Attached (Up to 4 Units)	D	AR	A	A
Multiple-Unit Dwelling and Single-Unit Attached (5 or More Units)	-	R	D	A
Mixed-Use (in most cases)	-	R	D	A

AR – Approval Required R – Recommendation D – Decision A – Appeal

The project types above typically require either a Land Use Permit or Development and Design Review. Certain residential uses require a Conditional Use Permit. Additionally, projects may require legislative actions under certain circumstances. Below is a discussion of these different approval types, what project types require them, and an analysis of how the specific procedure may provide impediments to housing.

Land Use Permit

Single-Unit Detached Dwellings in residential zones (except RHMP) and multiple-unit projects (4 units or less) are permitted in the RP, RM, and RH zone districts subject to the issuance of a ministerial Land Use Permit. Design Review (see below) is also required and approval of a subdivision map by the City Council may be required, pursuant to State law.

Findings

The findings required for a Land Use Permit are found in GMC §17.52.070 and are as follows:

- There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.
- The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.
- The proposed development is located on a legally created lot.
- The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

The review authority for a Land Use Permit is the Director of Planning and Environmental Review, or the Director’s designee. In practice, Land Use Permits are typically issued by the case planner for the application. The findings above are standard findings that do not create uncertainty in the review process.

Development Plan

Multiple-Unit projects (five or more units) in the RP, RM, and RH zone districts and mixed-use projects in the C-OT, CC, and OI zone districts are subject to the approval of a Development Plan and with Design Review (see below).

One significant benefit of the Development Plan process is the applicant can deviate from height, lot coverage, buildings separation, setbacks, parking, landscaping, and/or screening requirements specified in the applicable zoning district for the project and there is no limit on the given deviation.

However, currently there is no allowance within a Development Plan to deviate from the maximum residential density in the applicable zoning district for the project which could potentially limit the number of dwelling units a project can include even where additional density may be suitable for a site. Subprogram HE 2.1(e) includes a revision to the Development Plan procedures to allow an adjustment to the residential density standard as part of a Development Plan.

The procedural differences between a Land Use Permit and Development Plan are significant. As noted above, a Land Use Permit is a ministerial approval exempt from CEQA that is reviewed at the staff level. A Development Plan is a discretionary approval that triggers CEQA and includes review through a public hearing before the City's Zoning Administrator or Planning Commission.

Findings

The findings required for a Development Plan include those required for a Land Use Permit and the following findings found in GMC Section 17.58.080:

- The project as proposed is consistent with the General Plan.
- The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- Any significant environmental impacts are mitigated to the maximum extent feasible.
- The project will not conflict with any easements required for public access through, or public use of a portion of the property.

Findings 1, 3, and 4 are standard findings that should not create any uncertainty as these topics would be fully considered and analyzed by the case planner for the project. The second finding may provide some uncertainty because the review authority could specifically question the appropriateness of the proposed density for the project, even if the density is consistent with the allowed density in the zoning district for the site. As such, subprogram HE 2.1(k) includes a revision to the Development Plan finding 2 to remove reference to "density."

Mixed-Use Development Process

Development Plan

Mixed-Use development is allowed in the CC, OT, and OI zone districts with the issuance of a Development Plan (typically, based on expected total square footage of development), Major Conditional Use Permit, and Design Review.

The specific thresholds for a Development Plan in Title 17 for the CC, OT, and OI districts are based square footage (5,000 square feet in CC and OT, any square footage in OI). These thresholds significantly limit the potential for mixed-use projects in these zones to benefit from ministerial review with a Land Use Permit. To address this potential constraint, subprogram HE 2.1(j) includes a Title 17 amendment to exempt smaller mixed-use residential developments from the requirement for a Development Plan.

Major Conditional Use Permit

In addition to a Development Plan, mixed-use residential development in the CC, OT, and OI zoning districts also require a Major Conditional Use Permit. The Conditional Use Permit requirement for mixed-use in the CC zoning district is dictated by Land Use Element policy LU 3.3 and in the OT zoning district by Land Use Element subprogram LU 3.4(g). Major Conditional Use Permits are discretionary approvals that are considered by the Planning Commission. The findings for a Major Conditional Use Permit include those required for a Land Use Permit and the following findings found in GMC Section 17.57.050:

- The use as proposed is consistent with the General Plan.
- The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.
- If processed without an associated Development Plan, these additional findings must also be made:
 - The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.
 - Any significant environmental impacts are mitigated to the maximum extent feasible.

The requirement for a Major Conditional Use Permit for all mixed-use projects is a potential barrier to mixed-use redevelopment in the CC, OT, and OI zoning districts because it increases the timeline for approval and adds uncertainty to the approval process. As such, subprogram HE 2.1(g) includes an implementation action to amend the Land Use Element and Title 17 to remove the Conditional Use Permit requirements for mixed-use housing.

Design Review Process

The City requires design review of projects to ensure their fit with the community. While Design Review may require processing time and often alterations to meet the intended goals of Design Review, it is not considered a significant time constraint because of the importance that new projects blend in with the community. Projects that integrate into the existing neighborhood fabric, both visually and structurally are goals of Design Review. Design Review increases approval certainty by providing an opportunity for design issues to be raised early on in the review process, thus helping to ensure community acceptance of a proposed project and thereby reducing potential delays due to community objections and appeals.

The Design Review process is conducted by the Design Review Board (DRB), with assistance from City staff. All design guidelines, architectural guidelines, and development standards may be obtained from the City's Planning and Environmental Review Department from the City's website. Additionally, the Planning and Environmental Review Department has counter hours (either in person or virtual) 5 days a week, Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 12:00 p.m., at which time City staff is available for questions applicants or members of the public may have regarding the Design Review process and/or a project that is going through the process. Agendas, staff reports and project plans are available to the public online 72 hours before a project is heard at a DRB meeting as well.

The Design Review process includes three levels of review. The first step is Conceptual Review of the project, which is an initial presentation and discussion of the proposed project before the DRB. The applicant provides photographs, a site plan, statistics, and schematics for this presentation. The purpose of this first step is to provide the applicant with direction early in the process so that additional time and money is not expended on a project that is not consistent with site planning, architectural style, and relationship to the site and surrounding neighborhood. The second step is

Preliminary Review, which is the substantive analysis of the project's design by both the DRB and staff. The applicant provides a complete site plan, floor plans and roof plans, elevations, and a preliminary landscape plan. The purpose of this second step is to ensure that the project's design is consistent with applicable City architectural guidelines and development standards and resolution of fundamental design issues. Preliminary Review is the formal decision point, at which an appeal can be lodged, for the project design. The third step is Final Review, which is a consultation/presentation to show compliance with standards and prior approval(s) and presentation of completed working drawings and all final project details.

The findings required for Design Review are found in GMC Section 17.58.080 and are as follows:

- The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
- Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.
- The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.
- There is harmony of material, color, and composition on all sides of structures.
- Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.
- The site grading is minimized and the finished topography will be appropriate for the site.
- Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.
- The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.
- All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.
- The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.
- The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The first and third Design Review findings listed above, when viewed in light of General Plan subpolicy LU 2.2(i), which requires the City to consider the "[p]revailing densities of adjacent developed residential areas" when considering density for a new residential development, could limit residential development that is otherwise allowed on a potential housing site. The Housing Plan includes subprogram HE 2.1(k), Revised Findings, to ensure these findings and policy cannot be used to reduce residential density of a proposed project.

It is important to note that if a project qualifies under State law for objective, ministerial review, the above-described Design Review procedures and findings are not used. Projects qualifying for ministerial review under SB 35 are subject to GMC Chapter 17.44, which includes objective design standards and findings that are applied ministerially at the staff level. Additionally, subprogram HE 2.1(j) includes a Title 17 amendment to allow streamlined review under Chapter 17.44 for all housing projects with 100 percent affordable units (excluding manager units).

Processing Timelines

Summarized in the table below are the estimated typical timeframes for the review of various types of projects. As shown in the table, the level of CEQA review is a significant factor in the overall approval timeline for discretionary projects. The responsiveness of the applicant is also a notable factor outside of the City’s control. It is the responsibility of the applicant to respond to feedback and update plans through the Design Review process in order to keep the project moving forward.

Project Type	Review Timeframe¹
<u>Ministerial Project with Design Review²</u>	3-6 months
<u>Discretionary Project with Design Review, CEQA Exempt³</u>	3-6 months
<u>Discretionary Project with Design Review, ND/MND Required³</u>	6-8 months
<u>Discretionary Project with Design Review, EIR Required^{3,4}</u>	One year minimum

Notes:

1. Approximate time from when an application is deemed complete through project approval.
2. Typical projects falling into this review category include single-family residences and small multi-family residential projects of up to four units.
3. Review times for larger multi-family and mixed-use projects are largely dependent on the type of CEQA review required. Site and project specific factors (i.e., whether the site is vacant or in-fill) impact the type of review required.
4. In Goleta, projects requiring an EIR have historically also required a legislative action, adding to the project’s complexity. In some cases, these projects have undergone a multi-year review process.

The lists below provide additional details on the review steps and timelines required for various project types. As noted in the previous Design Review discussion, this process does not serve as a constraint to development. The process serves to proactively identify and address potential issues; thereby saving time in the review process and preventing delays later in the process.

- Ministerial Project with Design Review (Single-unit dwelling; Multi-unit dwelling development up to four units):
 - Application filed 1 day
 - Submittal review 15-30 days Letter sent day after review completed but no later than day 30
 - Resubmittal..... varies
 - First Noticed DRB meeting ... 4-6 weeks from completeness determination
 - DRB subsequent meetings ... 2-4 months depending on complexity of application
 - Land Use Permit approved ... approximately 4 - 5 months from the application submittal
- **Discretionary Project; Design Review; CEQA Exempt:**
 - Application filed 1 day
 - Submittal review 29 days
 - Letter sent on day 30
 - Resubmittal..... varies
 - DRB meetings 1-4 months
 - Staff report..... 5-7 days prior to each DRB meeting
 - Public hearing..... 10-day noticing period prior to DRB hearing (15-day on-site noticing)
 - Appeal period 10 days after decision
- **Discretionary Project; Design Review; Mitigated Negative Declaration (MND):**
 - Application filed 1 day
 - Submittal review29 days
 - Letter senton day 30
 - Resubmittal.....varies
 - DRB meeting4 months
 - Draft MNDup to 6 months to prepare
..... Notice of Availability published at time of MND release

- Public Review Period 20-30 days
- Preparation of Final MND – varies based on comments
- Hearing on Final MNDwithin 10 days of release of final MND
 -Staff report 5-7 days prior to the project hearing
- Public hearing10-day noticing period for environmental determination
 - and project action (15-day on-site noticing).
- Appeal period10 days after decision
- **Discretionary Project; Design Review; Environmental Impact Report (EIR):**
 - Application filed 1 day
 - Submittal review 29 days
 - Letter sent on day 30
 - Resubmittal..... varies
 - DRB meetings 3- 6 months
 - Draft EIR..... 6-12 months to prepare
 - Environmental Hearing Officer
 - Hearing on EIR within 45 days of release of draft EIR
 - Final EIR..... varies based on comments
 - Staff report..... 5-7 days prior to hearing on environmental
 - determination and project action.
 - Public hearing 10-day noticing period (project may require 2 to 3
 - separate decision-maker hearings)
 - (15-day on-site noticing)
 - Appeal Period 10 days after decision

The length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development is dependent on the complexity of the project and factors that the City has no control over, such as the developer’s financing arrangements and market conditions. The estimated time between receiving an entitlement and submitting a building permit application is estimated at around 6 months. Once the applicant has received an entitlement, it takes time for the applicant’s team to prepare the final plans and reports such as the full set of architectural drawings, stormwater plans, a hydrological report, grading plans, and improvement plans (road, sewer, water). This process may be quicker or slower depending on the complexity of the project and how much risk the applicant wants to take to authorize plan development prior to entitlement.

Streamlined Procedures

The City adheres to the processing requirements of the Permit Streamlining Act (Government Code Section 65920 et. seq.). Consistent with these requirements, the City makes a completeness determination within 30 days of application submittal (Government Code §65943). The City includes this 30-day completeness review timeline for all projects, not just those that qualify under the Permit Streamlining Act, in GMC subsection 17.52.030(B).

However, the Permit Streamlining Act does not apply to legislative land use decisions, such as amendments to the General Plan. Recently, multiple residential projects were not subject to the Permit Streamlining Act because the projects included a General Plan amendment. One project in particular, required a General Plan amendment to change the mapped environmentally sensitive habitat area (ESHA) on the site (Figures 3-5 and 4-1 of the General Plan). The procedures for changes to the mapped ESHA in the General Plan are guided by Conservation Element Policy CE 1.5. Under that policy, a project may be approved prior to revisions to Figures 3-5 and 4-1, with review by the City biologist and the Planning Commission. However, in practice to date, these amendments have been processed with the project. This practice can lead to longer processing

times, including additional hearings, for a project without other required legislative approvals. To address this issue, subprogram HE 2.1(j), includes an amendment to Policy CE 1.5 and Title 17, if needed, to clarify the process to make changes to mapped ESHA and ensure that these changes are not treated as a General Plan amendment for a project.

The City's zoning regulations (GMC Section 17.71.010) include limitations on public hearings for projects qualifying under California Government Code §65589.5(h)(2) (limiting qualifying projects to five hearings). The City also developed objective design standards consistent with SB 35 (2017) requirements for streamlined, objective review of certain residential and mixed-use developments. On November 15, 2022 the City Council adopted Ordinance No. 22-14 establishing objective design standards and associated ministerial permit procedures for projects that qualify under SB 35 or other State law. These new regulations are codified as Chapter 17.44 of the GMC.

Additionally, subprogram HE 2.1(j) is included to allow 100 percent affordable housing projects ministerial review pursuant to the procedures and standards in Chapter 17.44.

Requests for Lower Density

Housing development applications typically propose densities near the maximum allowable. This is attributed to high land cost and housing demand in the south coast areas of Santa Barbara County.

III.A.2.b Environmental Review

Environmental review is required for all discretionary development projects under CEQA. As evidenced in the Processing Timeline discussion above, the level of CEQA review has a significant impact on project processing times, particularly if an EIR is required. Goleta follows the procedures set forth in CEQA and its guidelines with respect to environmental review and analysis and public noticing requirements. EIRs can take up to a year (or longer) to prepare, when all noticing and public review periods are taken into account. Negative Declarations and Mitigated Negative Declarations typically take around 6 months.

Environmental protection requirements, including protection of endangered species, may add time to the development process and additional cost where it is necessary to evaluate the effects of the project and mitigate adverse impacts. While CEQA often acts as a constraint to the cost and supply of housing and creates uncertainty in the development process, it is a State mandate that the City has no ability to change.

III.A.3 Development Fees and Improvement Requirements

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Almost all of these fees are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table 10A-23 shows fees associated with new development in Goleta. The City adjusts fees based on inflation annually. The last comprehensive revision to development impact the fee schedule occurred in 2019. The last comprehensive revision to the City's user fees occurred in 2021.

City review fees include the required land use entitlement, design review fees, and estimate building permit fees. For a single-unit dwelling, the assumed entitlement is a Land Use Permit and the cost for that entitlement is assumed to be the deposit amount for new residence Land Use Permit. That amount of \$4,218 represents the estimated cost for the entitlement based on the recent fee study. Other discretionary approvals like modifications, variances, and General Plan amendments are not typical for new single-unit dwellings and are therefore not included in the estimate. For a multiple-unit project, the typical entitlement is a Development Plan. For the per unit

estimate in Table 10A-23, the estimate is derived from a recent 175-unit project. The estimate includes the cost for processing the Development Plan, a General Plan **and zoning amendments** that **were** needed for the project to change the land use designation on the site, a post-discretionary Land Use Permit, permit compliance review during construction, permit compliance monitoring, costs for a map clearance, and environmental review (for a Mitigated Negative Declaration). **The approvals noted above are processed as deposit cases and charged based on staff time, and any consultant support, to process the necessary entitlements. As of March 7, 2023, the initial deposits for these applications are: \$8,964 (Development Plan); \$10,546 (General Plan Amendment); \$10,546 (Zoning Amendment); \$4,218 (Map Clearance); and \$896 (Zoning Clearance – Effectuating Permit [permit compliance]). There is also a fixed fee for an environmental hearing of \$653. Processing necessary environmental documentation is included with the land use entitlement approval deposit case.**

The City requires developers to provide onsite and offsite improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction, and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program contains a schedule of public improvements—including street improvements and other public works projects—to facilitate the City's continued development according to the City's General Plan. The program helps ensure that construction of public improvements is coordinated with private development.

Table 10A-23 – Planning and Development Fees

Fee Category	Fee (per unit)	
	Single-Unit Dwelling ¹	Multiple-Unit Dwelling ²
City Review Fees		
Land Use Entitlement(s)	\$4,218	\$1,604
Design Review	\$1,561	\$1,561
Estimated building permit fees	\$10,782	\$1,421
City Development Impact Fees		
Public Administration	\$3,488	\$2,531
Library	\$1,085	\$788
Park (non-subdivision)	\$13,588	\$8,979
Storm Drain	\$4,065	\$2,959
Transportation ³	\$14,068	\$7,315
Bicycle and Pedestrian	\$3,496	\$2,536
Other Agency Fees		
Santa Barbara County Fire Department		
Fire Protection Certificate	\$536	\$27
Development Review	\$0	\$1,247
Residential Fire Mitigation fee	\$1,180	\$658
Sprinklers Plan Check fee	\$232	\$12
Goleta Water District		
Connection Fee ⁴	\$12,247	\$6,804
Goleta Sanitary District		
Connection	\$2,295	\$1,608
Permit	\$189	\$9
Inspection	\$189	\$9

Fee Category	Fee (per unit)	
	Single-Unit Dwelling ¹	Multiple-Unit Dwelling ²
School fees ⁵	\$7,500	\$4,181
Estimated total development fees	\$80,577	\$44,239
Fees as percent of total development cost⁶	10.1%	9.9%
Notes: ¹ Assumes a 2,000-square foot house on a legal lot. ² Assumes a 20-unit apartment building with 22,300 square feet. ³ Based on fee of \$13,588 per PM Peak Hour Trip. Includes 1 Peak Hour Trip per Single-Unit Dwelling and 0.52 Peak Hour Trips per Multiple-Unit Dwelling. ⁴ Based on City of Santa Barbara water demand factors from 2018-2019 and Goleta Water District cost per acre-foot from July 1, 2013. ⁵ Rate based on charge of \$3.75 per square foot (as of May 2019). ⁶ Based on total development cost of \$800,000 for single-family unit and \$446,000 for multiple-unit dwelling.		

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

However, the City does identify specific project types to receive fee waivers and reductions. Currently, these waivers and reductions are included in City Council Resolution No. 22-68. Resolution No. 22-68 includes three categories for DIF waivers and reductions. First, ADUs under 500 square feet receive a 100% DIF waiver (this waiver is no longer relevant based on changes in State ADU law prohibiting DIFs on ADUs under 750 square feet). DIFs for ADUs over 750 square feet are capped at \$5,000. Second, all DIFs are waived for the first 15,000 square feet of development for projects by qualifying non-profit organizations. Third, special care homes, residential care facilities, assisted living centers, supportive housing, transitional housing, special needs housing, childcare facilities, family day cares, and day cares receive an 85-100% DIF waiver, depending on whether the use is run by a qualifying non-profit.

III.A.4 Short-Term Vacation Rentals

A short-term vacation rental is considered a tenancy of less than 30 days. The City currently does not regulate short-term vacation rentals as a land use within Title 17 of the GMC as long as long as a Short-Term Vacation Rental Permit is attained from the City (see Section 17.41.240). The requirements for these permits are detailed in Chapter 5.08 of the GMC. These regulations do not act as a constraint on the cost and supply of housing. However, Program HE 1.7 includes monitoring of short-term vacation rentals to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals.

III.B Non-Governmental Constraints

This section provides information regarding the effects of non-governmental constraints on the cost and supply of housing. Topics addressed include environmental conditions, availability of infrastructure, the cost of land and construction, and the availability of financing.

As with other coastal jurisdictions in California, these issues make housing development challenging and expensive. In Goleta, the most significant constraint is currently the moratorium on new water connections by the Goleta Water District (GWD). As an independent special district, the City of Goleta has no authority to control GWD policies and operations.

III.B.1 Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency (FEMA) flood hazard regulations,

the Clean Water Act, Endangered Species Act, Coastal Act, California Fish and Game Code and Alquist-Priolo Act). The City's General Plan/Coastal Land Use Plan has been designed to protect sensitive areas from development and to protect public safety. As discussed in Section V, Residential Land Inventory, the analysis of potential sites to accommodate the City's RHNA allocation has included account any environmental constraints that affect development. However, environmental constraints were not considered in reducing residential development potential due to the inclusion of Program HE 2.1(e) in the Housing Plan. Program HE 2.1(e), **Allowed** Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the residential density methodology in the City from a net lot area (that excludes public rights-of-way, public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology. **As shown in Figure 5-2, Fire, Flood, and Tsunami Hazards Map in the Safety Element, there are no mapped very high fire hazard zones in the City. Therefore, fire hazards are not discussed below as other hazards are.**

III.B.1.a Seismic and Geological Hazards

Seismic hazards include ground rupture, ground acceleration, liquefaction, and tsunamis. Goleta lies within 5 miles of at least two major faults and fault systems, placing the community in an area of high seismic risk. Nearby faults include the Glen Annie fault as well as the Carneros and More Mesa faults. Several of these local faults are considered to be possibly or probably active.

Goleta may also be subject to earthquakes occurring along unknown faults. Major potential hazards occurring in the project area from seismic activity involve ground shaking and related effects from earthquakes on local and major regional faults. Earthquakes cause a significant amount of damage, particularly as a result of the impacts of ground shaking. Ground shaking can result in surface rupture, liquefaction, and landslides, ultimately causing the failure of buildings and city infrastructure.

Some areas of the City are also at risk from non-seismic geologic hazards, including soil erosion and landslides, because of the many unstable geologic features in Goleta. Soils, slopes, and cliffs are subject to erosion, weathering, groundwater withdrawal, and seismic processes that could damage buildings, threaten public safety, and degrade environmental quality. The General Plan Safety Element contains recommended actions and regulations to minimize risks associated with development in areas with steep and/or unstable slopes, including requiring erosion control measures and minimizing grading activities in sensitive areas.

To prevent or minimize damage associated with earthquakes, the Safety Element provides for various land use policies, zoning and construction code requirements, and other programs that require: (1) site-specific geologic investigations for residential development of four or more units and that require incorporation of recommended mitigations, (2) all new construction to conform with structural and safety standards in the latest edition of the state building codes, and (3) complete seismic retrofit of unreinforced masonry buildings in accordance with code requirements.

These policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Section 17.32.050, Geologic Hazards.

Seismic and geological issues are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.b Flood Areas and Hazards

There are approximately 640 acres (about 1 square mile) within the FEMA-designated 100-year floodplain within Goleta. This is approximately 12 percent of the entire area of the City. About 168 acres (about one-quarter of the entire amount) is in the Old Town area east of Fairview. About 2.9 million square feet of building space (as measured by building footprints) is located in these

designated areas. Approximately 800 housing units (about 7 percent of the total housing stock) are located in flood hazard areas.

Most of the developed area subject to flooding is along creeks flowing into Goleta Slough. The natural and engineered drainage systems cannot fully contain periods of high runoff through the five major creeks in this area. In addition, there may be localized flooding due primarily to undersized storm drains. Therefore, in some cases, developers of new residential projects may be required to upgrade storm drainage systems to mitigate flood hazards.

To prevent or minimize damage associated with flooding, the Safety Element provides for various land use policies, zoning and construction code requirements, and other programs that generally enforce the flood control measures required by FEMA. In addition, the General Plan supports a capital project that will remove this hazard from much of the area designated in Old Town where mixed-use activities may occur.

Relevant Safety Element policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Chapter 17.31, Floodplain Management.

Flood hazards are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.c Noise

The Noise Element describes noise constraints on new residential development. The policies of the Noise Element are intended to protect public welfare. While they may increase the cost of new development and could require some design mitigation to address potential impacts, they are considered essential to the health and safety of future residents.

Relevant Noise Element policy requirements were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Section 17.39.070, Noise.

Noise impacts are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.d Hazardous Materials/Crude Oil and Petroleum Products

The State of California defines a hazardous material as a substance that is toxic, ignitable or flammable, or reactive and/or corrosive. Goleta has a history of urban uses, including extensive and diverse industrial, commercial, agricultural, and residential uses. These activities have resulted in known contaminant releases occurring at active remediation sites, some closed sites, and a number of properties that can be considered high risk for contamination based on historic or current land uses.

Historically, extensive areas of the City were used for oil and gas production, notably in the western coastal portions of the City. Remnants of this activity may have left behind toxic wastes and wellheads that could pose significant hazards for new residential and recreational activities. Development proposals in these areas must be closely examined to ensure that these potential hazards are not present or have been fully mitigated.

Although there is no oil and gas processing currently occurring within the City, two projects to fully decommission, plug and abandon, and remove remnant oil and gas facilities are underway. These activities are being supported by the Ellwood Onshore Oil and Gas Processing Facility (EOF), which is located on 4.46 acres in the City. The facility was previously used to treat crude oil and gas produced from Platform Holly, located approximately 2.5 miles offshore and the PRC 421

wells, located on State lands at Haskell's Beach. The PRC 421 piers have been fully plugged and abandoned, and are currently in CEQA review for removal of the supporting infrastructure and final site restoration. The 30 underwater wells associated Platform Holly are currently being plugged and abandoned and the final disposition of the Platform and supporting infrastructure will begin CEQA review shortly thereafter. Subsequent to completing the full decommissioning of the PRC 421 and Platform Holly facilities, the EOF will no longer be needed to provide decommissioning support and the State and City can begin analyzing the final disposition of that final remaining, remnant oil and gas facility.

As of March 29, 2023, there was only one leaking underground storage tank within the City that is not a closed case. That site is not in the City's sites inventory.

Hazardous materials, including site contamination, and petroleum production are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

III.B.1.e Biological Resources

In Goleta and surrounding areas, nineteen habitat types support a variety of plant communities and wildlife. Most of the land within the City is developed with a variety of agricultural, residential, commercial, recreational, and industrial land uses. Undisturbed native habitat is present in the mountain region where the national forest provides protection from development. Elsewhere, undisturbed native habitat is present either along narrow riparian corridors or in scattered undeveloped lands of varying sizes and under different management authorities. The most extensive undeveloped land with important habitats in Goleta and its immediate vicinity include the City-owned Ellwood Mesa Park, Santa Barbara Shores Park, Lake Los Carneros Natural and Historic Preserve, extensions of Goleta Slough, and major stream corridors within the City.

The City's General Plan Conservation Element includes extensive protections for ESHA. These policies were included in the City's zoning requirements of Title 17 of the GMC in 2020. Specific regulations can be found in Chapter 17.30, Environmentally Sensitive Habitat Areas. ESHA protections are applied to a variety of habitats, including native oak woodlands.

The presence of these biological resources and laws designed to protect them can act as a constraint on residential development. Biological resources are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period. However, allowed density on residential sites is currently limited to the net area of the site once constraints, including ESHA and ESHA buffers, are removed (See Land Use Element subpolicy LU 2.2 and GMC subsection 17.03.060). However, Program HE 2.1(e), Allowed Densities, includes a zoning and General Plan Amendment (if determined to be necessary) to change the residential density methodology in the City from a net lot area (that excludes public rights-of-way, public easements, floodplains, environmentally sensitive habitat areas, and areas with archaeological or cultural resources) to a gross lot area methodology. Therefore, biological resources do not preclude the City's ability to achieve the RHNA allocation.

III.B.1.f Agricultural Resources

Consistent with California Government Code §65589.5(c) of Housing Element law:

The Legislature also recognizes that the premature and unnecessary development of agricultural lands for urban uses to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands...

The General Plan places a priority on retaining zoned farmland for agricultural uses through the inclusion of Land Use Element subpolicy LU 7.5 (City of Goleta Heritage Farmlands), which was approved through a voter initiative in 2012. This subpolicy requires, with some exceptions, a vote of the citizens of Goleta to convert any land designated as Agriculture, which is ten acres or more in area, to any other land use designation. Since agricultural land is a potentially suitable site for housing, this state policy reflected in the General Plan constrains the potential supply of land for housing. However, this policy does not preclude the City's ability to achieve the RHNA allocation because adequate sites have been identified without requiring the consideration of converting agriculturally zoned lands.

III.B.1.g Historic and Archeological Resources

The General Plan establishes policies to protect important historical and archeological resources in the community. Where these resources are found, constraints may be imposed on the location or intensity of new housing. Historical and archaeological resources are not expected to preclude development as anticipated in the inventory of sites for potential residential development during the planning period.

On April 19, 2022, the City adopted new historic and archaeological resource protections in Title 17 of the Goleta Municipal Code (Chapter 17.33, Historic Resource Preservation and Chapter 17.43, Archaeological and Tribal Cultural Resources). The new regulations create historic designation categories and establish a process to designate properties as a historic resource based on eligibility criteria; establish regulations and processes regarding alterations to designated properties; establish processes and criteria when any earth-disturbing activities in native soils are proposed; and establish development standards that would apply to earth-disturbing activities in case subsurface archaeological or tribal cultural resources are found during construction. The regulations may affect some property owners, especially property owners of designated historic resources. The regulations regarding archaeological and/or tribal cultural resources could potentially affect any property owners who are contemplating work involving earth-disturbing activities; however, they are necessary in order to comply with existing State policies and regulations regarding cultural resources and do not pose an unreasonable constraint on the cost and supply of housing.

III.B.2 Infrastructure

Site improvements include water, sewer, circulation, and other services and infrastructure needed to serve residential developments. Although most of the community is well served by infrastructure for existing needs, several areas still face various infrastructure constraints. Moreover, the availability of water for all of the communities in Santa Barbara County remains a potentially significant long-term constraint on the total amount of development that can be supported in the Goleta Valley.

Water supply. Water is supplied to new development within the City by the Goleta Water District (GWD). The GWD is a special district that is independent of the City of Goleta or other municipal government. The GWD was formed in 1944 to provide water to the Goleta Valley. The GWD initially relied on local groundwater until the Federal Cachuma Project began making deliveries in 1955. Since that time, the Cachuma Project has been and continues to be the primary water supply source for the GWD. Current GWD water supplies also include water from the State Water Project, groundwater, and recycled water. According to the GWD 2020 Urban Water Management Plan Update (Tables 8-3, 8-4, and 8-5), GWD supplies will meet water demands including with projected buildout under average, single dry year, and multiple dry years through 2040.

The SAFE Ordinance, approved by GWD voters in 1991 and amended in 1994, allows GWD to provide new service connections at a rate not to exceed one percent of total potable water supply

when certain conditions are met. The SAFE Ordinance prohibits the District from allocating water to new or additional potable water service connections to properties not previously served by the GWD, unless: (1) GWD receives 100 percent of its annual Cachuma Project allocation; (2) GWD has met all of its Wright Judgment obligations; (3) there is no water rationing; and, (4) GWD has met its obligation to make its annual storage contribution to the drought buffer (related to groundwater basin levels).¹⁴ As of early 2023, the four conditions have not been met so no new services connections are being provided by GWD within the City. However, in March 2023, GWD staff informed the City that the GWD expects the four conditions for new water service to be met by the end of 2023. At that point, the GWD can issue new service up to 1% of the GWD's annual water availability. The GWD expects this to equate to 150-160 acre-feet per year.

Therefore, the sites inventory assumes that sufficient water supplies will be made available to serve residential development during the 2023-2031 planning period commensurate with the RHNA allocation. Program HE 3.2(f) is included in the Housing Plan describing actions the City will take to work cooperatively with GWD to obtain water supplies to serve new residential development.

Wastewater treatment. Two separate special districts, Goleta Sanitary District (GSD) and Goleta West Sanitary District (GWSD), provide wastewater collection, treatment, and disposal services to the Goleta Valley and territory within the City. GWSD serves the western portion of the city with a collection system only. The eastern portion of the city is served by GSD, which collects, treats, and disposes all wastewater, including wastewater received from GWSD. A recent assessment of wastewater treatment capacity prepared in conjunction with the Local Coastal Program concluded that facilities are adequate to serve a population of 53,000 residents, which exceeds the level of development needed to serve projected housing growth needs during the planning period. Therefore, wastewater treatment capacity is not expected to preclude housing development commensurate with the RHNA allocation for the planning period.

GWD, GSD, and GWSD must comply with the requirements of SB 1087 (2005) as codified in Government Code Section 65589.7 through their own policies and procedures. GWD included SB 1087 procedures in its June 2020 Standards and Specifications (Section 2.01.05). GSD adopted a resolution in 2006 to address SB 1087. GWSD adopted an update to its own policies and procedures to address SB 1087 through GWSD Resolution No. 06-692.

Dry utilities. “Dry utilities” such as electricity, internet, cable, and telephone service are provided by private companies and are expanded to serve new development as it occurs. There are no known constraints related to dry utilities that would preclude development as anticipated during the planning period.

III.B.3 Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and the economic downturn following the 2008 mortgage crisis had a negative effect on property values. However, during the past year (2021/2022) the real estate market has seen strong appreciation. Because of the very small number of land sales, it is not possible to generalize about land cost in Goleta. Some real estate professionals estimate the typical land cost in the south coast area as approximately \$65 per square foot. Per-unit land cost is generally affected by density—higher density allows the cost to be spread across more units, reducing the total price. The City’s land use plan and zoning regulations identify appropriate areas for higher-density housing to help mitigate the constraint of high land cost in coastal areas.

¹⁴ <http://www.goletawater.com/assets/uploads/Final%202020%20Urban%20Water%20Management%20Plan.pdf>

III.B.4 Construction Costs

Residential construction costs vary depending on the type of construction and amenities. Construction cost is affected by the price of materials, labor, development standards, and general market conditions. During the past two years, the cost of labor and construction materials have increased significantly. Construction cost data published by RS Means (2021) indicated the per square foot cost of single-family construction in the Santa Barbara area is a minimum of approximately \$224 per square foot, excluding site improvement, labor, and soft costs. According to the City of Santa Barbara, estimated multi-unit construction cost ranges from \$437 to \$447 per square foot of gross building area, inclusive of hard and soft costs.¹⁵

While construction costs act as a significant constraint on the cost and supply of housing, the City has no influence over materials and labor costs, and the building codes and development standards in Goleta are not substantially different from standards of other cities in the area.

III.B.5 Cost and Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs.

Goleta is similar to other communities in California with regard to private sector home financing programs. In the past few years, mortgage interest rates have been at historic low levels, although as of early 2022 interest rates have risen significantly due to inflationary pressures. For buyers with good credit histories, mortgages are widely available although rising interest rates have adversely affected affordability. Information regarding financing resources available to developers and homeowners is detailed in Section II.B, Financial and Administrative Resources. The Housing Plan includes Program HE 2.7 to support funding for affordable housing.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (redlining). In monitoring new construction sales, resales of existing homes, and permits for remodeling, the City has not seen any indications that redlining is practiced in any area of the City. In addition, the Housing Plan includes Program HE 3.1 – Affirmatively Furthering Fair Housing Opportunities to support fair housing organizations in making information widely available regarding fair lending laws.

III.B.6 Santa Barbara Airport

The City of Goleta surrounds the Santa Barbara Airport on three sides, including both ends of the larger commercial runway at the Airport. Almost the entire city of Goleta is located within the Airport Influence Area (AIA). The Airport Land Use Commission (ALUC), a body within the Santa Barbara County Association of Governments, participates in the regulation of land use within the Airport's AIA.

The ALUC approved a new Airport Land Use Compatibility Plans (ALUCP) at its meeting on January 19, 2023. The ALUCP includes Safety Zones (Zones 1-6) by the runway ends. Within these zones, different uses are either compatible, conditionally compatible, or incompatible with airport operations. Relevant to housing, residential development greater than 4 dwelling units per acre is incompatible with Safety Zones 1, 2, and 5 and no sites in the City's inventory are included in these zones. Residential development greater than 4 dwelling units per acre and conditionally

¹⁵ City of Santa Barbara, Draft 2023 Housing Element

compatible in Zones 3 and 4 (including a maximum density of 25 units per acre on any single acre) and no sites in the City's inventory are precluded from the density assumed in the sites inventory because of this limitation.

Pursuant to Public Utilities Code Section 65302.3, the City must now amend the General Plan to be consistent with the ALUCP. This will include updates to the City's Safety Element, Noise Element, and Land Use Element. This process is underway as of March 2023.

While the Airport acts as a constraint on housing development in some locations and some potential sites were removed from consideration because of their proximity to the Airport, it does not preclude the City from accommodating its assigned share of regional housing needs during the planning period.

IV. Evaluation of the 2015–2023 Housing Element

Section 65588(a) of the California Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. This section contains a review of the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2023-2031 Housing Action Plan.

- Table 10A-24 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, and accomplishments.
- Table 10A-24 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Effectiveness in meeting the housing needs of special needs populations

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households and persons with disabilities or other special needs. Recent accomplishments include the following:

- Approval of housing projects with affordable housing components. Projects included the Village at Los Carneros, which included 69 income-restricted units. This project represented largest addition of affordable housing within a single project since City incorporation.
- Creation of a new Affordable Housing Implementation Division within the Planning and Environmental Review Department and the hiring of the City's first ever Senior Housing Analyst. This new Division's duties include (1) managing and monitoring the inventory of existing affordable housing units, including rental housing units, (2) overseeing the creation and sale or rental of new affordable units to assure fair and consistent application of City rules, (3) administering public housing lotteries and housing preferences for local residents/employees, special needs populations, or other groups, (4) managing in-lieu housing funds, determining an in-lieu housing fee based on an in-lieu fee study, and preparing a Housing Trust Fund and Comprehensive Affordable Housing Finance Plan addressing how funds will be applied toward the development, preservation, and rehabilitation of affordable units, and (5) enforcing Fair Housing Act and tenant protections, including through rental housing mediation.
- Creation of a new City staff position and hiring of a Homelessness Services Coordinator within the Neighborhood Services Department. The City's first Homelessness Services Coordinator was hired in December 2022 and will implement the City of Goleta's Homelessness Strategic Plan through coordination of homeless services, using City, County, State and federal funding to move people from the streets to permanent housing. The Homelessness Services Coordinator will work closely with a diverse range of stakeholders, including internal City departments, regional county partners (County Departments, Elected Leader's Forum, Continuum of Care, County Homelessness Task Force, etc.), local business and faith partners, non-profit service agencies (City Net, SB ACT, and New Beginnings' Safe Parking, etc.) and concerned residents.
- Adoption of new regulations to support the development of ADUs. After the adoption of these new regulations, the City saw a significant increase in the development of ADUs within the City. Prior to 2019, the City issued no Building Permits for ADUs during the planning period. The City issued 8 Building Permits in 2019, 18 in 2020, and 18 in 2021. As of November 1, 2022, the City had issued 21 Building Permits for ADUs in the calendar year of 2022, making 2022 the year with the most ADU Building Permits issued in the City's

history. Based on expected rent information provided by ADU applicants, many of the ADUs processed in the past four years will be affordable to lower-income households.

- The City Building Official coordinated with a potential applicant for a 3-D printed house within the City on an existing lot with a church and expressed confidence in confirming compliance with existing building code requirements for this new technology, which is expected to significantly reduce construction costs for new residential development.
- Adoption of fees for non-residential development and in-lieu fees for inclusionary housing to address affordable housing within the City.

The City recognizes the importance of housing lower-income and special-needs individuals and families. Unfortunately, past efforts by the City have focused on allowing projects for such populations, rather than facilitating or actively supporting such projects. More recently, the City has made an effort to assist special-needs projects, such as the Homekey 2.0 project in Goleta (the “Buena Tierra” project for formerly homeless individuals in the converted motel building), with permit-process guidance, public-meeting facilitation, and partial funding. Similar interdepartmental and interagency efforts will be made in the future to support projects for special-needs populations.

Table 10A-24 – 2015-2023 Program Evaluation

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>HE 1.1 Code Compliance. The City will continue its proactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and building standards. When code violations or deferred maintenance exist, property owners will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs.</p>	<p>PER NS&PS</p>	<p>2015-2022</p>	<p>Initiate investigation into housing-related code deficiencies generally within seven days of receiving a complaint</p>	<p>The Planning and Environmental Review Department, Sheriff's Department, and the City's Code Compliance Division respond to complaints and continue to work with homeowners to maintain compliance with all applicable zoning requirements and building standards. The City's full-time Code Compliance Division expanded to two full-time Code Compliance Officers and one Office Specialist in 2021 and focused on responding to complaints that are either zoning or Building Code-related, as well as pursuing enforcement action when necessary.</p>
<p>HE 1.2 Housing Rehabilitation. The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.</p>	<p>NS&PS</p>	<p>2015-2022</p>	<p>Preserve 82 housing units</p>	<p>In the past, the City supported volunteer efforts using Redevelopment Agency Housing Rehabilitation Grants that paid homeowners to get their homes repaired and maintained at no cost to them. Due to the 2012 dissolution of Redevelopment Agencies (RDA) by the State, the City was no longer able to offer those housing rehabilitation grants. Further, as an additional result of State legislative actions, the City was unable to retain any of the "Low- to Moderate-Income RDA Set-aside Funds" for future housing programs. The City continued to explore other funding sources and opportunities to formally organize volunteer programs and has informed non-profits specializing in this area of rehabilitation that the City will help to promote any programs that will assist its residents through the City's website or by allowing dissemination of brochures and flyers at City Hall and the City Library. Due to the COVID-19 pandemic, most in-person volunteer efforts in 2020 and 2021 were discouraged. The City has no record of preservation of any units during the planning period.</p>
<p>HE 1.3 Monitor and Preserve Assisted Affordable Housing Units. The City will strive to ensure that all affordable housing — whether provided through government subsidy programs or incentives granted by the City or County in approving projects, through deed restrictions, or through City or County inclusionary requirements — will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where the County's affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents. Specific actions include:</p>	<p>NS&PS PER</p>	<p>Annual</p>	<p>Preserve 33 affordable units</p>	<p>Many affordable housing units located within Goleta were established prior to the City's incorporation in 2002. For those units, documents establishing long-term covenants between the County of Santa Barbara and the leaseholder/property owner were recorded. Previously, where RDA-funded projects produced affordable housing after incorporation, the City assumed responsibility for recording affordability covenants and ensuring long-term compliance. After the State's dissolution of RDAs, the City began contracting with the Housing Authority of the County of Santa Barbara for compliance monitoring of its affordability covenants. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and follows up on any potential violations.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and potential expiration of affordability covenants. 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.</p>				<p>City staff maintains an inventory of the City’s affordable housing stock. As of 2021, there were 27 affordable housing projects in the City of Goleta, which make up a total 558 affordable units available for very low- to above moderate-income households. Of the available affordable units, 150 units are part of 10 homeownership projects, and 408 units are part of 17 multifamily rental projects.</p>
<p>b. Preservation Efforts for Units at Risk of Conversion. Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact nonprofits, (2) identify support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assist with expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide local affordable housing funds when available.</p>				<p>Housing Element policies and the current City Council place an emphasis on the need to preserve affordable housing units at risk of conversion. However, without significant new funding, the City does not have a realistic way at the present time to extend the terms of existing affordable housing covenants, either for ownership or rental units. Most potential strategies (e.g., provide grants, subsidized loans or mortgage payment offsets to homeowners and/or fund rehabilitation; purchase extended covenants; or provide financing to owners of rental projects) presuppose the availability of substantial funding, which unfortunately does not presently exist. In October 2021, the Planning and Environmental Review Department filled the newly created position of Senior Housing Analyst that will oversee development of a Comprehensive Affordable Housing Finance Plan (CAHFP) that will address 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.</p>
<p>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.</p>				<p>No new housing developments requiring affordable housing were approved within the Coastal Zone during the planning period, nor were any low- or moderate-income housing units demolished or converted.</p>
<p>HE 1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities. There are five mobile home parks with a total of approximately 650 spaces in Goleta. The City recognizes these mobile home parks as an important source of affordable housing and will work with residents, property owners, agencies, and nonprofit groups to seek ways to assist in the long-term protection and affordability of this unique source of</p>	<p>NS&PS PER</p>	<p>2015-2022</p>	<p>Preserve approx. 650 mobile homes</p>	<p>There were no Mobile Home Park closures during the planning period, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use Plan Map. The last approval by the City for a conversion occurred in 2009 (Resolution No. 09-12) allowing the single parcel mobile home park (Rancho Mobile Home Park) to be converted to multi-parcel condominium mobile home park.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>housing through the following actions:</p> <p>a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.</p>				
<p>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 homeowners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a first right of 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.</p>				<p>As codified in Chapter 8.17 of the City's Municipal Code, which was adopted by the City Council as part of Ordinance No. 16-03 in 2016, the City is able to regulate mobile home park closures and changes of use. The Ordinance provides a procedure and standards for assessing the adverse impacts of a mobile home park closure or change of use on the displaced mobile home owners residing in the park that is being closed and to determine appropriate relocation assistance for those residents. No consideration of assessment districts or other financial assistance to support mobile home ownership were considered in 2021.</p> <p>On April 21, 2020, City Council authorized, via Resolution No. 20-22, the execution and recordation of a Final Map for the site generally known as the Rancho Estates Mobile Home Park at 7465 Hollister Avenue for the purposes of converting the existing 17.84-acre rental mobile home park to a resident-owned mobile home park.</p>
<p>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.</p>				<p>Following the recordation of the Final Map, the City began implementing the Development Agreement between the Ranch Estates Mobile Home Park owner and the City. Executed on March 3, 2009, the Development Agreement ensures the opportunity for tenants of the Park to purchase their lots and obtain the benefits and assurances of land ownership; requires limited rental rate increases below that which is prescribed by state law for tenants who do not choose to purchase their lots; and assist tenants of the park in the acquisition of grants to aid in the purchase of a lot.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>d. Reduced Impact Fees. The City Council will consider providing a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.</p>				<p>As of 2021, the City has a total of five mobile home parks; Rancho Estates, Santa Barbara West, Wayside Village, University, and Rancho Goleta. Each of these mobile home parks has been built-out since before the City’s incorporation in 2002.</p> <p>As such, unless expanded in size and units, the existing homes were considered as part of the baseline for the City and any redevelopment or replacement of an existing home would not trigger the assessment of new impact fees. There has not been a need for a specially tiered mobile home unit impact fee structure to-date. Although the City undertook an extensive Nexus Study in 2018 that lead to the adoption of new development impact fees in 2019, the City did not establish such a tiered fee structure for mobile home parks as a part of that action.</p>
<p>HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use. The City will deny condominium conversions unless the rental vacancy rate has averaged 5 percent or greater during the preceding 3-year period. The following provisions are also required: (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) required relocation assistance when units are converted; (3) first right of 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.</p> <p>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.</p>	<p>PER</p>	<p>2015-2022 Zoning Ordinance amendment in 2015</p>	<p>Preserve rental housing Zoning Ordinance amendment</p>	<p>No applications for the conversion of conforming residential units to nonresidential uses were submitted during the planning period.</p> <p>A condominium conversion ordinance was not prepared during the planning period.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs. The City will make full use of available rental assistance programs through encouraging owners of apartment units to accept Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority on rental housing assistance programs. The City will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.</p>	NS&PS	2015-2022	75 very-low-income units	<p>HASBARCO, acting on Goleta’s behalf and with approval from the HUD, continues to assist the City of Goleta with its affordable housing rental stock. As of 2021, HASBARCO owned and/or managed 148 units within the City limits and owned and/or managed over 100 additional rental housing units outside the City limits that have Goleta addresses. As of 2021, HASBARCO provided rental assistance to 252 low-income families within the City as follows: 117 through Section 8 Housing Choice Vouchers; 121 through Section 8 Project-Based Vouchers; 14 through Section 8 Project-Based Rental Assistance.</p> <p>In addition to assistance by the HASBARCO, the City supported an emergency rental assistance program through \$132,000 in HOME funding (half contributed by the County of Santa Barbara), with \$50,000 in City General Fund money. This funding supported grants of up to \$5,000 or three-months’ rent, whichever is less, to low-income residents who had lost their job or had their income reduced as a result of the COVID-19 pandemic. The HOME funding supported very low-income households making up to 60% AMI, while the \$50,000 in City funding supported low-income households making up to 80% AMI. This program assisted approximately 35 households with grants issued in 2020 and 2021.</p>
<p>HE 2.1 Encourage a Diverse Range of New Housing. The City will ensure that 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:</p> <p>a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City’s RHNA allocation at all income levels during the planning period.</p> <p>b. No Net Loss of Capacity. The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.</p>	PER	2015-2022	<p>118 Ex Low 117 Very Low 157 Low 174 Moderate 413 Above Mod</p>	<p>Excluding road rights-of-way, Goleta currently has approximately 1,787 acres of the city zoned for residential development, which is over 35 percent of the total developable area. This area, along with the existing development standards allowing new housing to be constructed at all income levels, is adequate to accommodate the City’s RHNA allocations during the current 8-year cycle ending in 2022.</p> <p>With the adoption of the new Accessory Dwelling Unit (ADU) ordinance on February 4, 2020, via Ordinance No. 20-02, the City now allows for more ADUs and Junior ADUs within it than was previously allowed.</p> <p>During the planning period, the City approved one project to change a parcel’s land use designation from a residential designation to a non-residential designation. This was done in 2017 to facilitate the development of Jonny D. Wallis Neighborhood Park. However, this site was not listed as a site in the City’s inventory to accommodate RHNA during the planning period.</p> <p>As of 2021, the City facilitated the development of 1 extremely low income unit, 7 very low income units, 107 low income units,</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
				<p>16 moderate income units, and 1,196 above moderate income units during the planning period.</p> <p>City staff also continued to track California’s new housing legislation and changes to existing housing legislation as it develops.</p>
<p>c. Facilitate a Wide Variety of Housing Types. The City will adopt and implement regulations and standards for multifamily housing, mixed use, live/work developments, single-room occupancy (SRO) housing, co-op housing, 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.</p> <p>d. Mixed-Use Housing. Well-designed mixed-use residential / nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will develop incentives to encourage mixed-use development in appropriate locations.</p>				<p>The City’s new zoning ordinance, Title 17 of the GMC, was adopted on March 3, 2020 via Ordinance No. 20-03. Title 17 now, includes regulations for a variety of housing types, including mixed-use housing and inclusionary housing units. Title 17 also includes density bonus incentives that would be available for developers who include affordable, income-restricted, and/or small units in their overall project design.</p>
<p>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:</p> <p>a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority notice regarding available units, marketing, and selecting occupants for affordable 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.</p>	<p>NS&PS PER</p>	<p>2015 ZO 2018 AEHP</p>		<p>The City continued to work with project applicants to encourage them to notify City residents and employees when affordable units are available for rent or ownership.</p> <p>An Affordable Employee Housing Plan was not prepared during the planning period.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>b. Mitigation of Employee Housing Impacts. The City will require new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to providing affordable employee housing. The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of a development impact fee, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. The City will prepare an Affordable Employee Housing Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.</p>				<p>In October 2020, the City Council approved a contract with Keyser Marston Associates, Inc. to conduct a Commercial / Housing Nexus Study. The draft study was completed in July 2021 and presented to the public at a virtual workshop on August 24, 2021, for initial feedback for potential revisions or edits. The study was subsequently presented to the Planning Commission on September 13, 2021, where the public was able to offer additional comments and Commissioners were able to give feedback and a recommendation vote. The Planning Commission voted to recommend the City Council adopt the new impact fees, based on the Study but with one minor revision relating to how the fees were calculated for hotels (see Resolution No. 21-08) and to adopt the associated updates to Title 17 to reflect the new fees. On October 5, 2021, the City Council adopted the new non-residential development affordable housing impact fees, via Resolution No. 21-46, and also adopted the associated amendments to Title 17 on October 19, 2021, via Ordinance No. 21-10. The impact fees become fully effective on January 3, 2022 and apply to all new development and all expansion or intensification of existing development throughout the City. The monies collected from these impact fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.</p>
<p>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.</p>				<p>Included in Part II of the NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, are allowances for Live/Work units and Caretaker units, as well as Accessory Dwelling Units. Each of these types of units helps to provide more choice for affordable employee housing, generate additional economic activity in the community, and assist with the City's efforts to maintain an appropriate jobs/housing balance in Goleta.</p>
<p>d. Housing Opportunities for Existing and New Employees. The City will cooperate with local school districts, public agencies, and businesses to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. Moreover, the City will seek the commitment of other organizations, such as the Chamber of Commerce or Board of Realtors, to have their members, particularly larger employers, address employee housing needs.</p>				<p>The City participated as an employer member of the Coastal Housing Partnership, which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. The City funded the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120-200% of AMI by providing down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater South Coast region of Santa Barbara</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
				<p>County. The program creates a Workforce Housing Fund that will offer low-cost down payment loans up to \$100,000 to help local employees purchase an entry-level home in the community. In mid-2017, the Housing Trust Fund and the City of Goleta were able to expand the SCWHP to the City of Goleta. Coastal Housing Partnership, in most years, offered at least two in-person, free seminars annually in Goleta for employees of member employers seeking to learn more about the Program and the benefits it offers.</p>
<p>HE 2.3 Housing Design Principles for Multifamily and Affordable Housing. The design of new multifamily and affordable housing must provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles:</p> <p>a. Reduce the Appearance of Building Bulk. Require designs 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.</p> <p>b. Recognize Existing Street Patterns. Incorporate transitions 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.</p> <p>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.</p> <p>d. Parking Standards. Review parking standards to ensure that they facilitate affordable housing development while avoiding impacts on other developed areas. Options may include, but are not</p>	<p>PER</p>	<p>2015 ZO 2018 Design Guidelines</p>		<p>The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes general design and parking standards for residential developments and also includes additional specific development standards for mixed-use housing. As part of the standard zoning and design review process for new development, City staff and Design Review Board members ensured project compliance with all applicable standards for good design and neighborhood compatibility.</p> <p>In 2022, the City Council adopted Ordinance 22-14 establishing objective design standards for multi-unit and mixed-use housing developments. These standards consider the design elements identified in this policy and help to streamline the development process.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>limited to, the following:</p> <ol style="list-style-type: none"> 1. Multifamily parking requirements. 2. Opportunities for shared parking for mixed-use developments. 3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor. 4. Parking requirements for small-sized units, including SRO and accessory dwelling units. 5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future. 6. Evaluation of opportunities for underground parking and auto sharing. 7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants. <p>e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.</p> <p>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.</p> <p>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.</p> <p>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</p>				

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>observation by law enforcement from public streets and rights-of-way to the extent feasible.</p>				
<p>HE 2.4 Facilitate Affordable Housing Development. The City will use its regulatory, financial, and administrative resources to assist in developing affordable housing units. Specific actions to be taken include the following:</p> <p>a. Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta's extremely low, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible.</p>	<p>NS&PS PER</p>	<p>2015-2022</p>	<p>118 Ex Low 117 Very Low 157 Low 174 Moderate</p>	<p>The City worked with developers and housing advocates to ensure that the maximum number of affordable units is generated at each project site. The City also continued to work with non-profit housing providers/financers, such as People's Self-Help Housing, to facilitate the development of more affordable housing. Since the dissolution of RDAs throughout the State, the City has been using other financial sources and mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and other supporting entities.</p> <p>With the adoption of the new ADU ordinance, on February 4, 2020 via Ordinance No. 20-02, the City now allows for more ADUs within than was previously allowed, including a significant allowance for ADUs within multiple-dwelling developments. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the allowances and requirements for density bonuses.</p> <p>As of 2021, the City facilitated the development of 1 extremely low income unit, 7very low income units, 107 low income units, and 16 moderate income units during the planning period.</p>
<p>b. Long-Term Affordability Covenants. The City will apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable to the income group for which it is intended.</p>				<p>The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes the requirement of a Density Bonus Agreement for any development utilizing a density bonus pursuant to Chapter 17.17. This agreement must include a required term of affordability consistent with state law that covers rental or resale of any income-restricted units. In addition, Chapter 17.28 (Inclusionary Housing) includes information on transfers and conveyances that serve to protect affordability covenants.</p>
<p>c. Land Banking. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.</p>				<p>No programs for land acquisition or land banking were implemented during the planning period as consideration for financial equivalent options for affordable or special needs housing.</p>
<p>d. Lot Consolidation. The City will facilitate affordable multi-family housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable units.</p>				<p>During the planning period, no requests for the development of affordable housing were received by the City on small parcels that could benefit from a Map or Lot Line Adjustment to facilitate the project, but such a project would also be processed by the City without additional costs.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>HE 2.5 Inclusionary Housing. To the extent permitted by law, the City will require all residential developments — including, but not limited to, single-family housing, multifamily housing, condominiums, townhouses, stock cooperatives, and land subdivisions — to provide affordable housing as follows:</p> <p>a. Projects consisting of one single-family unit will be exempt from the inclusionary requirement.</p> <p>b. Projects consisting of two to four units shall be required to pay an inclusionary housing in-lieu payment.</p> <p>c. Projects of five or more units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.</p> <p>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.</p> <p>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 above moderate-income households earning 120 to 200 percent of the median income.</p> <p>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</p>	<p>PER</p>	<p>2015 ZO</p>	<p>18 Ex Low 17 Very Low 35 Low 5 Moderate 5 Above Mod</p>	<p>In December 2019, the City Council approved a General Plan Amendment that extended the City’s Inclusionary Housing requirements from just applying to “for-sale” units to also apply to new rental units. As such, any request for review and approval of development that includes a component of any new residential dwellings is subject to the inclusionary requirements as detailed in this policy of the Housing Element. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, also includes an entire Chapter dedicated to providing clear and complete standards, requirements, and procedures for inclusionary housing.</p> <p>In October 2020, the City Council approved a contract with Keyser Marston Associates, Inc. to conduct an Affordable Housing In-Lieu Fee Study. The draft study was completed in July 2021 and presented to the public at a virtual workshop on August 24, 2021, for initial feedback for potential revisions or edits. The study was subsequently presented to the Planning Commission on September 13, 2021, where the public was able to offer additional comments and Commissioners were able to give feedback and a recommendation vote. The Planning Commission voted to recommend that the City Council adopt the new in-lieu fees, based on the Study but with minor revisions on how the fees were calculated across income categories and to adopt the associated updates to Title 17 to reflect the adopted fees.</p> <p>On October 5, 2021, the City Council adopted the in-lieu housing fees, via Resolution No. 21-45, and adopted associated amendments to Title 17 on October 19, 2021, via Ordinance No. 21-10. The monies collected from the in-lieu fees will be used to fund the construction of new affordable housing units and for the acquisition or renewal of terms for existing dwelling units for affordable housing, all of which will help the City meet the needs of the local workforce.</p> <p>During the planning period, the City approved 69 low income units, 12 moderate income units, and 12 above-moderate (income restricted) units through implementation of the City’s inclusionary housing policy.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>percent affordable to low-income households, 5 percent affordable to moderate-income households, and 5 percent affordable to above moderate-income households earning 120 to 200 percent of the median income.</p> <p>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:</p> <ol style="list-style-type: none"> 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 above moderate-income households earning 120 to 200 percent of the median income. <p>f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.</p> <p>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</p>				

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>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.</p> <p>h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.</p>				
<p>HE 2.6 Transfer of Development Rights. Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.</p>	PER	2018 ZO		The City did not identify criteria or enact procedures that would allow the Transfer of Development Rights for special needs and/or affordable housing projects during the planning period.
<p>HE 2.7 Encourage Accessory (Second) Residential Units. The City will encourage construction of well-designed accessory dwelling units on existing single-family lots and in new single-family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower-income persons. The City's objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate-income) during the planning period through the following actions.</p> <p>a. Continue to allow accessory dwelling units as a permitted "use by-right" when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards</p>	PER	2015 ZO; 2018 Design Guidelines	20 ADUs	<p>The City Council updated Accessory Dwelling Units (ADU) regulations on February 4, 2020 via Ordinance No. 20-02. The updated ADU regulations comply with recent changes in state ADU law. The ordinance provides streamlined procedures, including the waiver of a zoning permit for many ADUs, and expanded allowances for ADUs and Junior ADUs in terms of size, number, and locations. The updated ADU regulations were then incorporated in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03 and the ADU regulations are now included in Title 17 of the Goleta Municipal Code.</p> <p>Slight changes to the ADUs regulations in Title 17 were made as part of Ordinance No. 21-07, adopted on September 21, 2021. The changes related to the design of manufactured or modular (HUD-certified) homes when proposed to be used as a detached ADU where there is a City-designated historic resource on the subject site and to correct a minor inconsistency with State ADU law related to standards applicable to proposed detached ADUs</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable “by-right” may be limited in size to a maximum of 650 square feet.</p>				<p>on multi-family dwelling lots.</p> <p>During the planning period, as of December 31, 2022, the City approved (building permit issuance) 69 ADUs.</p>
<p>b. Ensure ministerial approval of second units by developing standard design guidelines for second units.</p> <p>c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.</p>				<p>The City Council approved a new tiered development impact fee structure as part of Ordinance No. 19-04 and Resolution No. 19-04. On July 16, 2019, City Council adopted Resolution No. 19-43 that established reduced Development Impact Fees for certain beneficial projects. ADUs are identified as beneficial projects under this Resolution. Pursuant to the Resolution (as updated by Resolution No. 22-68), ADUs with a floor area of less than 750 square feet receive a Development Impact Fee waiver. ADUs of 750 square feet or greater have Development Impact Fees capped at \$5,000.</p>
<p>HE 2.8 Funding for Affordable Housing. The City will develop ongoing City and external sources of funding to support affordable housing as follows:</p> <p>a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.</p>	<p>NS&PS PER Finance</p>	<p>Annually; 2015 ZO; 2018 ConPlan</p>		<p>As of December 14, 2021, the existing available balance in the Housing In-Lieu fund was \$1,282,468, including earned interest. Collection of payments occurred throughout the planning period. The City continued to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through sources, such as development agreements.</p>
<p>b. Participate in external housing programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and other programs when appropriate to leverage the City’s affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.).</p>				<p>The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding during the planning period. The City did, however, receive a request for HOME American Rescue Plan Act (ARPA) fund from the HOME Consortium in the amount of \$1,000,000 for permanent supportive housing project in the City of Goleta at the end of December 2021. However, the City used HOME funds and City General Fund funding to support an emergency rental assistance program.</p> <p>In May 2020, the City Council adopted an update to the CDBG 5-Year Consolidated Plan in coordination with the Santa Barbara County HOME Consortium, which included community input meetings and surveys to assess affordable housing challenges and opportunities in the region.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>c. Prepare a Comprehensive Affordable Housing Finance Plan (CAHFP) that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.</p>				<p>The City did not prepare a CAHFP during the planning period. However, in October 2021, the Planning and Environmental Review Department filled its newly created position of Senior Housing Analyst that will oversee the CAFHP process.</p>
<p>HE 3.1 Support Fair Housing Opportunities. The City will support efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements. The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.</p> <p>The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person’s income or the use of housing subsidies, including Section 8 and other rental assistance programs.</p>	<p>NS&PS City Attorney</p>	<p>2015 ZO; ongoing</p>		<p>Fair housing services and complaint responses were provided to City residents under a contract with the City of Santa Barbara for its Rental Housing Mediation Program (RHMP), throughout the planning period, which provides information on fair housing laws and tenant-landlord mediation services. A total of 115 individuals were assisted in FY 2020-2021.</p> <p>The Neighborhood Services webpage on the City’s website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower income residents, particularly agricultural workers, to California Rural Legal Assistance. In addition, the City addresses fair housing issues via CDBG funds as required by U.S. Department of Housing and Urban Development.</p> <p>An antidiscrimination provision was not adopted during the planning period.</p>
<p>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:</p> <p>a. Single Room Occupancy (SRO) Housing. Promulgate regulations 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 facilities with other SRO units.</p> <p>b. Emergency Shelters. Continue to facilitate the provision of emergency shelters for the homeless consistent with state law.</p> <p>c. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same</p>	<p>PER</p>	<p>2015 ZO; ongoing</p>	<p>Ensure conformance with state housing law</p>	<p>On March 3, 2015, City Council adopted Ordinance No. 15-03 Housing Element-Related Zoning Regulations and Definitions. Included in this Ordinance are provisions and definitions for emergency shelters, transitional and supportive housing, residential care facilities, and farmworker housing. Procedures for requests for reasonable accommodations were also included. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, incorporates the provisions of Ordinance No. 15-03 along with additional provisions and development standards for SRO housing, small and large family daycare facilities, supportive and transitional housing, farmworker housing, and emergency shelters and a separate Chapter for Reasonable Accommodation for Persons with Disabilities.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>standards and procedures that apply to other uses of the same type in the same zone consistent with state law.</p> <p>d. Residential Care Facilities. The City will facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and establish standards for larger care facilities in appropriate locations.</p> <p>e. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code §17021.5 and §17021.6.</p> <p>f. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, fast-track processing, and financial assistance when feasible.</p> <p>g. Family Housing Amenities. The City will ensure that adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities.</p> <p>h. 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.</p>				
<p>HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development. Work with commercial and nonprofit developers 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.</p>	<p>PER; NS&PS Nonprofit developers</p>	<p>Ongoing</p>		<p>The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, contains provisions for the "Group Residential" and "Single Room Occupancy" housing types, which could include clustered dwelling units around a common area and shared kitchen, dining, laundry, daycare, and other facilities. Incentives for on-site day care facilities are also included in Title 17. Further, the City continued to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible.</p>
<p>HE 4.1 Rehabilitation and Energy Loan Programs. Coordinate with energy providers to make information available on loan programs to eligible households.</p>	<p>NS&PS</p>	<p>Ongoing</p>	<p>Encourage residential energy conservation</p>	<p>In addition to flyers and informational material provided at City Hall, the City continued to use its website, the Monarch Press, and other social media to communicate energy efficiency</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
Flyers will be posted on the City website, at City Hall, and at other locations around the community.			retrofits	projects and resources to the public. Additionally, the City's "Go Green Goleta" initiative was used to brainstorm creative initiatives and cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also included useful links to Tri-County Regional Energy Network (3C-REN), SCE, Southern California Gas Company, and many other sites to help direct the public to additional programs and opportunities.
<p>HE 4.2 Resource Conservation in Existing and New Residential Development. The City will promote the following practices in existing and new residential construction:</p> <p>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 for all utilities.</p>	PER	Ongoing	Encourage residential energy conservation retrofits	The City used its website and community newsletter, the Monarch Press, to communicate announcements about available programs to enhance residential energy efficiency through retrofitting and upgrading existing structures. Lastly, as part of the City's Building Code, all individual multifamily projects were required to have separately metered utilities for each individual housing unit.
<p>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.</p>				California's Building Codes are published in their entirety every 3 years. Most recently, the City adopted the updates for the 2019 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 19-15 on November 5, 2019. Adoption of the State codes ensured that the City's Municipal Code was consistent with the current State building regulations, including those for energy conservation. Projects within the City that received zoning approval were also processed through subsequent plan check and building permit issuance processes prior to initiating any onsite construction activity to ensure full compliance with all applicable building standards.
<p>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.</p>				New development and improvements to existing residential development within the City were reviewed by Planning staff, and in many instances required additional design review by the Design Review Board during the planning period. Throughout these reviews, design elements such as solar orientation, heating and heat recovery systems, as well as skylights were evaluated for appropriateness for integration into the overall project design.
<p>HE 4.3 Use of Renewable Energy Sources. For new projects, the City encourages the incorporation of</p>	PER	2015 ZO; ongoing	Encourage renewable energy sources	Within Title 15 [Buildings and Construction] of the City's Municipal Code, construction standards and regulations are

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>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.</p>				<p>codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporated renewable energy sources were reviewed to ensure continued protection of solar access and neighboring solar energy systems, or to determine suitable alternatives or measures necessary to mitigate unavoidable impacts during the planning period.</p> <p>In December 2020, the City Council authorized a letter of intent to proceed with agreement for a solar photovoltaic project on its recently acquired City Hall building, consistent with the adopted Strategic Energy Plan and 100% Renewable Energy Goal. On October 19, 2021, the City Council approved the agreements to proceed with the solar photovoltaic project.</p>
<p>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.</p>	<p>PER NS&PS PW</p>	<p>Ongoing</p>	<p>Encourage efficient transportation patterns</p>	<p>The New Zoning Ordinance, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes requirements to support a multi-modal transportation system in the City. These requirements include required long- and short-term bicycle parking for some developments, options for parking reductions where a Transportation Demand Management Program is established, and requirements for separate vehicular and pedestrian systems where possible (in multiple-unit residential developments, pedestrian access must be separate and distinct from driveways).</p> <p>In addition, on July 7, 2020, the City adopted, via Resolution No. 20-44, new transportation thresholds that identify vehicle miles traveled as the metric to evaluate a land use project's transportation impacts. These thresholds are now incorporated into the City's CEQA Thresholds Manual. Under the new analysis, potential transportation impact mitigation measures include physical changes to the project description, such as introducing mixed uses that increase internal capture trips, incorporating multimodal facilities, such as bike parking and showers, and incorporating multimodal infrastructure accessing the project (e.g., transit uses, sidewalks and bicycle paths, etc.).</p>
<p>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</p>	<p>PER</p>	<p>Ongoing</p>	<p>Annual progress reports</p>	<p>On December 14, 2014, City Council adopted a new Housing Element for the 2015-2023 planning period via Resolution No. 14-65. This Housing Element was certified by the California Department of Housing and Community Development on March 2, 2015. The City continued to monitor changes in State housing law, residential housing supply, and changes in housing stock demand in order to appropriately allocate City resources and efforts during the planning period.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>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.</p> <p>The City will prepare major updates to the Housing Element every 8 years pursuant to state law.</p>				
<p>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:</p> <p>a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, and organizations in the south coast area to address housing needs on a regional basis.</p>	<p>City Manager; PER NS&PS</p>	<p>Ongoing</p>		<p>Historically, the City participated in the South Coast Affordable Housing Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in 2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness, which is a new countywide initiative dedicated to the efficient and effective delivery of homeless-related services throughout our region. The City continues to participate with this advisory group.</p> <p>The City also continued to participate in the quarterly meetings of the Joint Cities-County Affordable Housing Task Group, which is comprised of the Cities of Goleta, Santa Barbara, and Carpinteria, as well as the County of Santa Barbara County. The Task Group seeks to increase coordination and cooperation in the use of resources to help create additional affordable housing throughout the South Coast of Santa Barbara County. Developers and housing advocates are also invited to participate and share issues and concerns in order to generate dialogue and identify solutions.</p> <p>The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee, which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior to the commitment of HOME funding. The HOME Consortium funded several affordable housing projects and programs over the past several years in the County and approximately \$132,000 in City and County HOME funds were allocated to an emergency rental assistance program for renters affected by the COVID-19 pandemic.</p> <p>Finally, in 2021, the City began to participate in a region-wide Broadband Strategic Plan. This effort will seek to expedite broadband infrastructure deployment and provide connectivity at an affordable rate to unserved and underserved communities.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:</p> <ol style="list-style-type: none"> 1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website. 2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues. 3. Work with local nonprofit and service organizations to distribute information to the public. 4. Provide public information through articles in the local newspaper and cable TV public service announcements. 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. 				<p>The City coordinated with SBCAG, the County of Santa Barbara, and the City of Santa Barbara in order to educate the public and disseminate information about affordable housing opportunities and other fair housing issues. The City continued to use its website as a valuable tool to provide informative content, useful links to other housing agency websites, and to connect the public with literature, tools, and contact information for housing advocacy groups.</p>
<p>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:</p> <ol style="list-style-type: none"> 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. 				<p>The City's Planning staff and the staff of the Department of Neighborhood Services and Public Safety worked together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity). Additionally, City staff coordinated interdepartmentally on a regular basis to ensure that new residential projects are designed to better support the goals and objectives of the Housing Element and fully comply with all applicable policies.</p>

Implementation Program	Responsible Party ¹	Time Period	Objectives	Accomplishments and Future Actions
<p>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.</p>				<p>The City routinely discussed the option and benefits of early neighborhood meetings with the applicant for all major residential projects. Most times these discussions occur during an informal counter review or a formal Planner Consultation phase of the application process, but also occur later in the process if/when appropriate or necessary.</p>
<p>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.</p>				<p>The City of Goleta was an active participant in the development and passing of state housing laws. Working with the City's Legislative Lobbyist and the League of California Cities, the City issued several letters of support or opposition pertaining to housing bills that either benefit or inhibit the City's housing goals.</p>

¹ CM: City Manager's Office
 PER: Planning and Environmental Review Department
 NS&PS: Neighborhood Services and Public Safety Department

Table 10A-25 – Progress in Achieving Quantified Objectives 2015–2022

Income Category	New Construction		Rehabilitation		Conservation	
	Objective	Actual	Objective	Actual	Objective	Actual
Extremely Low	118	1	21	-	-	-
Very Low	117	7	20	41	77	-
Low	157	107	41	117	-	-
Moderate	174	16	-	-	2	-
Above Moderate	413	1,196	-	-	29	-
Total	979	1,327	82	158	108	0

Source: City of Goleta 2022.

V. Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below.

V.A Density, **Realistic** Capacity, and Affordability Assumptions

The land inventory analysis is based on realistic development capacity based on known constraints such as easements or environmental conditions to the extent information is available to the City. Approved units are assigned to affordability categories based on the actual or estimated price or rent (see Table 10A-10 in Section I), while sites designated for residential development are assigned to income categories based on allowable density. Under state law (California Government Code §65583.2(c)(3)(B)), the lower-income “default density” for Goleta is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be suitable for lower-income housing. Sites allowing a multi-family residential development at a density of at least 10 units/acre are considered suitable for moderate-income units, and sites with densities below 10 units/acre are assigned to the above-moderate category.

However, for sites that are to be rezoned past the statutory deadline of the Housing Element (February 15, 2023) to accommodate lower income, the zone must have a density range with a minimum density (bottom end of the zone range) of 20 units/acre. Therefore, for sites requiring rezoning, the RM (15-20 units/acre) sites will count toward facilitating moderate income units. For existing RM sites, the required minimum density does not apply and therefore meets the default density of facilitating lower income housing.

Potential units on sites smaller than 0.5 acres or greater than 10 acres were assigned to the moderate and above-moderate income levels even when the sites allow for 20 dwelling units per acre. This approach is consistent with State guidance to focus on sites between 0.5 and 10 acres pursuant to California Government Code Section 65583.2(c)(2)(A) for lower-income units. Subprogram HE 2.4(e) in the Housing Plan also includes actions to facilitate small lot consolidation or subdivision of large lots to create suitably sized building sites.

V.B Residential Sites Inventory

The City’s inventory of residential sites is summarized in Table 10A-26. This table demonstrates that the City’s sites inventory can accommodate the RHNA allocation for the 2023–2031 planning period in all income categories.

Table 10A-26 – Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA Allocation	682	324	370	461	1,837
<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>152</u>
Remaining RHNA for Adequate Sites Analysis:	737	360	190	1,287	1,287
<u>Existing Available Sites (No Rezoning)</u>					
<u> Vacant Sites</u>	<u>41</u>	<u>32</u>	<u>101</u>	<u>174</u>	<u>174</u>
<u> Underutilized Sites</u>	<u>99</u>	<u>609</u>	<u>614</u>	<u>1,322</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>742</u>
<u> Underutilized sites</u>	<u>183</u>	<u>101</u>	<u>102</u>	<u>386</u>	<u>386</u>
<u>Total capacity</u>	<u>964</u>	<u>835</u>	<u>825</u>	<u>2,624</u>	<u>2,624</u>
Surplus (shortfall)	227	475	635	1,337	1,337

Source: City of Goleta 2023

Approved Projects

Table 10A-27 shows residential units in approved projects and projects that do not need planning approvals. These units are assigned to income categories based on anticipated sales price or rent. Overall, approved projects contribute to 398 units toward fulfilling the RHNA.

Table 10A-27 – Approved Projects

Site #	Project	APN	GP/Zoning	Income Category ¹					Total					
				VL	Low	Mod	Above							
A1	Super 8 Project Homekey	073-080-028	CC	59	0	0	1		60					
A2	<u>5663 Surfrider Way Unit 101</u>	<u>071-370-001</u>	C-OT	0	0	0	<u>1</u>		<u>1</u>					
A3	Hanson	069-070-036, -037, -038	RS	0	0	0	1		1					
A4	<u>Heritage Ridge</u>							<u>073-060-031 to 073-060-043</u>	<u>RM</u>	<u>17</u>	<u>85</u>		<u>230</u>	<u>332</u>
A5	<u>245 Ravenscroft Drive</u>							<u>077-183-012</u>	<u>RS</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
A6	<u>225 Ravenscroft Drive</u>							<u>077-183-010</u>	<u>RS</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
A7	<u>5663 Surfrider Way Unit 102</u>							<u>071-370-002</u>	<u>C-OT</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
A8	<u>5663 Surfrider Way Unit 103</u>							<u>071-370-003</u>	<u>C-OT</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
	Totals			76	85	0	237						398	

Source: City of Goleta, 2023

Accessory Dwelling Units

ADUs are included in the sites inventory, without specific parcels identified for future ADU development. Rather, a citywide estimate was used based on building permits issued for ADUs for calendar years 2019-2022, as reported in the City's General Plan/Coastal Land Use Plan Annual Progress Report for those years. The 4-year total for ADUs was 69. An annual estimate was then created of 17.25 ADUs per year and multiplied out over 8.125 years to cover the January 1, 2023 to February 15, 2031 portion of the housing cycle (for a total of 140 units). The actual number of ADUs from July 1, 2022 to December 31, 2022 (14 units) was also included, for a total estimate of 152 ADU units during the housing cycle. Estimates for the affordability of ADUs were based on the reported ADUs from years 2019-2022 and estimated rents provided at the time of building permit applications for those ADUs. In 2022, the City issued 25 Building Permits for ADUs, making 2022 the year with the most ADU Building Permits issued in the City's history. As such, the estimate for ADUs using 2019-2022 likely reflects a conservative estimate for the housing cycle.

Remaining RHNA for Adequate Sites Analysis

Accounting for approved projects and projected ADUs, the City has a remaining RHNA of 1,287 units, for which the City must identify adequate sites. The remaining RHNA is comprised of 737 lower income units, 360 moderate income units, and 190 above moderate income units.

Changes to State Housing Element law, primarily AB 1397 (Adequate Sites), have imposed strict criteria for qualifying sites for the RHNA. For jurisdictions that rely primarily on nonvacant (underutilized sites) for lower income RHNA, the sites inventory is subject to higher standards of scrutiny regarding probability of redevelopment over the next eight years. As shown earlier, the City's sites inventory strategy, as proposed, will fulfill 93 percent of the remaining lower income RHNA with vacant land. Underutilized sites are credited primarily toward the moderate and above moderate income RHNA.

Existing Available Sites (No Rezoning)

The City has identified a number of vacant and underutilized sites that can potentially accommodate new units based on existing zoning.

Vacant Sites

Table 10A-28 shows vacant sites in the City suitable for residential development. These units are assigned to income categories based on default densities of the underlying base zoning districts. Site constraints, such as ESHA and ESHA buffers, were not considered in estimating the realistic capacity of these sites due to subprogram HE 2.1(e). Sites without residential development potential based on proximity to the Santa Barbara Airport were also removed. The City also assumed realistic development potential of these vacant sites based on the percentages of maximum density approved for previous residential developments on vacant sites. Table 10A-29 shows a summary of recent multiple-dwelling developments approved in the City. As shown in this table, the range of density of approved projects compared to the maximum density allowed under the City's land use regulations varied from 78% to 105%.

A total of 19 vacant parcels were identified, with the capacity to accommodate 174 units, including 41 lower income, 32 moderate income, and 101 above moderate income units.

Underutilized Sites

Due to limited availability of water rights in the past, the City of Goleta has not experienced significant redevelopment activities. However, with the expected allowance for new water service in the near future, the City anticipates increased interest in new development and redevelopment of

existing low intensity uses and uses that are exhibiting signs of fatigue. Below are some examples of redevelopment of underutilized existing uses in the region that are comparable to the types of sites included in this inventory:

City of Santa Barbara

- 410 State Street – redevelopment of multi-tenant retail and appliance store into mixed use with 78 units
- 1529 State Street – redevelopment of a commercial market into mixed use with 27 units

County of Santa Barbara

- Bohlinger Mixed Use – redevelopment of retail stores and offices into mixed use with three units

City of Carpinteria

- 4819 Carpinteria Avenue – redevelopment of gas station into mixed use with two units
- 4209 Carpinteria Avenue – redevelopment of outdoor storage yard into mixed use with two units

Goleta anticipates similar redevelopment trends in the City in the 6th cycle. The Yardi Project (refer to Table 10A-30 for property owner interest information) is an example of local interest in converting office uses to residential. In preparing the underutilized sites list , the City analyzed all developed sites in the City for potential addition of residential units. represents the results of this analysis after deleting sites considered unlikely to be developed with additional housing units in the planning period. The City includes 10,146 parcels, including vacant parcels (as of January 12, 2022).

The first step in the process of analyzing these 10,146 parcels was to remove residentially designated land with existing development, unless the parcel was clearly well short of the maximum allowed density on the site. In total, nine residentially zoned parcels (one of which is split zoned with commercial) are included in the underutilized sites inventory.

The second step in the underutilized sites analysis was to remove all parcels that do not allow residential development (i.e., parcels zoned CI, VS, I-BP, IG, IS, OS-AR, OS-PR, or P-QP). Sites zoned CG were also removed because of the limited housing potential on those sites. The only residential uses allowed under existing zoning regulations in the CG zone are large residential care facilities as part of a mixed-use development. Based on the allowable General Plan densities, these zones have capacity for approximately 7,400 additional dwelling units. However, many of these sites have some attributes that could discourage development in the short term. Additionally, sites that qualify under SB 6 (2022) that would otherwise not allow housing were included, at densities consistent with State law.

Other parcels were removed for consideration due to shape and access. Potential sites were analyzed for potential parcel shapes that may create redevelopment challenges. All potential sites with less than 30 feet of access to the right-of-way were removed unless adjacent to a site under similar ownership. Additionally, analysis of easements between potential sites were considered. Particularly, on interior lots (surrounded by another parcel), where access to the right-of-way would be challenging, and where a parcel clearly provided an access easement to another parcel were removed unless the relevant parcels were under similar ownership. Subprogram HE 2.4(e) in the Housing Plan also includes actions to facilitate small lot consolidation to create suitably-sized

building sites. Additionally, a qualitative review of lot shapes was conducted to identify and remove any sites that based on their shape would be difficult to develop with residential use.

Sites that contain historic resources were also removed. Sites on the City's adopted Historic Resource Inventory were removed from the sites inventory, except for one site that has significant undeveloped land the could be developed with housing without alteration to the historic resource on the site. While historic resources may be redesigned to accommodate residential units, the site sensitivities make it less likely that they would be redeveloped with housing in the near future.

Other sites not considered for the sites inventory include:

- Potential sites with active leaking underground storage tank remediation were removed from the inventory.
- Sites with recent non-residential approvals and current projects in processing that do not include the addition of residential units were removed from the sites inventory.
- Sites with existing residential uses were excluded unless the structures were considered economically obsolete due to age, condition or size, the site include considerable additional development potential, or the owner expressed interest in redevelopment. To address potential displacement issues, Program 2.1(f) in the Housing Plan includes a replacement requirement consistent with Government Code Section 65583.2(g)(3).

After these steps were completed, a qualitative and quantitative analysis was conducted of the remaining sites in the CC, C-OT, and OI zone districts in the next step. The next step in the analysis was to review the sites based on several factors that indicate the likelihood of development in order present a more realistic scenario for development during the planning period.

The analysis factors included regional trends, local staff knowledge, and site-specific information, such as long-term vacancies, expressed interest by the property owner(s) in residential development, the age of structural development, intensity of existing development (i.e., single story vs. multi-story), improvement value to land value (I/L) ratios, and the status of development on the site. Factors evaluated are discussed below.

Sites are included in sites inventory if the parcel meets Factor #1 or Factor #2:

1. **Developer/Owner Interest:** Property owners and/or developers have expressed interest in redevelopment the site. Parcels meeting this factor are automatically included in the Sites Inventory.
2. **Sites with Minimal Improvements:** Uses that have limited improvements on site, site as parking lots, storage yards, and nurseries. Parcels meeting this factor are included in the sites inventory because redevelopment does not involve the removal of significant structures on site.

Otherwise, a parcel is included in sites inventory if it meets at least two of the following factors. (Note that due to quality of assessor data, many parcels do not contain information on all factors.)

3. **Existing Uses:** Certain sites were removed from consideration based on existing uses on the site. These include sites with existing residential development, including assisted living, and day care uses; sites owned and operated for public facilities, such as the California Highway Patrol and U.S Postal Service; funeral chapels; and service stations that are not part of a larger development.

The types of uses included in the inventory are impacted by these national/regional trends:

- Increased online shopping, reducing demand on retail space.
- Increased eBanking, resulting in banks consolidating local branches - A recent article in Bankingdive.com indicates the increasing trend of branch closures. Bank of America's strategic plan focuses on pursuing new markets such as Milwaukee and New Orleans and to grow its market share with a small number of centers. For every one new location opening, the bank will close two existing locations. Wells Fargo Bank is also among some of the major banks that are closing many local branches. In the month of May 2023 alone, Wells Fargo closed 17 branch offices nationwide. Single use bank buildings surrounded by large parking areas are particularly conducive to closures.
- Increased remote working, reducing demand on office space.
- Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, reducing demand for auto-related services.
- Recycling of lower intensity residential uses (especially older single-family homes) into multi-unit development.
- Increased use of virtual meetings and increased popularity of Airbnbs, reducing business travel and demand on hotel accommodation (especially old motels)

Underutilized sites that are included for rezoning have expressed interest from property owners and developers. Several parcels not proposed for rezoning are also included in the inventory because of property owner/developer interest. These underutilized sites represent a range of uses, including retail stores, office use, outdoor storage, church properties, and single-family homes. Therefore, sites with similar uses are expected to have the potential for redevelopment.

4. **Vacancy:** Sites that have high vacancy rates or high turnover rates. Usually, these sites contain building spaces that are no longer adaptable to the current trends of uses. Information is only available for a few parcels. However, City staff observed vacancies among Class C/D office and retail spaces throughout the community. Class C buildings are at least 30+ years old and in fair to poor condition. Class D buildings are those that have been left vacant for an extended period of time.



5. **Age of Existing Buildings:** Commercial structures more than 30 years old are often functionally obsolete or nearing the end of their economic life and indicate potential for redevelopment. The sites inventory (Table 10A-31) includes the age of buildings as reported by the County Assessor where that information was available. Sites with buildings less than 30 years old were excluded unless the age of structure data was inaccurate based on City records. As shown in the table, sites with

developer/owner interest for redevelopment all have structures that are at least 30 years old.

6. **Single-Story vs. Multi-Story Structures:** Sites with single-story structures are considered underutilized. These sites are developed at below the allowable height limit and therefore most likely well below the allowable development potential. Redevelopment of these sites also involves the demolition of less building space and potential displacement of less existing uses. As shown in Table 10A-31, sites with owner/developer interest for redevelopment mostly have single-story structures.
7. **Improvements to Land Value Ratio:** The ratio of assessed value of improvements to assessed land value (I/L) is an indicator of suitability for redevelopment. Previous research by the University of California, Berkeley¹⁶ to identify potential infill development opportunities in California utilized an I/L ratio of 1.0 for commercial and multi-family residential properties. The authors of that study noted that this methodology "...has a strong theoretical and empirical basis: urban parcels for which improvement values are less than land values are widely considered to be economically underutilized. Indeed, many, if not most, market-rate infill housing projects are currently built on refill sites." The sites inventory (Table 10A-31) includes the I/L ratio as reported by the County assessor. A low I/L ratio is also often a result of lack of significant improvements in recent years that would trigger a reinvestment. HCD's Sites Inventory Guidance also uses an I/L ratio of 1.0 as an indicator of potential redevelopment.

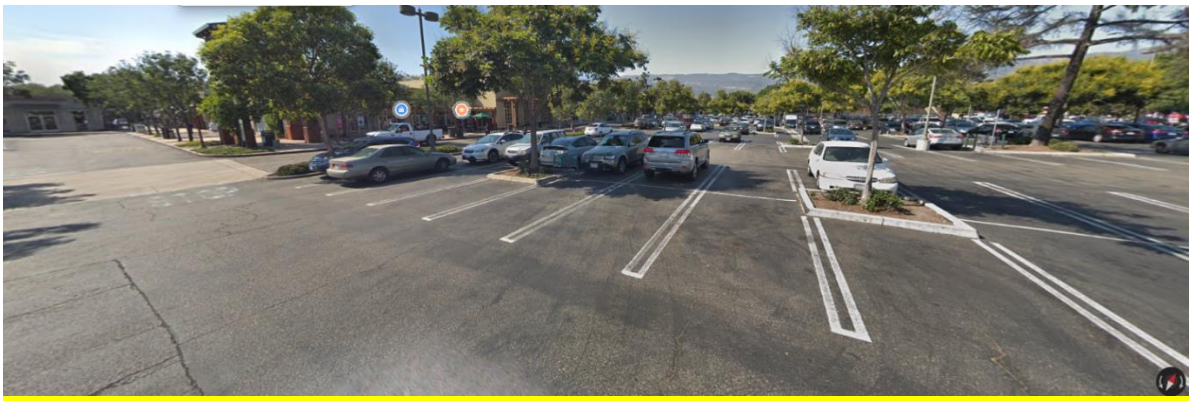
However, office buildings, commercial/retail uses, and hotel/motels often have high I/L ratios that are beyond 2.0, especially those involving multi-uses. In fact, a typical shopping center has an I/L ratio of 2.50 to 3.50. For example, U97 is an electronic store where the owner has expressed interest for redevelopment. This site is a single-use building and has an I/L of 1.80. A high I/L combined with other factors such as high/persistent vacancies, lower than market rents, and high maintenance costs due to older age of structures, aging infrastructure and utilities, would become a financial liability to the property owner. This is because a high I/L ratio means high property taxes regardless of whether the property is generating adequate incomes for a reasonable return. Some of the sites also have artificially high I/L ratios. Among the 123 underutilized sites, 17 sites (14 percent) have land values below \$100,000. The low land value as a base would result in a high I/L ratio regardless of the conditions of the structures. Therefore, this analysis uses a 2.5 I/L ratio for commercial centers/office buildings; an I/L ratio threshold of 1.0 is used for other uses.

Finally, to estimate the potential number of additional housing units for each site, the maximum number of units for each parcel based on development standards for the zone district was conservatively reduced by a factor of 50% from the allowable number of residential units to account for projects that may include less than the maximum allowable number of housing units due to the nature of mixed-use. Of note however, the City's most recent mixed-use developments include the Winslowe project (shown above in Table 10A-29) that was built at 88.9% of the maximum residential density allowed on the project site and the pending project at the Los Carneros Roundabout (Site V16 in Table 10A-28) that is proposed at 127.3% of the maximum residential density allowed on the site, through the use of a density bonus.

The following analysis summarizes site characteristics in the three major zoning districts represented in the underutilized sites inventory, which represent the majority of residential development opportunities during the planning period.

¹⁶ University of California, Berkeley Institute of Urban and Regional Development, The Future of Infill Housing in California: Opportunities, Potential, Feasibility and Demand, 2005

- **Community Commercial.** Sites in the CC zone district are included in the inventory because CC allows residential development as part of a mixed-use project at up to 12 units/acre. Many sites in this zone also qualify under Senate Bill 6 (2022) for density up to 20 units/acre. and seven sites also qualify for residential only with ministerial processing under Assembly Bill 2011 (2022). Also, under subprogram HE 2.1(a) and (g), the City will amend the City's land use and zoning designations to allow mixed-use with a density of up to 20 units per acre regardless of whether the site qualifies for that density under the above reference State laws. This zone includes several large commercial centers with excess parking under the City's new parking standards adopted in 2020, enabling additional development on many of the sites in this zone without the need to demolish existing development. Residential development on these sites would locate new residential units close to extensive commercial services and transit. This would enable the residents to access many needs without the need for a vehicle, leading to low vehicle miles traveled impacts. Based on discussions with property owners in this zone, as detailed in Table 10A-30, there is considerable interest in adding new residential development in this zone.



- **Commercial Old Town.** Sites in the C-OT zone district are included in the underutilized sites inventory because C-OT allows mixed-use projects at 20 units/acre. Many sites in this zone also qualify under Senate Bill 6 (2022) and 33 sites also qualify for residential only uses with ministerial processing under Assembly Bill 2011 (2022). The C-OT zone district primarily includes sites on the north and south side of Hollister Avenue, a major transportation corridor with multiple bus lines. Additionally, this area is close to major employment hubs. Future City projects include improvements to Hollister in Old Town and a bike route connecting this area to the University of California, at Santa Barbara campus in Isla Vista and commercial uses north of Highway 101. Additional roadway improvements, including the Ekwil road extension, will improve connectivity in the area as well. As shown in Table 10A-31, many of the structures in C-OT are older single-story buildings with low I/L ratios. Also, under subprogram HE 2.1(h), the City will amend the City's land use and zoning designations to allow increase the height maximum in C-OT from 30 feet to 35 feet to support mixed-use redevelopment.



One recent mixed-use project (Winslowe) was developed in C-OT. This project included 175 multi-family units at a density of 18 units/acre, which is 89% of the maximum density for this district. In order to support additional residential development in C-OT, the Housing Plan includes subprogram HE 2.1(h) to increase the height maximum in C-OT above the current maximum of 30 feet, to help ensure that 3-story mixed-use development will be possible.

- **Office and Institutional.** The OI zone district is include in the underutilized table because OI allows mixed-use projects up to 20 units/acre. Sites in the OI district are primarily focused in the eastern portion of the City, with close access to Highway 101. Because of changed office habits since the Covid pandemic, this zone appears to have significant potential for conversion of some office square footage to residential uses, particularly for employee housing. Housing Plan Program HE 2.2 includes several programs to support mixed-use residential in the OI zone district, including streamlining the approvals for Live/Work units.



- **Other Zones.** A small number of other sites in underutilized sites inventory are residentially-zoned sites that currently only have nonresidential development on them or significantly fewer residential units than their residential zone allows.

Sites to be Rezoned

There are ten identified rezone sites, including seven vacant sites and five underutilized sites (a total of 16 parcels). All sites, except one, identified for potential rezone have expressed interest from property owners or developers to be included in the rezone program. Total capacity offered by these sites is estimated at 1,128 units (742 units on vacant sites and 386 units on underutilized sites).

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

Table 10A-28 – Housing Element Vacant Sites

Site #	Site Name	APN	Site Size (acres)	Zoning/ New Zone	Max. Density (DU/acre)	Max. Units	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
Existing Available Sites (No Rezoning)												
V1	Mathilda Drive	079-554-022	0.23	RP	10	2	2	0	0	2	0	ESHA; Full site included for density per HE 2.1(e).
V2	Mathilda Drive	079-554-021	0.24	RP	10	2	2	0	0	2	0	
V3	Mathilda Drive	079-553-025	0.25	RP	10	3	3	0	0	3	0	
V4	Mathilda Drive	079-553-024	0.25	RP	10	3	3	0	0	3	0	
V5	Mathilda Drive	079-553-023	0.25	RP	10	3	3	0	0	3	0	
V6	Mathilda Drive	079-553-022	0.23	RP	10	2	2	0	0	2	0	
V7	Ellwood Beach Drive	079-551-024	0.25	RH	30	7	7	0	0	7	0	Used in 1 HE Cycle. Moderate per Government Code §65583.2(c)(2)(A). Full site included for density per ESHA; HE 2.1(e).
V8	Ellwood Beach Drive	079-551-014	0.27	RH	30	8	8	0	0	8	0	Used in 2 HE Cycles. Moderate per Government Code §65583.2(c)(2)(A).
V9	Ellwood Small Lot	079-421-018	0.04	RS	5	1	1	0	0	0	1	
V10	Cathedral	079-110-040	1.33	RS	5	7	7	0	0	0	7	
V12	Cathedral	079-110-026	0.38	RS	5	2	2	0	0	0	2	
V13	Ravenscroft Subdivision	077-183-014	0.26	RS	5	1	1	0	0	0	1	
V16	Los Carneros Roundabout	077-160-040	0.53	OI	20	11	14	0	2	0	12	Pending SB330 application. Utilizing density bonus.
V18	Robinson Subdivision	077-141-069	0.24	RS	5	1	1	0	0	0	1	
V19	Robinson Subdivision	077-141-053	0.23	RS	5	1	1	0	0	0	1	
V21	U. Village	073-182-009	0.16	RP	10	2	2	0	0	2	0	Used in 2 HE Cycles.
V22	School District Site	073-090-026	9.28	RP	8	74	74	0	0	0	74	Used in 2 HE Cycles. School district owned; ESHA; Full site included for density per HE 2.1(e).

Site #	Site Name	APN	Site Size (acres)	Zoning/ New Zone	Max. Density (DU/acre)	Max. Units	Adjusted # of Units	Very Low	Low	Moderate	Above Moderate	Notes
V26	Orange Avenue	071-021-034	0.13	RH	30	3	3	0	0	0	3	Used in 2 HE Cycles. Above-moderate because 2-4 units projects can pay in-lieu.
V28	Hospital (Hollipat)	065-090-028	1.99	RM	20	39	39	19	20	0	0	Used in 2 HE Cycles. ESHA; Full site included for density per HE 2.1(e).
<i>Sub-total</i>			<u>16.39</u>				<u>174</u>	<u>19</u>	<u>22</u>	<u>32</u>	<u>101</u>	
Sites to be Rezoned												
V17	60 Colusa Dr	077-155-004	1.3	CI/RH	30	39	39	19	20	0	0	SB6 Site. Assumes rezone to RH pursuant to subprogram 2.1(a).
V20	7264 Calle Real (Kenwood Village)	077-130-006	9.86	RS & AG/RH	30	284	190	95	95	0	0	ESHA; Full site included with a cap per HE 2.1(a). Assumes rezone to RH pursuant to subprogram HE 2.1(a).
V27	625 Dara Road	069-373-064	4.23	RS/RM	20	84	84	0	0	84	0	Pending GPA. 069-373-064. Assumes rezone to RM pursuant to subprogram 2.1(a).
V29	7190 Hollister Ave.	073-030-005	1.96	CG & RM/RH	30	59	59	30	29	0	0	Formally part of U023. Includes vacant portion that is currently zoned RM. Assumes rezone to RH pursuant to subprogram HE 2.1(a).
V30	35 Ellwood Station Drive	079-210-066	4.87	CG/RH	30	146	146	73	73	0	0	Assumes rezone to RH pursuant to subprogram HE 2.1(a).
V31	Parcels East of 7190 Hollister Ave	073-030-006; 073-030-009	6.91	RS/RH	30	207	207	103	104	0	0	Assumes rezone to RH pursuant to subprogram HE 2.1(a).
V32	6470 Hollister Ave	073-070-034	0.58	CG/CC	20	17	17	0	0	9	8	Assumes rezone to CC pursuant to subprogram HE 2.1(a).
<i>Sub-total</i>							<u>742</u>	<u>320</u>	<u>321</u>	<u>93</u>	<u>8</u>	

<u>Site #</u>	<u>Site Name</u>	<u>APN</u>	<u>Site Size (acres)</u>	<u>Zoning/ New Zone</u>	<u>Max. Density (DU/acre)</u>	<u>Max. Units</u>	<u>Adjusted # of Units</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Notes</u>
<u>Total</u>							<u>916</u>	<u>339</u>	<u>343</u>	<u>125</u>	<u>109</u>	

1. The General Plan land use designation and zone district have a one-to-one relationship.

Realistic Capacity

Table 10A-29 shows examples of recent housing development interest on nonvacant sites. These potential projects illustrate that market conditions in Goleta support the development of additional housing on underutilized properties. More importantly, the City's strategy is to focus on the rezone vacant and underutilized properties with property owner. These properties are also proposed to be rezoned into residential uses, primarily as RH, with one property to be rezoned to RM and two properties to CC.

Table 10A-29 – Density of Recent Housing Projects

Project Name	Year of Approval	Land Use Designation	Developable Site Area (acres)	Dwelling Units Approved	Max Density Allowed (du/acre)	Approved Density (du/acre)	Percent of Max Density
Heritage Ridge	2023	Medium Density Residential	14.05	332	25 (affordable housing overlay)	23.6 (pending)	94.4
Hollister Village Triangle	2019	Medium Density Residential	1.84 (part of Hollister Village)	27 (net of 22)	20	19.0	95.1 (as part of revised Hollister Village project)
Cortona Apartments	2015	Medium Density Residential	8.3	176	25 (affordable housing overlay)	21.2	84.8
Old Town Village (Winslowe)	2015	Old Town Commercial	9.84	175	20	17.8	88.9
Village at Los Carneros	2014	Medium Density Residential	30.0	465	20	15.5	77.5
Villa La Esperanza	2014	Medium Density Residential	4.96	83 (net of 8)	16 (based on previous inland zoning)	16.7	104.6 (density bonus)
Hollister Village	2012	Medium Density Residential	15.41	279	20	18.1	90.5
Haskell's Landing	2009	Planned Residential	14.46	101	8	7.0	87.3
Citrus Village	2009	Planned Residential	0.94	12	12.3	12.8	104.1 (density bonus)

Table 10A-30 – Recent Redevelopment Interest on Nonvacant Sites

Project	APN	Lot Size (acres)	Zoning/GP	Existing Use	Project Description
7390 Calle Real	077-490-041	1.05	CC	Various Commercial (7-11, Restaurants, Bar)	Interest in residential on existing commercial sites
University Plaza	073-440-003, 073-440-002, 073-440-001	10.56	CC	Commercial mall	Interest in adding residential or full residential project.
Bragg	073-020-035, 073-020-034, 073-020-003	2.93	CC	Mostly vacant, 1-2 SFDs	Property owner expressed interest in high density residential development.
<u>7300 Hollister Ave</u>	<u>073-020-036</u>	<u>2.06</u>	<u>CC</u>	<u>Various Commercial</u>	<u>Property owner expressed interest in adding residential to site.</u>
Winn (469 Kellogg Wy)	071-130-010	2.49	RP	Outdoor Storage	Property owner expressed interest in high density residential development.
Fairview Plaza	077-170-042	18.94	CC	Commercial Mall	Staff initiated discussion for potential of mixed-use on the site.
550 Cambridge Drive	069-560-030	2.24	RS	Church	Plan for a 3-D printed house on church property.

Project	APN	Lot Size (acres)	Zoning/GP	Existing Use	Project Description
Yardi (420, 430, and 490 S. Fairview Ave)	071-130-057, 071-130-061, 071-130-084	8.25	BP	Offices	Property owner intends to convert the largest of the 3 parcels of their office park to high density residential (375 apartments including 60 low and 25 moderate income units).

Environmental Constraints

Government Code §5583.2(b)(4) requires the sites analysis to include “A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.” An evaluation of potential environmental constraints on housing development is included in Section III.B, including geological conditions, flood hazards, noise, hazardous materials, biological resources, agricultural resources, historic and archeological resources, and aircraft hazards. That analysis includes a general description of any environmental constraints to the development of housing consistent with statutory requirements and concluded that those environmental conditions are not expected to prevent housing development commensurate with the RHNA allocation. In addition, Table 10A-28 identifies any known specific environmental conditions that could affect development of sites listed in the inventory. As noted in Section III.B, the analysis of potential sites to accommodate the City’s RHNA allocation has taken into account any environmental constraints that affect development. Additionally, none of the sites identified Tables 10A-28 and Table 10A-31 are subject to pending litigation on environmental grounds that could impact their availability for development during the planning period.

Sites Identified in a Prior Planning Period

Government Code Section 65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. Table 10A-28 identifies vacant sites that were identified to accommodate lower-income housing in two prior planning periods. No underutilized sites listed in Table 10A-28 were identified for lower-income housing in a prior planning period. Program HE 2.1 in the Housing Plan includes a Title 17 amendment to ensure conformance with these requirements.

Table 10A-31 – Underutilized Sites

Site #	Site Name	APN	Site Size (ac)	GP/ Zoning	SB 6	AB 2011	Max. Density (units /acre)	Max Units	Realistic Density	Adj # of Units	Lower	Mod	Above Mod	Year Built ²	I/L Ratio	Single Story	Within ½ mile buffer of public transit	Current Use	Notes and Site Criteria
Existing Sites Available (No Rezoning)																			
U3	7443 Hollister	079-554-002	0.23	CC	Yes	Yes	20	5	10	2	0	1	1	Pre-1990	0.49	Yes	Yes	7/11 store	Site Criteria: 3, 5, 6, 7
U4	7730 Evergreen	079-121-015	3.09	RS			5	15	2.5	8	0	0	8	1992	12.82	No	Yes	SFD/Horse Grounds	Site Criteria: 2, 5 Existing SFD.
U5	10 Winchester Canyon Rd	079-121-007	3.53	CC	Yes		20	71	10	35	0	17	18	Pre-1990	0.41	Yes	Yes	Timbers Restaurant	Site Criteria: 3, 5, 6, 7
U6	7390 Calle Real	077-490-041	1.05	CC	Yes		20	21	10	11	0	5	6	1972	0.96	Partially	Yes	Various Commercial (gas station)	Site Criteria: 3, 5, 6, 7
U7	6134 Calle Real	077-245-008	0.38	OI			20	8	10	4	0	2	2	1969	0.76	Yes	Yes	Medical Office	Site Criteria: 3, 5, 6, 7
U8	6144 Calle Real Unit 100	077-244-021	1.84	OI			20	37	10	18	0	9	9	Pre-1990	2.11	No	Yes	Gym/Offices	Site Criteria: 3, 5, 7
U9	25 Carlo Dr.	077-241-008	0.44	OI			20	9	10	4	0	2	2	1979	1.00	No	Yes	Offices/Services (Including insurance office, nail salon)	Site Criteria: 3, 5, 7
U10	Fairview Plaza	077-170-042	18.94	CC	Yes	Yes	20	227	10	189	0	95	94	Pre-1990	6.49	Yes	Yes	Shopping Plaza (retail, bank, movie theater)	Site Criteria: 3, 5, 6
U12	6489 Calle Real Unit A	077-160-055	3.56	OI			20	71	10	36	0	18	18	Pre-1990	5.75	Yes	Yes	Manufacturing (Including coffee roaster, brewery, wine company)	Site Criteria: 3, 5, 6
U14	6230 Stow Canyon	077-060-045	5.7	RS			5	29	4	23	0	0	23	NA	0.19	No	Yes	Agriculture (orchard)	Site Criteria: 2, 7 ESHA: Full site included for density per HE 2.1(e).
U15	University Plaza	073-440-012	9.13	CC			20	183	10	91	0	46	45	1975	0.29	Yes	Yes	Shopping Center (Including restaurants, office, parking for larger center)	Site Criteria: 3, 5, 6, 7
U16	University Plaza	073-440-003	0.85	CC			20	17	10	9	0	5	4	Pre-1990	3.36	Yes	Yes	Shopping Center (Supermarket)	Site Criteria: 3, 5, 6
U17	University Plaza	073-440-002	0.09	CC			20	2	10	1	0	1	0	Pre-1990	2.68	Yes	Yes	Shopping Center (Medical offices)	Site Criteria: 3, 5, 6
U18	University Plaza	073-440-001	0.49	CC			20	10	10	5	0	3	2	Pre-1990	3.32	Yes	Yes	Shopping Center (Appliance store, restaurant)	Site Criteria: 3, 5, 6
U20	6950 Hollister Ave # 100	073-140-029	2.75	OI			20	55	10	28	0	14	14		1.65	No	Yes	Offices	Site Criteria: 1, 3, 7
U22	109 South Fairview	073-080-018	0.33	OT	Yes	Yes	20	7	10	3	0	2	1	1963	1.01	Yes	Yes	Various Retail (Including liquor store, pizza place, car upholstery, surf shop)	Site Criteria: 3, 5, 6, 7
U24	7300 Hollister Ave	073-020-036	2.06	CC			20	41	10	21	0	10	11	Pre=1990	0.10	Yes	Yes	Various Commercial (DHL facility)	Site Criteria: 1, 3, 5, 6, 7 ESHA: Full site included for density per HE 2.1(e).
U27	7320 Hollister Ave	073-020-028	0.83	CC			20	17	10	8	0	4	4	1970	1.30	Yes	Yes	Various Commercial (Including restaurant, hair salon, barber shop)	Site Criteria: 3, 5, 6, 7
U30	5410 Hollister - Sumida Nursery	071-330-011	4.2	RM			20	84	16	67	67	0	0	1921	0.04	Yes	Yes	Nursery	Site Criteria: 2, 5, 6, 7
U32	89 S Patterson Ave	071-220-026	2.58	OI			20	52	10	26	0	13	13	Pre-1993	1.17	No	Yes	Medical Office	Site Criteria: 3, 5, 7
U36	5425 Hollister Ave	071-140-078	5.45	OI			20	109	10	55	0	28	27	1991	4.39	No	Yes	Offices	Site Criteria: 3, 5
U37	5427 Hollister Ave	071-140-077	1.48	OI			20	30	10	15	0	8	7	Pre-1990	1.09	Yes	Yes	Manufacturing	Site Criteria: 5, 6, 7
U38	5575 Hollister Ave	071-140-058	1.56	OT			20	31	10	16	0	8	8	Pre-1990	4.94	Yes	Yes	Various Commercial (Including bike shop, skate shop, bar, salon)	Site Criteria: 3, 5, 6 ESHA: Full site included for density per HE 2.1(e).
U42	5723 Hollister	071-122-006	0.12	OT			20	2	10	1	0	1	0	1953	NA	Yes	Yes	Restaurant	Site Criteria: 3, 5, 6
U43	5727 Hollister	071-122-005	0.18	OT			20	4	10	2	0	1	1	1957-63	0.80	Partially	Yes	Various Retail (Including insurance agency, gun shop, barber shop)	Site Criteria: 3, 5, 6, 7
U44	5735 Hollister	071-122-003	0.13	OT			20	3	10	1	0	1	0	1956	0.80	Yes	Yes	Restaurant	Site Criteria: 3, 5, 6, 7
U45	5739 Hollister	071-122-002	0.06	OT			20	1	10	1	0	1	0	1956	2.65	Yes	Yes	Vacuum Retail	Site Criteria: 3, 5, 6
U48	5777 Hollister Ave	071-121-002	0.74	OT			20	15	10	7	0	3	4	Pre-1990	0.72	Yes	Yes	Lawn mower store, parking for market	Site Criteria: 3, 5, 6, 7
U49	230 Magnolia	071-114-012	0.11	OT			20	2	10	1	0	1	0	1957	0.72	Yes	Yes	Gift basket store	Site Criteria: 3, 5, 6, 7
U50	5827 Hollister	071-114-002	0.31	OT			20	6	10	3	0	2	1	1957	0.62	Yes	Yes	Bank	Site Criteria: 3, 5, 6, 7
U51	5841 Hollister	071-114-001	0.18	OT	Yes	Yes	20	4	10	2	0	1	1	1957	0.57	Yes	Yes	Car Stereo/Outdoor Retail	Site Criteria: 2, 5, 6, 7

Site #	Site Name	APN	Site Size (ac)	GP/ Zoning	SB 6	AB 2011	Max. Density (units /acre)	Max Units	Realistic Density	Adj # of Units	Lower	Mod	Above Mod	Year Built ²	I/L Ratio	Single Story	Within ½ mile buffer of public transit	Current Use	Notes and Site Criteria
U52	5887 Hollister	071-112-011	0.20	OT	Yes	Yes	20	4	10	2	0	1	1	1981	2.11	Yes	Yes	Bike Shop	Site Criteria: 3, 5, 6, 7
U54	231 Magnolia	071-112-005	0.15	OT			20	3	10	2	0	1	1	1953	0.79	Yes	Yes	Bakery	Site Criteria: 3, 4, 5, 6, 7 Recent vacancy documented
U55	5871 Hollister	071-112-004	0.40	OT	Yes	Yes	20	8	10	4	0	2	2	1958	1.39	Yes	Yes	Retail/Restaurant	Site Criteria: 3, 5, 6, 7
U58	5959 Hollister Ave	071-111-040	0.58	OT			20	12	10	6	0	3	3	1935	0.10	Yes	Yes	Various Commercial (including car rental, church, window tinting)	Site Criteria: 3, 5, 6, 7
U60	NA - Parking	071-111-007	0.20	OT			20	4	10	2	0	1	1	NA	0.00	NA	Yes	Parking for Thrift Store	Site Criteria: 2, 7
U61	NA - Parking	071-111-006	0.20	OT			20	4	10	2	0	1	1	NA	0.00	NA	Yes	Parking for Thrift Store	Site Criteria: 2, 7
U62	5949 Hollister	071-111-005	0.45	OT			20	9	10	4	0	2	2	1964	0.23	No	Yes	Thrift Store	Site Criteria: 3, 5, 7
U63	5979 Hollister	071-111-002	0.19	OT	Yes	Yes	20	4	10	2	0	1	1	1934	0.27	Yes	Yes	Physical Therapy	Site Criteria: 5, 6, 7
U64	5300 Hollister Ave	071-102-022	1.27	CC			20	25	10	13	0	7	6	1987	1.57	Yes	Yes	Various Commercial (Including deli, pizza place, pharmacy)	Site Criteria: 3, 5, 6, 7
U65	5300 Hollister Ave	071-102-021	0.54	CC			20	11	10	5	0	3	2	1987	0.88	No	Yes	Medical Office	Site Criteria: 3, 5, 7
U66	173 Chapel St	071-101-030	0.23	CC	Yes		20	5	10	2	0	1	1	1979	2.53	No	Yes	Property management	Site Criteria: 3, 5
U67	5342 Hollister	071-101-025	0.42	CC	Yes	Yes	20	8	10	4	0	2	2	1970	0.54	Yes	Yes	7/11 Store	Site Criteria: 3, 5, 6, 7
U68	5378 Hollister Ave	071-101-024	1.1	CC			20	22	10	11	0	6	5	1965	2.20	Yes	Yes	Offices	Site Criteria: 3, 5, 6, 7
U69	5362 Hollister	071-101-017	0.29	CC	Yes	Yes	20	6	10	3	0	2	1	1928	0.52	No	Yes	Medical Office	Site Criteria: 3, 5, 7
U71	5580 Hollister	071-090-089	0.96	OT	Yes	Yes	20	19	10	10	0	5	5	1962	0.00	Yes	Yes	Used Cars	Site Criteria: 2, 3, 5, 6, 7 Floodplain
U72	5610 Hollister Ave	071-090-067	0.66	OT	Yes	Yes	20	13	10	7	0	4	3	1977	1.83	Yes	Yes	Retail (carpets/mattresses)	Site Criteria: 3, 5, 6, 7
U73	5624 Hollister Ave	071-090-066	0.61	OT	Yes	Yes	20	12	10	6	0	3	3	1977	0.48	Yes	Yes	Thrift Store	Site Criteria: 3, 5, 6, 7
U74	5638 Hollister Ave Unit 100	071-090-065	0.56	OT	Yes	Yes	20	11	10	6	0	3	3	Pre-1990	2.71	No	Yes	Offices	Site Criteria: 3, 5
U75	5590 Hollister	071-090-063	0.49	OT	Yes	Yes	20	10	10	5	0	3	2	1958	0.07	Yes	Yes	Used Car Sales	Site Criteria: 2, 3, 5, 6, 7 Floodplain
U77	164 Kinman	071-082-005	0.23	OT	Yes		20	5	10	2	0	1	1	1962	1.36	Yes	Yes	Office/Retail	Site Criteria: 3, 5, 6, 7
U78	5708 Hollister	071-081-037	0.33	OT	Yes	Yes	20	7	10	3	0	2	1	1960	1.93	Yes	Yes	Various Retail (Including dance studio, furniture store)	Site Criteria: 3, 5, 6, 7
U79	5710 Hollister	071-081-036	0.19	OT	Yes		20	4	10	2	0	1	1	Pre-1990	0.33	Yes	Yes	Various Retail (Including psychic and print shop)	Site Criteria: 3, 5, 6, 7
U80	5718 Hollister Ave Unit 101	071-081-035	0.51	OT	Yes	Yes	20	10	10	5	0	3	2	1990	1.43	Yes	Yes	Various Commercial (Including tobacco shop, nail salon, and collectibles store)	Site Criteria: 3, 5, 6, 7
U81	5698 Hollister	071-081-032	0.35	OT	Yes	Yes	20	7	10	4	0	2	2	1964	0.43	Yes	Yes	Restaurant	Site Criteria: 3, 5, 6, 7
U82	5724 Hollister	071-081-014	0.68	OT	Yes	Yes	20	14	10	7	0	4	3	Pre-1990	0.47	Yes	Yes	Fast food	Site Criteria: 3, 5, 6, 7
U83	5720 Hollister	071-081-013	0.25	OT			20	5	10	3	0	2	1	1967	0.01	Yes	Yes	Car rental/storage	Site Criteria: 2, 3, 5, 6, 7
U84	5680 Hollister	071-081-009	0.23	OT			20	5	10	2	0	1	1	1961	0.31	Yes	Yes	Used Car Sales	Site Criteria: 2, 3, 5, 6, 7 Floodplain
U85	5772 Hollister	071-063-012	0.11	OT	Yes	Yes	20	2	10	1	0	1	0	1958	1.43	Yes	Yes	Church/Restaurant	Site Criteria: 3, 5, 6
U86	5776 Hollister	071-063-011	0.11	OT	Yes	Yes	20	2	10	1	0	1	0	1958	0.69	Yes	Yes	Retail (including pet store, party supply store)	Site Criteria: 3, 5, 6
U87	5750 Hollister	071-063-010	0.23	OT	Yes	Yes	20	5	10	2	0	1	1	1958	1.77	NA	Yes	Auto Parts Store	Site Criteria: 3, 5
U88	5748 Hollister	071-063-009	0.06	OT	Yes		20	1	10	1	0	1	0	Pre-1990	0.43	Yes	Yes	Spa/Massage Parlor	Site Criteria: 5, 6, 7
U89	5730 Hollister	071-063-006	0.21	OT	Yes	Yes	20	4	10	2	0	1	1	1959	0.73	No	Yes	Various Retail (Including bike shop, insurance agencies, and electronics store)	Site Criteria: 3, 5, 7
U90	5798 Hollister	071-061-014	0.33	OT	Yes	Yes	20	7	10	3	0	2	1	1927	0.93	Yes	Yes	Various Retail (Including florist, shoe store, and hair salon)	Site Criteria: 3, 5, 6, 7
U92	5780 Hollister	071-061-012	0.19	OT	Yes	Yes	20	4	10	2	0	1	1	1927	1.62	Yes	Yes	Various Retail (market and café)	Site Criteria: 3, 5, 6, 7
U93	Behind Domingo's	071-061-010	0.13	RH			30	4	24	3	0	3	0	NA	0.13	NA	Yes	Café parking (same owner)	Site Criteria: 2, 7
U94	Behind Domingo's	071-061-009	0.14	RH			30	4	24	3	0	3	0	NA	0.13	NA	Yes	Café parking (same owner)	Site Criteria: 2, 7
U95	5840 Hollister	071-053-024	0.28	OT	Yes	Yes	20	6	10	3	0	2	1	1949	1.46	Yes	Yes	Various Retail (Including ice cream parlor, tax office, jeweler, and used bookshop)	Site Criteria: 3, 5, 6, 7
U97	5836 Hollister	071-053-013	0.31	OT	Yes	Yes	20	6	10	3	0	2	1	1949	1.80	Yes	Yes	Electronics Store	Site Criteria: 1, 3, 5, 6, 7

Site #	Site Name	APN	Site Size (ac)	GP/ Zoning	SB 6	AB 2011	Max. Density (units /acre)	Max Units	Realistic Density	Adj # of Units	Lower	Mod	Above Mod	Year Built ²	I/L Ratio	Single Story	Within ½ mile buffer of public transit	Current Use	Notes and Site Criteria
U98	5810 Hollister	071-053-011	0.29	OT	Yes	Yes	20	6	10	3	0	2	1	1978	0.60	Yes	Yes	7/11 Store	Site Criteria: 3. 5. 6. 7
U99	5880 Hollister	071-052-021	0.26	OT	Yes	Yes	20	5	10	3	0	2	1	Pre-1990	1.15	Yes	Yes	Various Retail (including fire place store and pool cleaner)	Site Criteria: 3. 5. 6. 7
U100	5890 Hollister	071-052-014	0.13	OT	Yes	Yes	20	3	10	1	0	1	0	Pre-1990	1.69	Yes	Yes	Restaurant	Site Criteria: 3. 5. 6. 7
U101	5878 Hollister	071-052-011	0.06	OT	Yes		20	1	10	1	0	1	0	Pre-1990	1.37	Yes	Yes	Florist	Site Criteria: 3. 5. 6. 7
U102	5860 Hollister	071-052-010	0.19	OT	Yes	Yes	20	4	10	2	0	1	1	1926	1.11	Partially	Yes	Various Retail (including discount store, barbershop, and video game store)	Site Criteria: 3. 4. 5. 6. 7 Recent vacancy documented.
U103	171 Magnolia	071-052-009	0.15	OT	Yes		20	3	10	1	0	1	0	NA	0.14	NA	Yes	Parking Lot	Site Criteria: 2. 7
U104	5970 Hollister	071-051-028	0.18	OT	Yes		20	4	10	2	0	1	1	1915	0.63	No	Yes	Vacant	Site Criteria: 2. 5. 7
U105	5968 Hollister	071-051-027	0.28	OT	Yes	Yes	20	6	10	3	0	2	1	1915	0.76	Yes	Yes	Furniture Store	Site Criteria: 3. 5. 6. 7
U106	5960 Hollister	071-051-026	0.44	OT	Yes	Yes	20	9	10	4	0	2	2	1927	0.57	Yes	Yes	Thrift Store/Sales	Site Criteria: 3. 5. 6. 7
U108	5980 Hollister	071-051-024	0.18	OT	Yes	Yes	20	4	10	2	0	1	1	1915	1.66	Yes	Yes	Taco Bell	Site Criteria: 3. 5. 6. 7
U109	102 South Fairview	071-051-023	0.18	OT	Yes		20	4	10	2	0	1	1	1963	1.10	Yes	Yes	Restaurant/Vet	Site Criteria: 3. 5. 6. 7
U110	146 S. Fairview Ave	071-051-016	0.38	RH			30	11	24	9	9	0	0	NA	0.14	NA	Yes	McDonald's Excess parking	Site Criteria: 2. 7 Needs access from adjacent parcel.
U111	5930 Hollister	071-051-013	0.12	OT	Yes		20	2	10	1	0	1	0	1931	0.74	Yes	Yes	Muffler and Brake Shop	Site Criteria: 3. 5. 6. 7
U112	5918 Hollister	071-051-012	0.45	OT	Yes	Yes	20	9	10	5	0	3	2	Pre-1990	1.25	Partially	Yes	Restaurant	Site Criteria: 3. 5. 6. 7
U113	92 South Fairview	071-021-040	0.22	OT	Yes		20	4	10	2	0	1	1	Pre-1990	1.40	Yes	Yes	Laundromat	Site Criteria: 3. 5. 6. 7
U114	5960 Mandarin	071-021-039	0.21	OT	Yes		20	4	10	2	0	1	1	1964	2.35	No	Yes	Offices	Site Criteria: 3. 5. 7
U115	RS Lot with Garage	069-463-017	0.34	RS			5	2	2.5	1	0	0	1	1925	0.33	NA	Yes	Garage for SFD	Site Criteria: 3. 5. 7
U116	5669 Calle Real	069-160-055	0.46	CC	Yes		20	6	10	5	0	2	3	1975	0.91	No	Yes	Gun Shop	Site Criteria: 3. 5
U117	5582 Calle Real	069-160-050	0.65	CC	Yes		20	13	10	7	0	3	4	1979	1.56	Yes	Yes	Medical Clinic	Site Criteria: 3. 5. 6
U118	150 N Kellogg Ave	069-160-013	4.9	RS/CC	Yes	Yes	5 and 20	49	2.5 and 10	33	23	0	10	1970	4.66	No	Yes	Elks Lodge	Site Criteria: 3. 5 ESHA: Full site included for density per HE 2.1(e).
U121	5801 Calle Real	069-110-097	4.48	CC	Yes		20	91	10	45	0	22	23	2013	0.98	Yes	Yes	Shopping Plaza (including nail salon, tobacco shop, pharmacy)	Site Criteria: 3. 6. 7 Age of structure not accurate.
U122	5811 Calle Real	069-110-096	0.47	CC	Yes		20	9	10	5	0	2	3	1971	1.21	Yes	Yes	Supermarket	Site Criteria: 3. 5. 6. 7
U126	52 N. Fairview Ave	069-110-091	0.53	CI	Yes		20	11	10	5	0	3	2	1987	1.00	No	Yes	Fitness Center	Site Criteria: 3. 5. 7
U130	5880 Calle Real	069-110-082	1	CC	Yes	Yes	20	20	10	10	0	5	5	1974	0.61	Yes	Yes	Shopping Plaza (including a bank, frozen yogurt, and pet supply store)	Site Criteria: 3. 5. 6. 7
U131	5951 Encina Rd	069-110-080	1.14	OI			20	23	10	11	0	6	5	Pre-1990	1.37	No	Yes	Offices	Site Criteria: 3. 5. 7
U132	5901 Encina Rd	069-110-079	1.19	OI			20	24	10	12	0	6	6	1973	1.59	No	Yes	Offices	Site Criteria: 3. 5. 7
U133	5956 Calle Real	069-110-071	1.1	CC			20	22	10	11	0	5	6	1964	0.18	Yes	Yes	Bank	Site Criteria: 3. 5. 6. 7
U136	5892 Calle Real	069-110-061	0.66	CC	Yes	Yes	20	13	10	7	0	4	3	1971	0.75	Yes	Yes	Bank	Site Criteria: 3. 5. 6. 7
U139	160 N Fairview Ave	069-110-055	1.2	CC, OI			20	24	10	12	0	6	6	1968	0.37	Yes	Yes	Retail/Offices (including a bar and pet hospital)	Site Criteria: 3. 5. 6. 7
U140	5897 Calle Real	069-110-052	1.37	CC			20	27	10	14	0	7	7	1967	1.15	No	Yes	Motel	Site Criteria: 3. 5. 7
U141	5925 Calle Real	069-110-051	2.69	CC	Yes		20	54	10	27	0	13	14	2002	1	Partially	Yes	Bowling Alley/Shopping Plaza (Including restaurants, coffee shop, beauty salon)	Site Criteria: 3. 6. 7 Age of structure not accurate.
U143	5940 Calle Real	069-110-045	0.46	CC			20	9	10	5	0	3	2	1969	1.21	Yes	Yes	Gym	Site Criteria: 3. 5. 6. 7
U144	5955 Calle Real	069-110-018	1.98	CC			20	40	10	20	0	10	10	Pre-1990	0.21	Partially	Yes	Vacant Commercial	Site Criteria: 3. 4. 5. 6. 7 Assessor's age of structure not accurate.
U148	424 S Patterson Ave	065-090-042	4.53	OI			20	91	10	45	0	22	23	1983	0.84	NA	Yes	Storage/Truck Yard	Site Criteria: 2. 5. 7 ESHA: Full site included for density per HE 2.1(e).
U150	No Address - Jordano's	065-090-039	1.19	OI			20	24	10	12	0	6	6	1983	0.00	NA	Yes	Storage/Truck Yard	Site Criteria: 2. 5. 7 ESHA: Full site included for density per HE 2.1(e).
U151	No Address - Jordano's	065-090-038	1.01	OI			20	20	10	10	0	5	5	1983	0.00	NA	Yes	Storage/Truck Yard	Site Criteria: 2. 5. 7
U152	5324 Ekwill St	065-090-037	1.01	OI			20	20	10	10	0	5	5	1974	0.62	Yes	Yes	Offices (Jordano's)	Site Criteria: 3. 5. 6. 7

Site #	Site Name	APN	Site Size (ac)	GP/ Zoning	SB 6	AB 2011	Max. Density (units /acre)	Max Units	Realistic Density	Adj # of Units	Lower	Mod	Above Mod	Year Built ²	I/L Ratio	Single Story	Within ½ mile buffer of public transit	Current Use	Notes and Site Criteria
U154	470 S Patterson Ave	065-090-017	2	OI			20	40	10	20	0	10	10	1968	2.81	Yes	Yes	Medical Office (Sansum)	Site Criteria: 3, 5, 6
U155	122 S Patterson Ave	065-050-034	1.06	OI			20	21	10	11	0	6	5	1985	6.49	No	Yes	Offices	Site Criteria: 3, 5
U156	122 S Patterson Ave	065-050-033	2.27	OI			20	45	10	23	0	11	12	1975	5.71	No	Yes	Offices	Site Criteria: 3, 5 ESHA; Full site included for density per HE 2.1(e).
U157	5276 Hollister Ave Bldg C 453	065-050-032	1.58	OI			20	32	10	16	0	8	8	1971	2.30	No	Yes	Offices	Site Criteria: 3, 5, 7
U158	5270 Hollister	065-050-027	0.26	OI			20	5	10	3	0	2	1	Pre-1990	0.69	Yes	Yes	Church	Site Criteria: 3, 5, 6, 7
U159	5266 Hollister Ave Bldg A	065-050-022	2.31	OI			20	46	10	23	0	11	12	1977	2.17	No	Yes	Offices	Site Criteria: 3, 5, 7 ESHA; Full site included for density per HE 2.1(e).
U160	5272 Hollister	065-050-015	0.21	OI			20	4	10	2	0	1	1	1955	3.19	Yes	Yes	Church	Site Criteria: 3, 5, 6
U161	334 South Patterson	065-090-028	3.13	OI			20	63	10	32	0	16	16	NA	0.00	NA	Yes	Parking lot	Site Criteria: 2, 7
U163	550 Cambridge Dr.	069-560-030	2.24	RS			5	11	2.5	1	0	1	0					Church	Site Criteria: 1, 3 3D SFD in conceptual
Subtotal			137.92					2,398		1,322	99	609	614						
Sites to be Rezoned																			
U13	7020 Calle Real	077-155-003	0.52	CI	Yes		20	10	10	5	0	2	3	1979	1.00	Partially	Yes	Small market	Site Criteria: 1, 3, 5, 6, 7 Assumes rezone from CI to CC
U25	Bragg (7360 Hollister) - Winn	073-020-035	2.29	CC			30	69	24	54	54	0	0		0	Yes	Yes	SFD	Site Criteria: 1, 6 Assumes rezone from CC to RH Existing SFD. Expressed property owner interest.
U26	Bragg (7360 Hollister) - Winn	073-020-034	0.48	CC			30	14	24	12	12	0	0		0	Yes	Yes	Accessory Structures/Garden	Site Criteria: 1, 6 Assumes rezone from CC to RH Expressed property owner interest.
U29	Bragg (7360 Hollister) - Winn	073-020-003	0.16	CC			30	5	24	3	3	0	0	1941 & 1957	1.37	Yes	Yes	SFD	Site Criteria: 1, 5, 6 Assumes rezone from CC to RH Existing SFD.
U41	Winn (469 Kellogg Way)	071-130-010	2.49	RP			30	75	24	60	60	0	0	1890 & 1960	0.06	Yes	Yes	RV/Boat Storage	Site Criteria: 1, 3, 5, 6, 7 Assumes rezone from RP to RH ESHA; Full site included for density per HE 2.1(e). Expressed property owner interest.
U164	449 Kellogg Way	071-130-039	0.53	BP			30	16	24	13	13	0	0		0.42			Outdoor storage	Site Criteria: 1, 4, 7 Assumes rezone from BP to RH
U162	490 S Fairview	071-130-084	8.25	BP			30	248	24	198	0	99	99		0.0			Office	Site Criteria: 1, 3 Assumes rezone from BP to RH
<u>U164</u>	<u>7190 Hollister (Portion of 1 Parcel)</u>	<u>073-030-005</u>	<u>1.7</u>	<u>CG</u>			<u>30</u>	<u>51</u>	<u>24</u>	<u>41</u>	<u>41</u>	<u>0</u>	<u>0</u>	<u>1965</u>	<u>0.19</u>	<u>Yes</u>	<u>Yes</u>	<u>Church</u>	<u>Site Criteria: 1, 3, 5, 6, 7</u> <u>Assumes rezone from CG to RH</u>
Subtotal			16.42					488		386	183	101	102						
Total			154.34					2,886		1,708	282	710	716						

1. The General Plan land use designation and zone district have a one-to-one relationship.

2. Year Built is based on County Assessor's Office data. Where no year was provided, City staff identified whether the main structure(s) on the site dated to prior than 1993 based on permit history and staff knowledge.

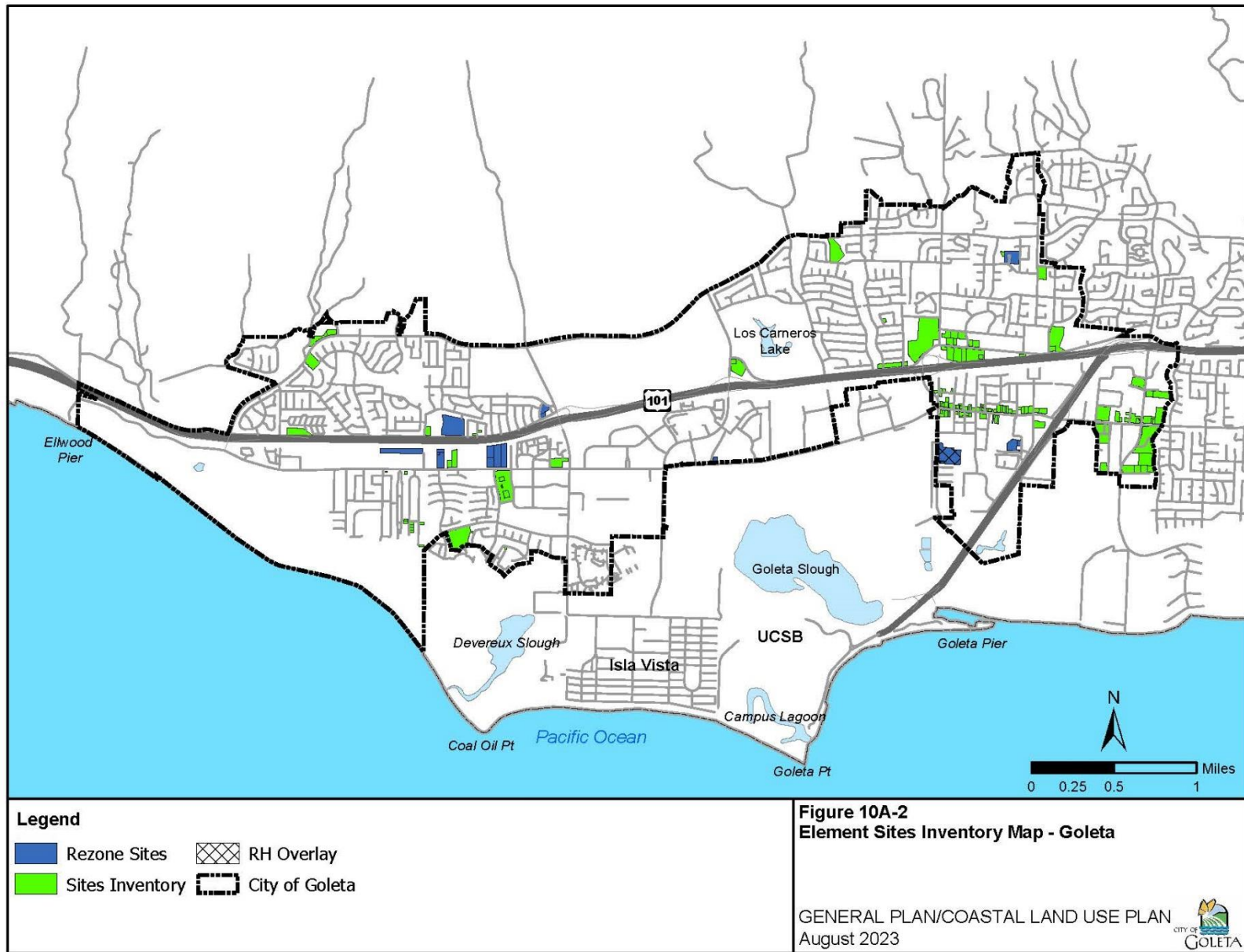


Figure 10A-2 Element Sites Inventory Map

VI. Public Participation Summary

State law requires that local governments make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort (California Government Code Section 65583(c)(8)). Beyond this legal requirement, public participation has always been a core component of the planning process in Goleta, and this update to the Housing Element has provided residents and other interested parties extensive opportunities for involvement. Efforts to reach non-English speakers included notifications in Spanish through the City's listserv, a housing survey made available in Spanish, and Spanish interpretation at public workshops and meetings.

The public outreach process was structured to ensure that the interests of all segments of the community – including low-income households, persons with disabilities or other special needs, housing developers, and fair housing advocates – were actively considered. The City's multi-faceted approach to outreach included the following components:

- **Housing Element website.** Early in the process the City created a dedicated Housing Element website (<https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>) where documents, meeting notices, and reference materials were posted. A subpage was also created where all public comment received were posted. This subpage was updated as new public comment was received.
- **Email notification list.** The City maintained an email list of interested parties for the Housing Element Update who were provided direct notice by email of all meetings, document availability, and other opportunities for active participation, including the availability of the online survey (see below). As of April 23, 2022, this notification list included 1,507 recipients. The City also utilized a Spanish interested parties email notification list to inform the public of Housing Element update information. As of April 23, 2022, this notification list included 966 recipients.
- **Frequently Asked Questions.** An FAQ providing basic information about Housing Element requirements and issues was posted on the Housing Element website in September 2021.
- **Online housing survey.** Prior to the preparation of the draft Housing Element an online survey of housing issues was conducted. The survey was prepared in English and Spanish and was available from February 4 to April 15, 2022. The surveys were posted on the project website. In addition, links to the survey were provided at stakeholder meetings and the March 14, 2022 public workshop (see below). Email notifications were sent out regarding the survey on February 15, 2022 (6,731 recipients across multiple English listservs and 991 recipients on the City's Spanish interested parties listserv) and March 30, 2022 (7,343 across multiple English listservs). The City also included information on the survey in the monthly Monarch Press newsletter in March and April 2022. A slide was also included on the City website homepage encouraging participation in the survey throughout the survey period. In total, the City received 609 responses (including 10 in Spanish). The survey responses are provided as Attachment 1.
- **Focused stakeholder meetings.** The City conducted a series of 5 focused meetings with stakeholders including representatives of lower-income households, persons with special needs, fair housing organizations, housing developers, property owners, community organizations, business interests. All meetings were held virtually. A summary of each meeting is provided below, and issues raised during these meetings are summarized in Table 10A-32.

- South Coast Chamber of Commerce Public Policy Committee – February 23, 2022. City staff met with the Santa Barbara South Coast Chamber of Commerce Public Policy Committee to inform the Committee members about the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City.
- Developers, Architects, and Property Managers – March 3, 2022. The City staff met with local architects, developers, and property managers to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Specific groups invited included: Towbes Group, Wynmark; Radius Group; Hayes Commercial Group, Pacifica Commercial Realty, Suzanne Elledge Planning & Permitting Services; TW Land Planning & Development; Stantec; Price Management Company; Cearnal Collective; Financial Management Group; Westerlay Real Estate Group; R.M.R. Properties; Westar Associates; SyWest Development; Daketta Pacific; and Majestic Asset Management.
- Goodland Coalition – March 3, 2022. City staff met with members of the Goodland Coalition to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Pursuant to its mission statement, the Goodland Coalition is dedicated to defending the quality of life in Goleta by advocating policies that protect, preserve, and improve Goleta’s unique character—its diverse neighborhoods and architecture, open spaces and views, ease of circulation, valued environment, local agriculture and businesses, and by encouraging and facilitating participation of Goleta residents in community planning and decision-making.
- Housing and Special Needs Advocates – March 3, 2022. The City staff met with local housing and special needs advocates to inform them of the Housing Element Update, provide details of how to engage during the project, and to receive feedback on housing issues within the City. Specific groups invited included: HASBARCO; People’s Self-Help Housing; Housing Trust Fund of Santa Barbara; Home for Good (Formerly C3H); League of Women Voters; SB ACT, City of Santa Barbara Community Development (Rental Housing Mediation); Independent Living Resource Center; CommUnify (formerly Community Action Commission); Catholic Charities Santa Barbara; Center for Successful Aging; Alpha Resource Center; and Tri-Counties Regional Center.
- Old Town Goleta Focused Workshop – March 8. City staff conducted this meeting as more akin to a workshop, with a focus on housing issues as they relate to Old Town Goleta. Interpretation services in Spanish were available during the workshop. This meeting was open to all members of the public. Email notices of the meeting were sent on March 2 to the Housing Element listserv as well as a separate Old Town Updates listserv, among others (6,930 total recipients of English email notice), and the City’s Spanish language listserv (943 recipients). Targeted invitations were also sent to the following groups and business: Old Town Community Association; Community Environmental Council; Old Town Business Group and South Coast Chamber of Commerce; Brownstein Hyatt Farber Schreck; Westar Associates; and Old Town Coffee.
- Tribal Consultation. Consistent with Government Code §65352.3, the City provided opportunities for Tribal consultation with Tribal groups provided to the City by the Native American Heritage Commission. Letters to these groups offering consultation were sent on February 1, 2022. The City received no Tribal consultation requests. The City provided a second offer for tribal consultation with more details about additional revisions to the Housing Element and other General Plan elements, on August 4, 2023.
- Public workshops. Three public workshops open to all interested persons were conducted during preparation of the Draft Housing Element.

- Workshop #1 – September 7, 2021. This City Council workshop included review of the RHNA process, Housing Element requirements, key issues to be addressed, and the overall schedule for the 6th cycle Housing Element update.
- Workshop #2 – March 14, 2022. At this public workshop, the City presented an overview of the Housing Element update process and requirements, a summary of housing accomplishments and challenges during the previous planning period, and the key housing issues expected for the 2023-2031 planning period. Participants were encouraged to identify specific issues, needs and potential strategies to address those needs and suggest appropriate locations where additional housing development should be encouraged. Notice of the workshop was posted on the Housing Element website and distributed to everyone on the email notification lists described above in English and Spanish 6 days prior to the workshop. Interpretation services in Spanish were available during the workshop.
- Workshop #3 – June 22, 2022. The City participated in a South Coast Housing Element Workshop that brought together the Cities of Goleta, Carpinteria, and Santa Barbara and the County of Santa Barbara to discuss each jurisdiction's Housing Element process, regional housing needs, and local challenges. The event included a panel discussion and breakout groups for each jurisdiction. Spanish interpretation was provided at the event and a recording was posted on the City's project webpage.
- Public Review of the Draft Housing Element. The City published a Draft 2023-2031 Housing Element on May 2, 2022 for a 30-day public comment period that closed on June 1, 2022. The City received one comment during the review period and considered the comment during a 10-day review of comments after the close of the review period.
- Public meetings. The Planning Commission and City Council conducted three public meetings to review the Draft Housing Element.
 - To encourage community-wide involvement, public notices of all workshops and hearings were distributed in advance of each meeting and posted on the City's website. The initial Draft Housing Element was posted on the City website on May 2, 2022 and notice of availability was sent to everyone on the email notification lists described above.
 - May 9, 2022. The purpose of this Planning Commission meeting was to review the Draft 2023-2031 Housing Element and receive public comments, and consider to recommend City Council authorize staff to submit the Draft Housing Element to HCD for review. The Draft Housing Element and notice of the meeting were posted on the Housing Element website and distributed to everyone on the stakeholder list in English and Spanish 10 days prior to the meeting. The Planning Commission considered the Draft 2023-2031 Housing Element and continued its consideration to May 23, 2022.
 - May 23, 2022. The Planning Commission continued its review of the Draft 2023-2031 Housing Element. At the conclusion of the meeting, the Commission recommended to City Council submittal of the Draft 2023-2031 Housing Element to the State for a 90-day review with revisions to subprograms HE 1.7 and 5.2 and a new subprogram HE 1.8.
 - June 28, 2022. The purpose of this City Council meeting was to review the Draft 2023-2031 Housing Element and receive public comments and consider authorizing staff to submit the Draft Housing Element to HCD for review. The Draft Housing Element and notice of the meeting were posted on the Housing Element website and distributed to everyone on the stakeholder list in English and Spanish 10 days prior to the meeting. The City Council reviewed the Draft Housing Element, invited public comments, and unanimously directed staff submit the Draft Housing Element as presented with the changes provided in an Errata Sheet, updated to reflect public comment received at the

meeting, and with minor revisions to subprograms HE 2.2(a) and HE 2.3(d), to the State for a 90-day review.

- HCD Review and City Revision. On June 30, 2022 the draft Housing Element was submitted to HCD for formal review, and HCD comments were provided on September 27, 2022. After receiving comments on the Draft Housing Element from the HCD, a proposed Final Housing Element was prepared and made available for public review on November 30, 2022.
- Adoption Hearings. The Planning Commission and City Council conducted public hearings to review HCD comments and proposed revisions and consider approval of the Housing Element. See further information below.
 - The Planning Commission conducted a public hearing on December 12, 2022 and after considering public comments, HCD comments, and proposed revisions adopted a resolution recommending adoption of the Housing Element by the City Council.
 - On January 17, 2023 the City Council conducted a public hearing to review the revised draft Housing Element, and after considering public testimony unanimously adopted Resolution No. 23-02 adopting the Housing Element.
- HCD Review and City Revisions. Following adoption by the City Council, the Housing Element was transmitted to HCD for review in compliance with State law on January 23, 2023. Based on preliminary feedback from the HCD, the City prepared revisions to the document. The adopted Housing Element 2023-2031 with the revisions shown in tracked changes were made available for public review from March 9-16, 2023. After the public review period, these revisions were provided to HCD on March 16, 2023. On March 20, 2023, HCD provided comments on the adopted Housing Element. HCD's letter noted that the City's adopted Housing Element addresses most statutory requirements and includes requests for additional information, analysis and revisions to align the document more closely with the requirements of State housing law.
- Rezoning Study Sessions. The City conducted three study sessions to discuss rezoning of parcels within the City to accommodate additional housing development as part of the City's response to HCD's March 20, 2023 review letter. These sessions occurred with both the City Council and Planning Commission. The three sessions occurred on July 20, 25, and 31, 2023. Over 200 written comments were received for these study sessions and extensive oral public comment was received and considered at the study sessions.
- Public and HCD Review and Readoption Hearings [To be added]

Issues raised by stakeholders during the Housing Element update process along with a description of how these issues have been addressed are summarized in Table 10A-32.

Table 10A-32 – Housing Element Public Comment Summary

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Housing Needs and Production Trends		
Housing crisis	<p>California, including the Central Coast and the City of Goleta, faces a housing crisis making every new housing unit critical to ensure residents retain the fundamental right to access shelter. Given this unmet demand, even the construction of market-rate units reduces housing costs for low-income households and, consequently, helps to mitigate displacement in many cases. Housing availability within City of Goleta reflects the statewide crisis and the City’s Housing Element must address this housing crisis.</p> <p>Infill development on vacant and underutilized land constitutes the most sustainable means to accommodate growth and to redesign cities to be more sustainable. Streamlining this development in the City of Goleta is key, and doing so as a part of the City’s Housing Element process presents an opportunity for the City to align its housing policies with its sustainability goals while providing more critical housing for its residents.</p>	<p>Goleta’s adopted 2023-2031 Housing Element establishes City policies and programs for maintaining and improving existing housing and plans for sufficient residential capacity to exceed the City’s share of regional housing need, both overall and by affordability level.</p> <p>Meeting the State’s housing mandate requires the City to identify housing sites adequate to accommodate the City’s share of regional housing need. The Housing Element paves the way for both private and non-profit builders to develop housing projects on the sites identified in the Housing Element.</p> <p>A major focus of the plan is on underutilized sites within the urban area <u>and the City is also proposing rezoning of several sites to further support housing development in the City.</u></p>

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Housing needs vs. production trends	The City's Housing Element provides an inventory of vacant or underutilized sites to support the development of housing during the planning period. However, the track record of proposed housing projects in recent history in the City of Goleta demonstrates that these projections for vacant and underutilized sites are far from realistic absent the City committing to significant mechanisms to streamline these types of projects, such as by-right development review, ministerial application processing, and reduced development standards.	While cities play an important role in housing production, many factors outside the City's control affect the type and amount of housing that is built. For example, the current moratorium on new water connections in Goleta has severely limited housing production in recent years. The Housing Element includes policies and programs to address such issues to the extent they are within the City's authority.
Non-Governmental Constraints		
Impacts of UCSB	UCSB growth putting strain on housing in Goleta.	While housing demand generated by UCSB affects the housing market in Goleta and the South Coast area generally, this issue is outside the scope of the City's Housing Element because UCSB is not within the City boundaries. Housing need related to UCSB was one of the planning factors considered by SBCAG in the RHNA allocation to the County. The City coordinates with UCSB on growth impacts as part of a separate process and via a UCSB Long Range Development Plan settlement agreement. The settlement agreement includes mechanisms to pace UCSB student/faculty growth with UCSB-provided housing.
Water	Lack of water for new development.	Program HE 5.2 in the Housing Plan includes a commitment to work cooperatively with Goleta Water District to address water resource issues . The City only processes applications for development that have access to water.
Construction Costs	Increases in construction costs provide financial challenges to development.	The impact of construction cost on the cost of housing is noted in the constraints analysis but this issue is determined primarily by broader forces in the economy (such as the cost of materials and the availability of skilled construction labor) and therefore is beyond the City's control.
Airport	Limits on development adjacent to runway ends of the Santa Barbara Airport.	Discussion of the impact of the airport (such as hazard zones where residential uses are prohibited) is included in the constraints analysis. The inventory of sites to accommodate Goleta's share of regional housing needs does not rely upon potential housing development in such areas impacted by the Airport.
City Regulations		
Short-Term Vacation Rentals (STVRs)	STVRs can reduce available housing stock for permanent residential use.	A discussion of STVR is included in the Technical Appendix. Program HE 1.7 includes a commitment to monitor, report, and possibly revise STVR regulations, as needed.
Development Impact Fees	Amount of fees can inhibit development and/or create funding challenges.	Although impact fees add to the cost of housing, due to statewide limitations on local property tax revenues imposed by Proposition 13, cities must rely on impact fees or special taxes to fund the cost of infrastructure needed to serve new housing. Program 2.4 includes a commitment to revisit the Beneficial Projects resolution as it relates to affordable and special needs housing projects.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Environmental Regulations/Constraints	Environmentally Sensitive Habitat Area (ESHA) regulations can limit development or create uncertainty in the process.	The presence of ESHAs can limit housing development on affected properties. To address this issue, Program 2.1 includes a commitment to review the residential density standards methodology and consider using gross rather than net lot area in determining the allowable housing density while still applying ESHA and ESHA buffer protections.
Project Certainty	Discretionary processes required by the City can create uncertainty, adding cost and time to entitlement process.	The City <u>recently prepared</u> Objective Design Standards that will facilitate streamlined project review. <u>Subprogram HE 2.1(j) streamlined processing for 100% affordable project, utilizing the objective design standards. Subprogram HE 2.1(k) includes amendments to certain entitlement findings to provide greater project certainty.</u> In addition, <u>Subprogram H# 2.1(g) includes a commitment to remove the requirement for a Major CUP for mixed-use housing projects and</u> Program HE 3.2 includes a commitment to review the Major Use Permit requirement for large residential care facilities.
Allowances for Residential: <ul style="list-style-type: none"> • Primary use in Commercial • In Public and Quasi-Public (P-PQ) • In Business Park (I-BP) • Greater density in Community Commercial (C-C) 	Various comments related to allowing residential in additional zones, allowing residential as a stand-alone use where currently only allowed as part of mixed-use, and allowing greater density of residential in commercial zone(s) where currently allowed.	<u>Subprogram HE 2.1(g) includes a commitment to review allowing different types of development on separate lots as part of a multiple lot mixed-use development. Subprogram HE 2.1(a) and (g) includes an increase in the residential density in CC from 12 units per acre to 20 units per acre.</u> The Planning Commission and City Council could also consider the appropriateness of amending Title 17 to allow stand-alone residential development in some non-residential zone districts to expand housing development opportunities. Amendments to the Land Use Element of the General Plan/Local Coastal Plan would also be needed.
Local Preference	Desire to facilitate housing opportunities for local residents/employees.	The details of local preference, as allowed under applicable fair housing laws, will be presented in a new Affordable Housing Implementation Policy Resolution under preparation by the City's Senior Housing Analyst.
Parking	Lack of available parking, Old Town specifically mentioned.	The adequacy of parking is a common concern in many neighborhoods. The required provision of off-street parking is one of the major factors affecting the cost of housing development, and the State adopted limitations on required parking as one strategy for reducing housing cost, such as for ADUs and projects that provide affordable housing. In its review of Housing Elements, HCD frequently notes that city parking standards for small apartments and condos (i.e., studio and 1-bedroom) can pose a constraint to the production of housing. <u>Subprogram 2.3(d) includes a commitment to consider reducing parking requirements for studio and 1-bedroom units and also clarify parking reductions for affordable and senior housing units and to remove the Major CUP requirement for shared parking reductions.</u>
Condominium Conversions	Desire for more flexibility for conversions (see Program HE 1.5)	No change made. Intent of policy is to provide housing security for apartment denizens.
ADUs	Expressed desire to allow larger ADUs, particularly on larger lots.	The ADU regulations went through a public hearing process <u>three times</u> in the last <u>six</u> years to address changes in State law. As such, subprogram HE 2.6 does not include further ordinance updates for ADUs.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
New Zoning Ordinance and Objective Design Standards	The Housing Element does not analyze any approved projects under the City's New Zoning Ordinance adopted by the City Council on March 3, 2020 or the City's Objective Design Standards for Multiple-Unit and Mixed Use Development adopted on November 15, 2022. Based on the projects analyzed in the Housing Element, none of these projects were developed under the NZO or the Objective Development Standards. The Housing Element should evaluate and clearly explain the potential impacts of NZO and Objective Development Standards on these historical developments or those contemplated under the Housing Element.	The Governmental Constraints chapter of the Housing Element (Technical Appendix Section III.A) includes a thorough analysis of the New Zoning Ordinance (Title 17 of the Goleta Municipal Code) and Objective Design Standards (Chapter 17.44 Multiple-Unit and Mixed-Use Objective Design Standards of Title 17 of the Goleta Municipal Code). The primary purpose of the New Zoning Ordinance is to update prior regulations to align with the City's General Plan, incorporate current State law, and improve clarity, making it more useful for project applicants, community stakeholders and City decision-makers. New objective design and development standards are required by recent changes to State law and are intended to streamline the development review process, thereby reducing development cost.
Other Issues		
High Rents	Monthly rents and security deposits challenging for renters.	High rents and housing prices, especially in coastal areas, are a major barrier to adequate housing for all residents. Unfortunately, this problem is widespread throughout many parts of the nation and is affected by many factors beyond the control of any city. Rents compared to the amount a household can afford to pay is documented based on American Community Survey (ACS) data in the Technical Appendix Table 10A-10 and demonstrates the challenges the City faces in the rental market. The Housing Element includes a variety of programs intended increase housing production and reduce housing cost, but given the broad scope of this problem, high housing cost is likely to remain a problem in the foreseeable future.
Rent Control	Survey responded interest, and to a lesser extent aversion to, rent control as a way to address high rents in the City.	Assembly Bill 1482 (California Civil Code Section 1946.2, Tenant Protection Act of 2019) established a cap on annual rent increases of 5% plus the rise in CPI (capped at 10%). However, the City remains restricted by the Costa-Hawkins Rental Housing Act of 1995. Costa-Hawkins preserves the landlord's right to establish rental rates for dwellings built and certified for occupancy after February 1, 1995, among other rent control exemptions that restrict universal application of the Tenant Protection Act. The issue of rent control would, however, require a deeper analysis and broader discussion that goes beyond the scope of the Housing Element update. HE 3.1 is expanded to address affirmatively furthering fair housing, including informing tenants regarding their rights and responsibilities. Also included in HE 3.1 is a new requirement for the City to adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Revenue Neutrality	Lack of funding due to City's Revenue Neutrality Agreement with the County of Santa Barbara.	The Revenue Neutrality Agreement is outside the scope of the Housing Element.
Floodplains	Floodplains present a challenge to development, specifically for funding of affordable housing projects.	Analysis of flood hazards is included in the Housing Element constraints analysis. Remedies for floodplain designations are covered in the City's Capital Improvement Program.
Implementation Actions	The city needs to do more than 'consider' changes (such as removing/reducing the existing 2 parking spot per unit requirements for studios and 1 bedrooms) and propose real changes that project meaningful improvements to housing production	See response above.
Inclusionary Policy	It is not AFFH to exempt the most expensive types of housing used by the wealthiest people from affordable housing fees.	An inclusionary requirement is a policy that attempts to balance the increased cost of development against the public benefit of generating funds to assist in the production of affordable housing. The City Council has established inclusionary requirements that are considered to be a reasonable balance of competing priorities in the City of Goleta. This comment will be considered by decision-makers in the ongoing review of the Housing Element update.
Sites Inventory	Many sites seem highly unlikely to be torn down to build large housing developments, let alone 85%, in the next 8 years. The Housing Element applied a 50% discount factor to account for sites that may be developed at less than the maximum density. The 50% discount factor does not adequately reflect the potential development of these sites under the City's land use regulations. The Housing Element should include further evaluation of the true viability of potential redevelopment of these underutilized sites to provide a more robust analysis of the "realistic potential" for development and an appropriate discount factor.	The Housing Element sites inventory is not a prediction of parcels expected to be developed or redeveloped in the next 8 years. Rather, the inventory is a list of parcels with appropriate zoning and development standards that provide realistic opportunities for housing development. The City's methodology for selecting the sites in the inventory is described in Section V of the draft Housing Element and includes a detailed discussion of factors considered and reasons for site removals and inclusions in the inventory. Actual development of any particular parcel will be dependent on a variety of factors that are unrelated to City regulations, many of which are beyond the City's control, such as property owner financial plans, alternative investment opportunities, state and federal tax policies, general economic conditions, cost of labor and materials, cost and availability of financing, etc. The parcels considered suitable for development during the 2023-2031 period based on reasonable assumptions are listed in the Housing Element. The 50% discount factor was applied to the non-residentially zoned underutilized sites inventory for a conservative estimate of housing potential.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Sites for Rezoning	Many comments received in opposition to and in support of certain sites considered for rezoning as part of subprogram HE 2.1(a).	Many of the individual issues raised are discussed in the response to other comments. The City considered various factors in identifying sites for rezoning and these issues were discussed at the three study sessions in July 2023. Many issues are project-specific and will be analyzed during the project-specific review that will occur after a project application (such as impacts to ESHA and traffic). The City will apply the requirements of Title 17 to future applications on any sites identified for rezoning in the Housing Element.
Senior Overlay	Specific comments on imposing a senior housing overlay on certain properties proposed for rezoning.	While senior-only communities are a permitted use on properties zoned for residential uses, zoning specific properties to allow only senior housing is a violation of fair housing laws.
Tribal Consultation	Concern raised about tribal consultation and review of cultural resources.	The City provided opportunity for tribal consultation for the Housing Element Update project on February 1, 2022. Because of changes proposed to the adopted Housing Element 2023-2031, a second offer for tribal consultation was provided to tribal representatives on August 4, 2023. The City will also apply cultural resource requirements for ground disturbance activities as detailed in Chapter 17.43, Cultural Resources, of the GMC. Finally, the City does have an SB 35 Consultation Supplemental Submittal Checklist form posted on the City website. Compliance with that form is required for all SB 35 applications.
Indigenous municipality	Would the City support a new indigenous municipality with a trust fund account that will begin actively building a new multifamily community to address the needs of indigenous, Black, and other groups impacted by systematic housing violence that has both rental housing and homeownership but the land will always belong to the municipality so even if a homeowner sales their home, a portion of the sale would go back into the trust?	The Housing Element includes programs that encourage non-profit affordable housing development (see Programs HE 2.1, HE 2.3, HE 2.4 and HE 2.7).
Priority processing	The City should revise Housing Element Policy 2.4(h) with clear processing standards for 100% affordable projects as well as market rate and partially affordable projects to ensure these projects can be completed within the planning period. The City must prioritize all housing project applications to meet the goals set forth in the Housing Element.	Program HE 2.4(h) provides for priority processing of affordable housing projects consistent with State guidance. By definition, "priority" means preferential treatment for affordable housing over market-rate housing.

Housing Element Topic	Issue Raised During Public Input	City Staff Response
Childcare facilities	Policies to support development of childcare facilities should be included in your Housing Element. For working families with young children, having accessible childcare near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Policies that support childcare in or near housing is a straightforward way for cities to contribute to creating sustainable communities.	Day care facilities (including childcare) are permitted in most zoning districts subject to standards, procedures and incentives (including not counting towards maximum lot coverage when established as an accessory use to residential development) established in Section 17.41.110 of the GMC. In addition, childcare facilities are eligible for reduced development impact fees as provided in Section 17.70.070 and the Beneficial Projects Resolution.

VII. Affirmatively Furthering Fair Housing

VII.A Overview

AB 686 (2018) requires housing elements to contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City completed the following outreach and analysis. The Analysis of Impediments to Fair Housing¹⁷ prepared by the Santa Barbara County HOME Consortium in 2020 (the “County AI”) provides extensive data and policy recommendations that informed this AFFH analysis. The Consortium includes all of the jurisdictions in Santa Barbara County except for the cities of Santa Barbara and Guadalupe and represents approximately 78 percent of the total county population according to the California Department of Finance (2021).

VII.B Historic Development Patterns

The area now occupied by Goleta was first described as “The Good Land” by the diarist Fr. Juan Crespi, a member of the Portola expedition, in 1769 (Walker A. Tompkins, *Goleta: The Good Land*, 1966). This occurred as members of the expedition first set sight upon the rich soils, verdant vegetation, and harmonious climate of the narrow coastal plain between the Santa Ynez Mountains and the Pacific Ocean. Although it now encompasses the suburban city of Goleta, as well as other nearby communities, it still retains extensive tracts of natural open space and agriculture as well as broad scenic vistas of mountains and sea.

Although the community of Goleta had its post-European beginnings more than 150 years ago, the area currently occupied by the City of Goleta was governed by the County of Santa Barbara until 2002. After several unsuccessful previous efforts to incorporate, voters approved Measure H in November 2001, thereby creating the new City of Goleta and electing its first City Council. The City of Goleta was officially incorporated on February 1, 2002. Because Goleta has only existed as a city for about 20 years, much of the existing development pattern was the result of County land use decisions prior to incorporation.

The City first adopted a General Plan/Coastal Land Use Plan on October 6, 2006. Included in the document is the City’s Land Use Plan Map, Figure 2-1. The objective of the Land Use Plan map was, and is, to maintain a land use pattern that provides continuity with the past and present use and development of the City and locates the various uses in a manner that is consistent with the fundamental goals and principles of the General Plan. One significant action associated with the initial adoption of Figure 2-1 was the redesignation of certain parcels in the Mid-Hollister Avenue area from the previous County designations of M-RP (Industrial Research Park) and C-2 (Retail Commercial) zoning to Medium Density Residential, with a residential density maximum of 20 units per acre. These land use changes facilitated significant residential development in the intervening years. These sites include the completed Village at Los Carneros housing development (465 total units, 69 income-restricted units), Willow Springs II (100 residential units), and Cortona Apartments (176 rental units) as well as the site of the pending Heritage Ridge project (332 total units, 102 income-restricted units).

¹⁷ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

VII.C Data Sources

This analysis incorporates State and Federal data sources as well as local data and knowledge, where available. The primary Federal data sources include the U.S. Census and the U.S. Department of Housing and Urban Development (HUD). The primary State data source is the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Resources website (<https://affh-data-resources-cahcd.hub.arcgis.com/>). Additional data is published by The Urban Displacement Project (UDP), a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Its research aims to understand and describe the nature of gentrification, displacement, and exclusion, and also to generate knowledge on how policy interventions and investment can support more equitable development (<https://www.urbandisplacement.org/>).

Most of the maps provided in this appendix are based upon data generated at the census tract level. Figure 10A-3 shows the census tracts that include land within the Goleta city boundaries. It should be noted that some census tracts contain territory outside the city boundaries and therefore the statistics for those tracts may not accurately reflect conditions within Goleta. For example, Tract 002933 includes new residential development and business park uses in the City, but also includes graduate student family housing (Storke Family Student Housing Apartments), the undergraduate Santa Catalina Residence Hall, the San Joaquin Villages student housing, and the Santa Ynez Apartments at the University of California, Santa Barbara (UCSB). Tract 002937 includes some residential development within the City, but also includes the Sierra Madre student housing complex and the West Campus Apartments at UCSB. The demographics from these large student housing complexes significantly impact the data from these tracts as they relate to Goleta due to the fact that students typically have much lower incomes than the population as a whole.

Local Data and Knowledge

The primary local data sources are the County of Santa Barbara, the Santa Barbara County HOME Consortium, and the City of Goleta. The Santa Barbara County HOME Consortium prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI utilized a variety of community participation tools to evaluate local fair housing issues including interviews, focus groups, community meetings and a fair housing survey. Issues addressed in the outreach efforts included disabilities and access, education, employment, transportation, and healthy neighborhoods. Findings from this outreach program are incorporated into this analysis of fair housing issues, contributing factors and recommended actions.

Other local data and knowledge was obtained through the public participation program for the City's Housing Element update, as discussed in the Outreach section below and in Section VI (Public Participation) of this document.

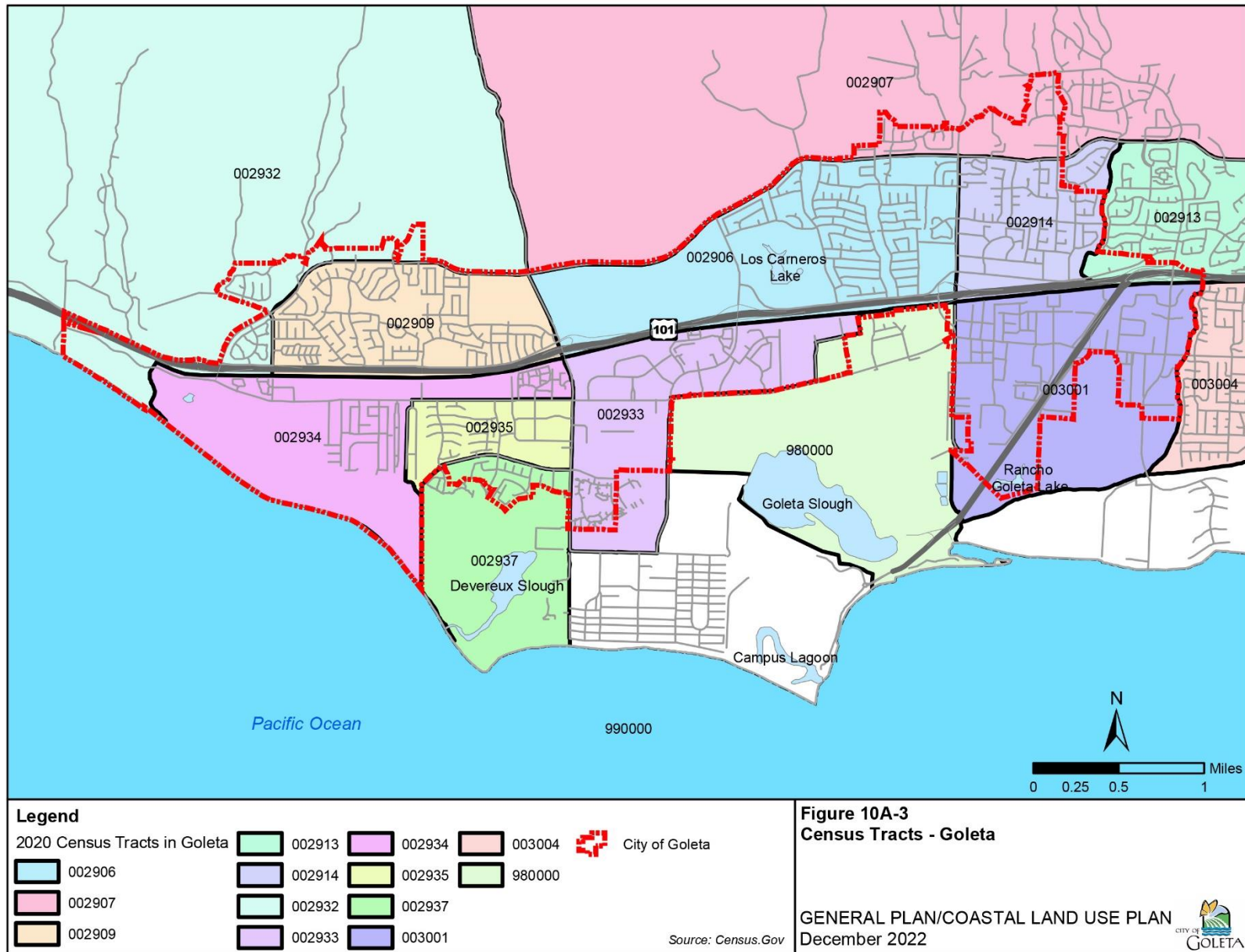


Figure 10A-3 Census Tracts - Goleta

VII.D Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community. In addition, the City maintained an opt-in listserv for the Housing Element Update that included 1,506 email recipients as of April 18, 2022.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's dedicated Housing Element website¹⁸ and was also sent directly to persons and organizations on the Housing Element email list and to a Spanish language listserv the City maintains (with 960 recipients as of April 18, 2022). Public outreach meetings were held both online to encourage those with mobility difficulties to participate. Presentations and other information for each meeting were posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via email. Please refer to Section VI: Public Participation Summary for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish and interpretation services were provided at multiple public workshops.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development.

In addition to the public outreach conducted by the City of Goleta for the Housing Element update, the Santa Barbara County HOME Consortium conducted extensive public participation as part of the 2020 Analysis of Impediments to Fair Housing. The County conducted online surveys that were available to residents and other community stakeholders in both English and in Spanish. In addition to the surveys being available online (using computers, smart phones, and other handheld devices), the surveys were also made available to residents in a paper-based version. Access to the survey was provided through the County of Santa Barbara website, through stakeholder email lists, posted in public convening locations, and published in print with QR Codes made available for residents to scan and link to the survey. Background on the Analysis of Impediments process and definitions of fair housing were provided in the survey introduction. The importance of community participation was also highlighted in the survey introduction.

The survey was meant to get a sense of community positions on fair housing and more general housing and economic development issues. The survey included 32 questions covering a range of data points including demographic information, residential information, knowledge of fair housing rights, experiences with fair housing discrimination, opinions on access to information on fair housing, and questions related to housing and community development more generally. There were 386 responses overall, with 379 responses in English and 7 in Spanish. The average response time was 15 minutes, and the completion rate was 87%. The low Spanish participation rate points to an area of improvement in community engagement for future processes. The County provided all materials in multiple languages and connected to community organizations that cater to the Hispanic community for assistance with outreach, but the effort did not result in active participation. The survey was open for 3 months with multiple opportunities and reminders for stakeholders and residents to participate.

¹⁸ <https://www.cityofgoleta.org/city-hall/planning-and-environmental-review/advance-planning-division/housing-element-and-implementation/housing-element-2023-2031>

There were 12 questions in the survey that specifically focused on fair housing; beginning with whether or not respondents were familiar with fair housing or anti-discrimination laws. Twenty-three percent (23%) of those who answered were not familiar with the laws. Thirty-nine percent (39%) were somewhat familiar, and 36% were familiar or very familiar. Three percent (3%) were unsure. When asked about protected classes, most respondents knew about religion, race, familial status, and age, but were less sure about the other classes. When the questions delved deeper into whether people were aware of their rights, the responses were split between those that did know their rights (54%) and those that did not (45%). Twenty-one percent (21%) said that they were aware of incidents of housing discrimination, 60% said that they were not aware of any incidents, and 19% said they were unsure. Out of the 21% who said they were aware of an incident, when asked to choose all reasons for discrimination that applied, the top reasons were: income level (64%); source of income (35%); race/ethnicity (30%); age (23%); and criminal background (22%). The rest of the responses to this question were distributed among the 10 other possible choices. According to the survey, these incidents occurred in both single-family neighborhoods and in apartment complexes; however, the majority cited that it occurred in apartment complexes (60%). Over half of respondents did not report the incident (78%), and the most common reason given was that they did not think it would make a difference (32%).

In terms of education on fair housing issues, half of the respondents were not aware of any fair housing or anti-discrimination education opportunities in their community (50%), and the majority of them (85%), have never participated in any kind of educational opportunity.

While the survey was broader in scope than just fair housing issues, it touched on many elements that contribute to fair housing choice. The priority challenge for those responding to the survey was overwhelmingly the cost of housing at 84%. That said, there were other issues that contribute to fair housing choice that respondents called out as important. Those included workforce development, improved infrastructure like sidewalks, lighting, and crosswalks, and access to mental health and substance abuse services. While some of these issues seem far removed from fair housing choice, they contribute to a gainfully employed, healthy community, that can get to and from the places they work, live, and play safely.

In addition to the community surveys, four community and stakeholder focus groups were held in several areas of the County as part of the County AI process, including one in Goleta that was attended by 14 residents plus City and County staff, the largest turnout of all the focus group meetings.

Participants in the meetings included but were not limited to community residents as well as members of organizations covering a range of services including economic development and job training, social services, housing, those serving the elderly and vulnerable populations. The focus groups covered a broad range of issues including housing, community development, and fair housing.

The focus group discussions were guided and facilitated; however, it was made clear that participants should feel free to discuss the topics that were on top of their minds. Participation was encouraged, and it was pointed out that community input is a critical component of the AI process. To encourage thinking about suggestions for solutions, time was set aside at the end of the 90-minute sessions to talk about priorities and thoughts around action items. Participants were encouraged to think of these plans that can help guide solutions to barriers and priority issues identified.

Based on the focus groups and conversations, the following observations were raised as priorities worth further support and consideration. These issues were the top concerns across all focus groups with specific emphasis on subtopics in specific locations as noted below:

- Affordable housing that is decent and safe is a top priority for many of the participants across all of the focus groups.
- Growing number of homeless is an area of concern in terms of housing them and providing for their social service needs. Goleta’s focus group, which consisted primarily of non-profit service providers, had a particular emphasis on the need to pair services with housing for these populations and the desire to improve interagency coordination.
- There are two key vulnerable populations that were highlighted at all of the focus group meetings – veterans and children. For veterans, it was reported that there is a housing and services need and, for children, there were concerns of the lack of affordable childcare and access to afterschool programs.
- Farmworkers were represented at the Santa Maria focus group, which gave an important voice to a vulnerable population.
- While housing affordability was a top priority for communities across the County, workforce training was brought up as an important issue for areas in the northern part of the County.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program HE 5.2(b) includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

VII.E Fair Housing Assessment

This section provides an assessment of fair housing issues in the City including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

VII.E.1 Fair Housing Enforcement and Outreach Capacity

The County AI conducted an analysis of fair housing enforcement that evaluated private and public compliance with existing fair housing laws, regulations, and guidance, and provided an assessment of fair housing infrastructure in Santa Barbara County. The AI analysis examined fair housing complaints, data on mortgage lending practices, and a review of relevant public policies.

The AI reviewed housing discrimination as evidenced by complaint filings, investigations of violations, and residents’ self-reported experience with discrimination. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status, and disability. The Fair Housing Act—Amended (FHAA) covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the FHAA are owner-occupied buildings with no more than four units, single-family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons. HUD has the primary authority for enforcing the FHAA. HUD investigates the complaints it receives and determines if there is a “reasonable cause” to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff).

The State of California has a substantially equivalent law prohibiting discrimination in housing. The Fair Employment & Housing Act (FEHA) is the primary state law prohibiting discrimination in the sale, rental, lease negotiation, or financing of housing based on a person’s race, religion, national

origin, color, sex, marital status, ancestry, family status, disability, sexual orientation, and source of income. The State's law exceeds the protections in the FHAA by including protected classes of marital status, sexual orientation, and source of income. In addition, the law defines physical and mental disability as a condition that limits a major life activity; this definition of disability is broader than the federal definition, which requires a "substantial limitation." The FEHA also incorporates the protections of the Unruh Act which includes medical condition as a protected category.

The primary local fair housing organization serving Goleta is the City of Santa Barbara through its Rental Housing Mediation Program (RHMP), which provides information on fair housing laws and tenant-landlord mediation services. The Neighborhood Services webpage¹⁹ on the City of Goleta website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower-income residents, particularly agricultural workers, to California Rural Legal Assistance.

As seen in Figure 10A-4, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 1 per 1,000 persons for the 2013-2021 period in the City. As discussed below, the Housing Plan includes a variety of strategies to prevent fair housing problems and effectively address those problems that may occur.

Compliance with existing state and federal fair housing laws

The fair housing assessment should include a description of state and local fair housing laws and how the City complies with those laws. These laws include the following:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2)
- FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271)
- Government Code section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.
 - For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.
 - Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing
- Government Code §8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.
- Government Code §11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.
- Density Bonus Law (Gov. Code, §65915.)
- Housing Accountability Act (Gov. Code, § 65589.5.)

¹⁹ <https://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/neighborhood-services>

- No-Net-Loss Law (Gov. Code, § 65863)
- Least Cost Zoning Law (Gov. Code, § 65913.1)
- Excessive subdivision standards (Gov. Code, § 65913.2.)
- Limits on growth controls (Gov. Code, § 65302.8.)
- Housing Element Law (Gov. Code, § 65583, esp. subs. (c)(5), (c)(10).)

The City of Goleta ensures compliance with these laws through the City's daily operations, with any complaints referred to the City Attorney and/or the City Manager for investigation and action, as appropriate. Further analysis of the City's compliance with fair housing laws is also provided in the Constraints chapter of this Housing Element.

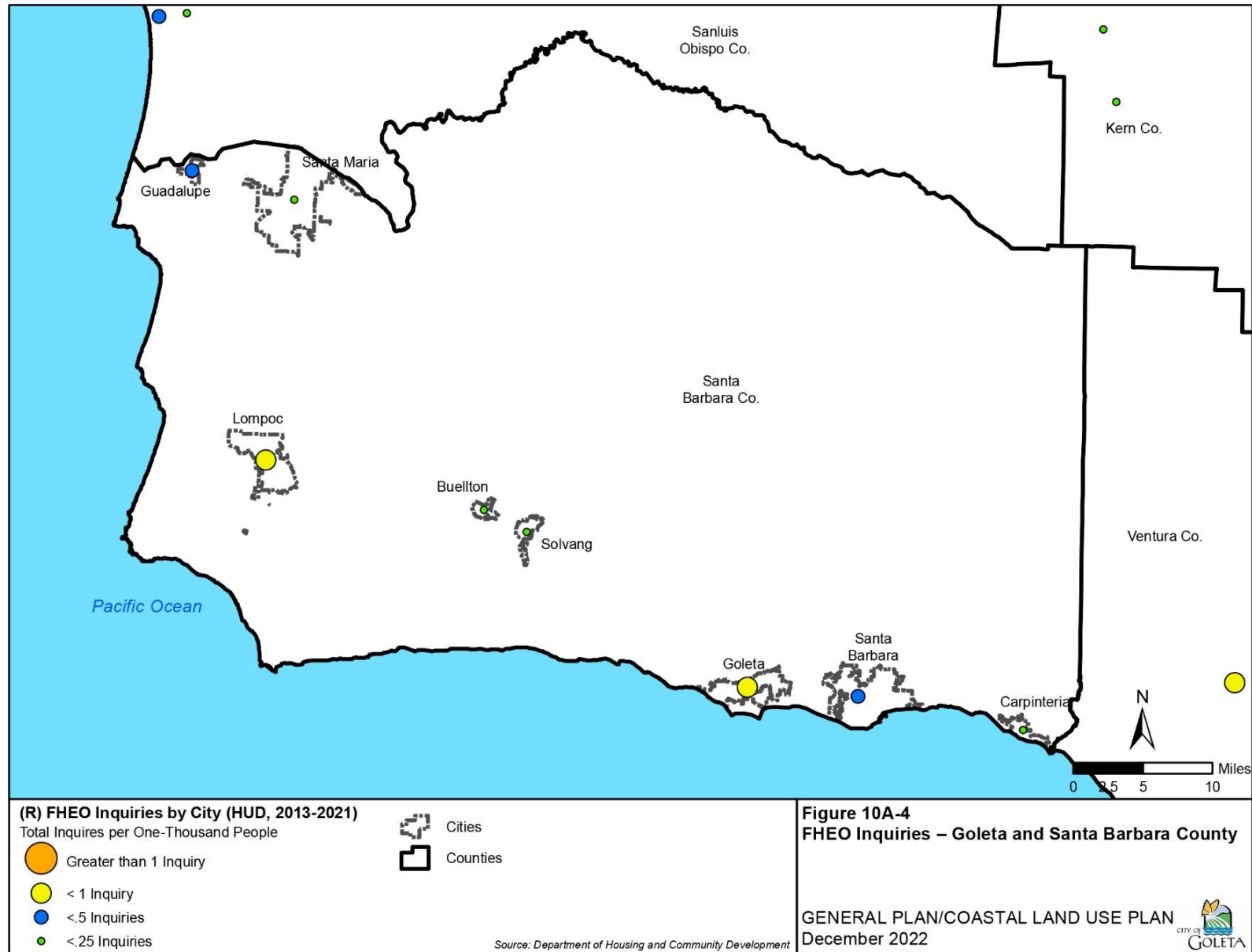


Figure 10A-4 FHEO Inquiries - Goleta and Santa Barbara County

VII.E.2 Fair Housing Complaints

Analysis of fair housing complaints submitted to HUD between 2015 and 2019 from residents of Santa Barbara County, which includes the Consortium member cities as well as the City of Santa Barbara, Mission Canyon, and Summerland, reveals that 56 complaints were filed between 2015 and 2019 with some complaints citing multiple bases for their claims.

Disability was the most commonly cited basis for complaints, comprising about 46% of all complaints. Familial Status was the basis for about 26% of complaints. Other bases cited include Race (7%), Retaliation (7%), National Origin (6%), Sex (6%), and Religion (1%).

Among disability complaints, all but two of the complaints citing this basis included failure to make or allow reasonable accommodations as a basis for their complaint. Throughout focus groups and stakeholder interviews during the County AI process, participants noted a particular concern about failure to make reasonable accommodations as well.

Breakdowns of the bases cited in complaints filed in the member cities follows. As illustrated, Lompoc and Goleta had the highest number of complaints between 2015 and 2019. In Goleta the most frequently cited basis was familial status.

Table 10A-33 – HUD Fair Housing Complaints By Consortium Member City, 2015-2019

	Total Cases Filed	Disability	Familial Status	National Origin	Race	Sex	Religion	Retaliation
Buellton	1	1	0	0	0	0	0	0
Carpinteria	1	0	1	0	0	0	0	0
Goleta	9	3	6	2	1	0	0	0
Lompoc	10	10	0	0	0	0	0	0
Santa Maria	5	2	1	1	0	1	0	1

Of the 56 complaints filed between 2015 and 2019, 13 (23.2%) were closed with conciliation or a successful settlement. Thirty-one complaints had a no-cause determination (55.3%). One case had no determination at the time the AI was prepared, and the remainder were either withdrawn, had a non-responsive or uncooperative complainant, lacked jurisdiction, or had an untimely filing.

The City of Goleta does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. The City does not have any local fair housing laws. The City works to facilitate local compliance with State and Federal fair housing laws through collaboration with the City of Santa Barbara's Rental Housing Mediation Program.

Section III: Constraints of this Housing Element describes ways the City of Goleta works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program HE 3.2(i)) and zoning regulations for special needs housing (Program HE 3.2 more generally). The City continues to contract with the City of Santa Barbara RHMP to offer fair housing services and tenant/landlord counseling to residents. Additional actions are discussed below in Section VII.L – Goals, Policies and Actions and in Program HE 3.1 of the Housing Plan.

VII.F Patterns of Integration and Segregation

VII.F.1 Race and Ethnicity

In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding the cities of Santa Maria and Guadalupe. The Hispanic population in this general area was greater than 70%. A few tracts around Lompoc and cities along the Consortium's south coast (including Goleta) also showed concentrations of residents identifying themselves as Hispanic. This countywide distribution is illustrated in Figure 10A-5.

As seen in Figure 10A-6, the percentage of non-white population in Goleta is highest south of Highway 101 in the eastern portion of the City, while the northeastern area has the lowest non-white population. Higher non-white concentrations are generally correlated with higher residential densities. Strategies to facilitate greater mobility for minority households in low-density residential areas are described in Table 10A-29 below and in Program HE 3.1 of the Housing Plan.

VII.F.2 Persons with Disabilities

According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. As is typical across the State and the country, the elderly experienced a higher rate of disability in comparison to other age cohorts: nearly half of all residents 75 years and over have a disability while less than 10% of those aged 35 to 64 years old have a disability. The disability rates in the southwest and northeast tracts of the County were generally higher than the tracts nearby the cities. Carpinteria, Lompoc, and Solvang had the highest percentage of disability rates in the Consortium (Figure 10A-7).

As shown on Figure 10A-8, higher percentages of disabled residents (10-20%) are located in the northeastern portion of the City while the disability rate in other areas of the City is under 10%. This area is also identified as a Racially Concentrated Area of Affluence, as seen in Figure 10A-16.

Additional data regarding the number of people with disabilities by disability type in Goleta is provided in Table 10A-11 of Section I.E of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services estimates that there are 441 persons with developmental disabilities within the ZIP code areas that encompass the City.

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

VII.F.3 Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable

housing and accessible day care, health care, and other supportive services. Figure 10A-9 shows the percentage of children living in married couple households for the County as a whole while Figure 10A-10 shows the distribution in Goleta. These maps indicate that most areas of Goleta have a high percentage of children living in married couple households (>80 percent).

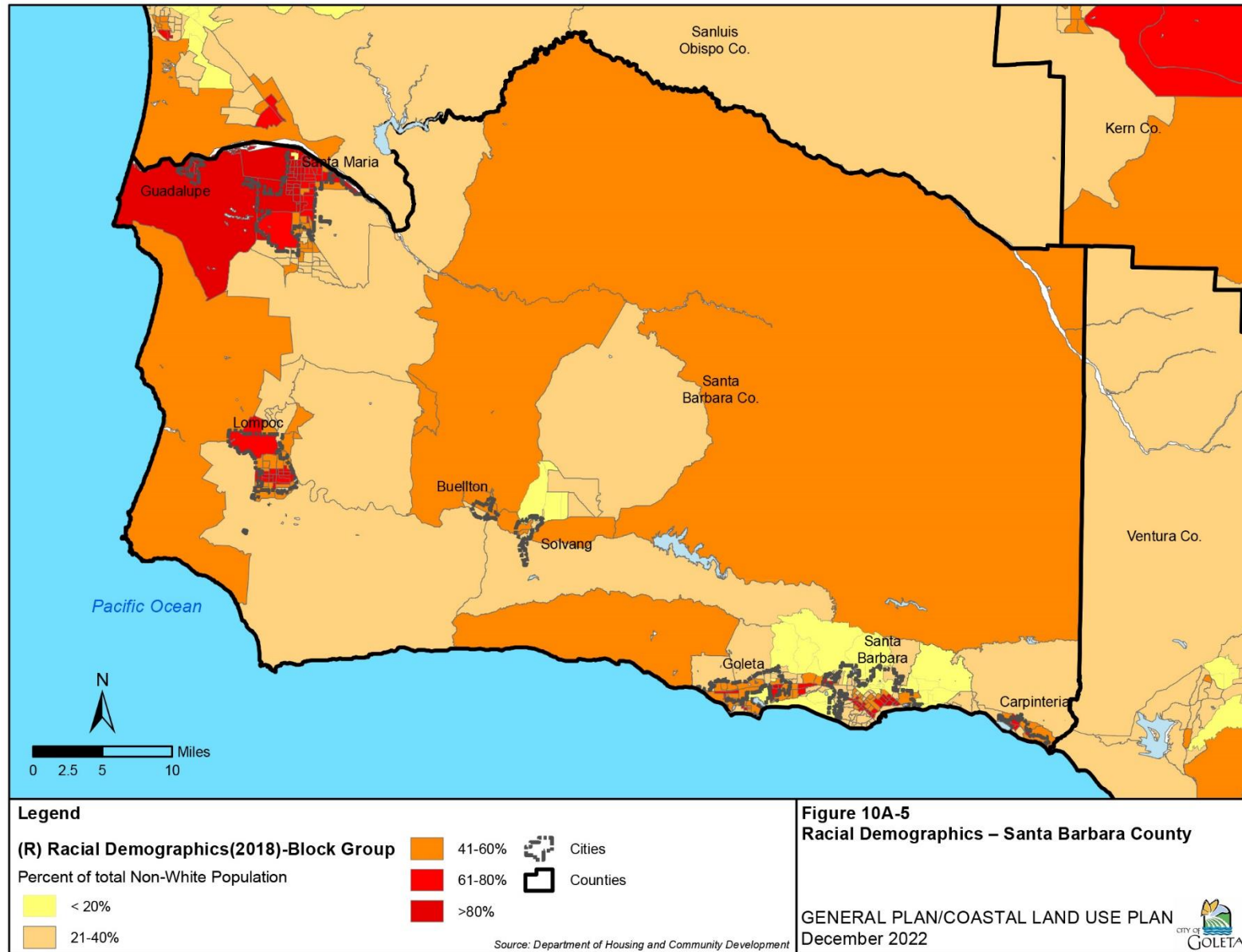


Figure 10A-5 Racial Demographics – Santa Barbara County

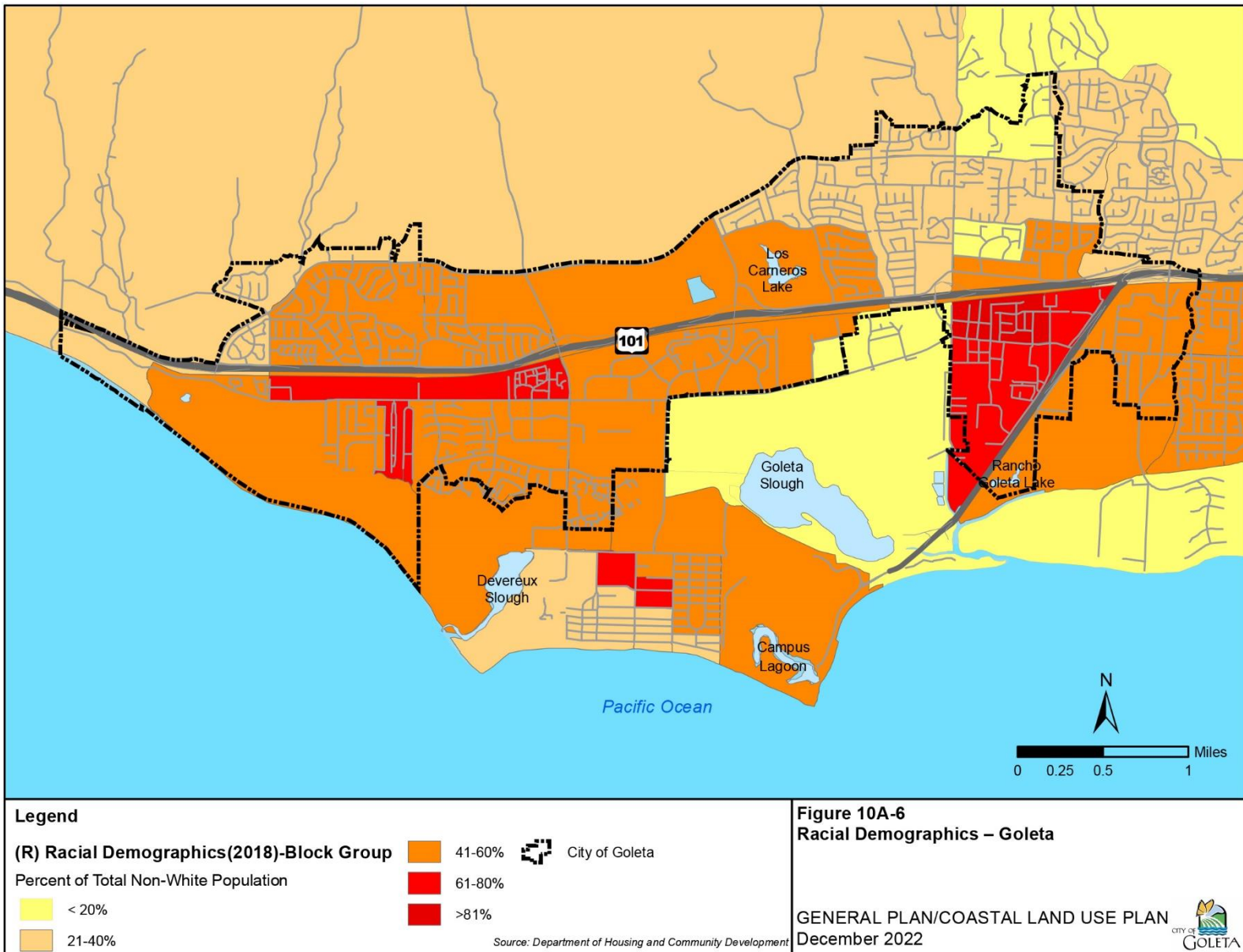


Figure 10A-6 Racial Demographics – Goleta

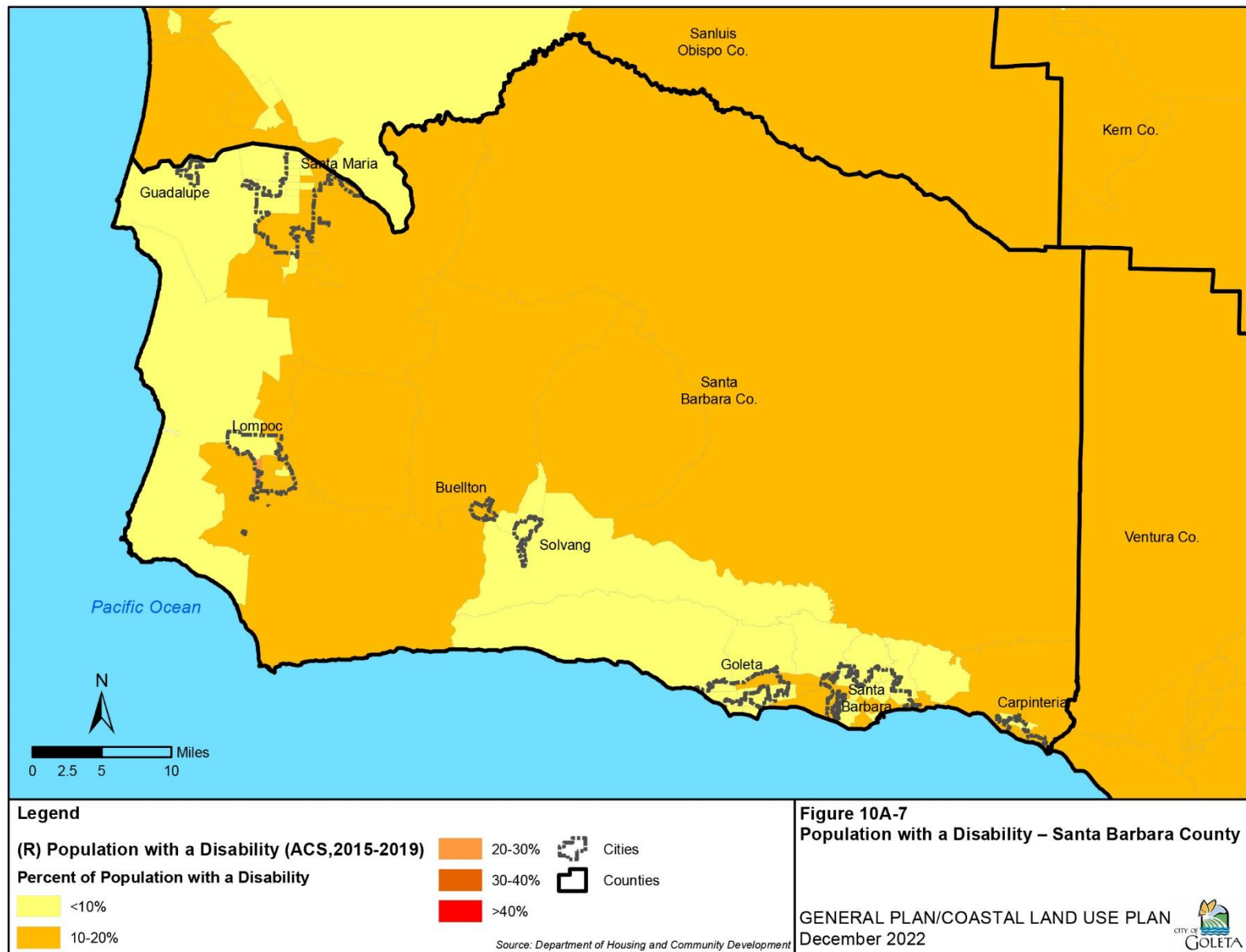


Figure 10A-7 Population with a Disability – Santa Barbara County

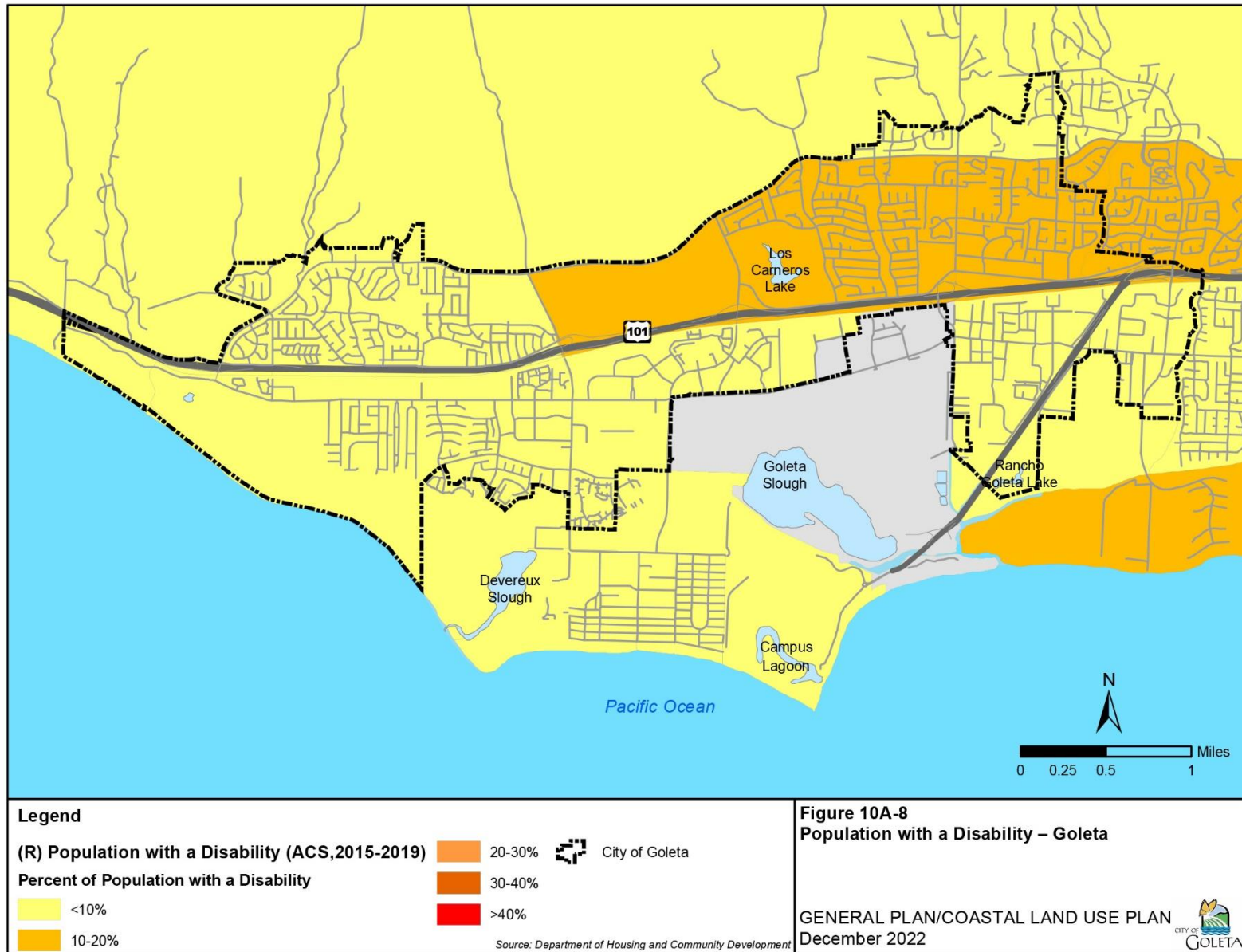


Figure 10A-8 Population with a Disability – Goleta

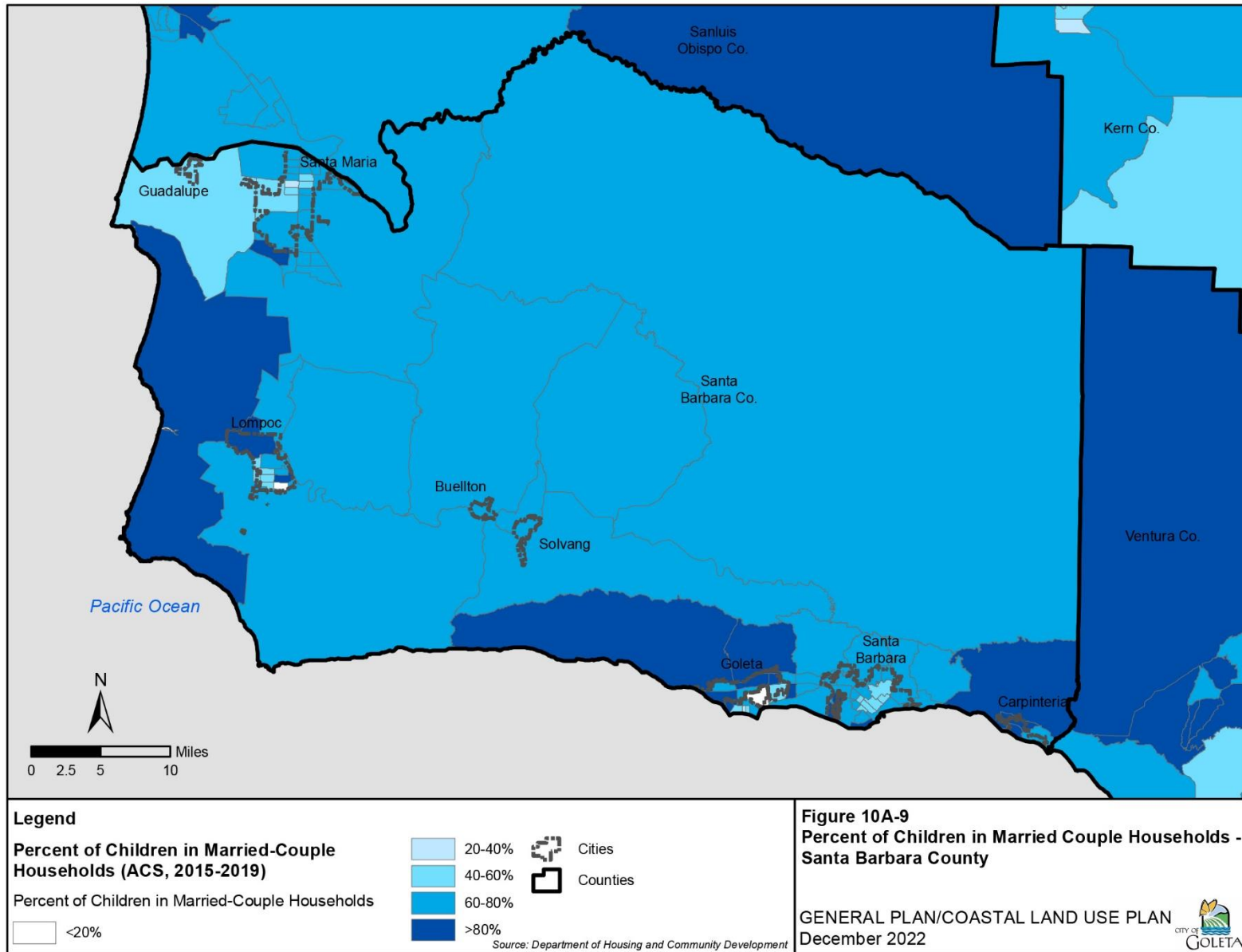


Figure 10A-9 Percent of Children in Married Couple Households – Santa Barbara County

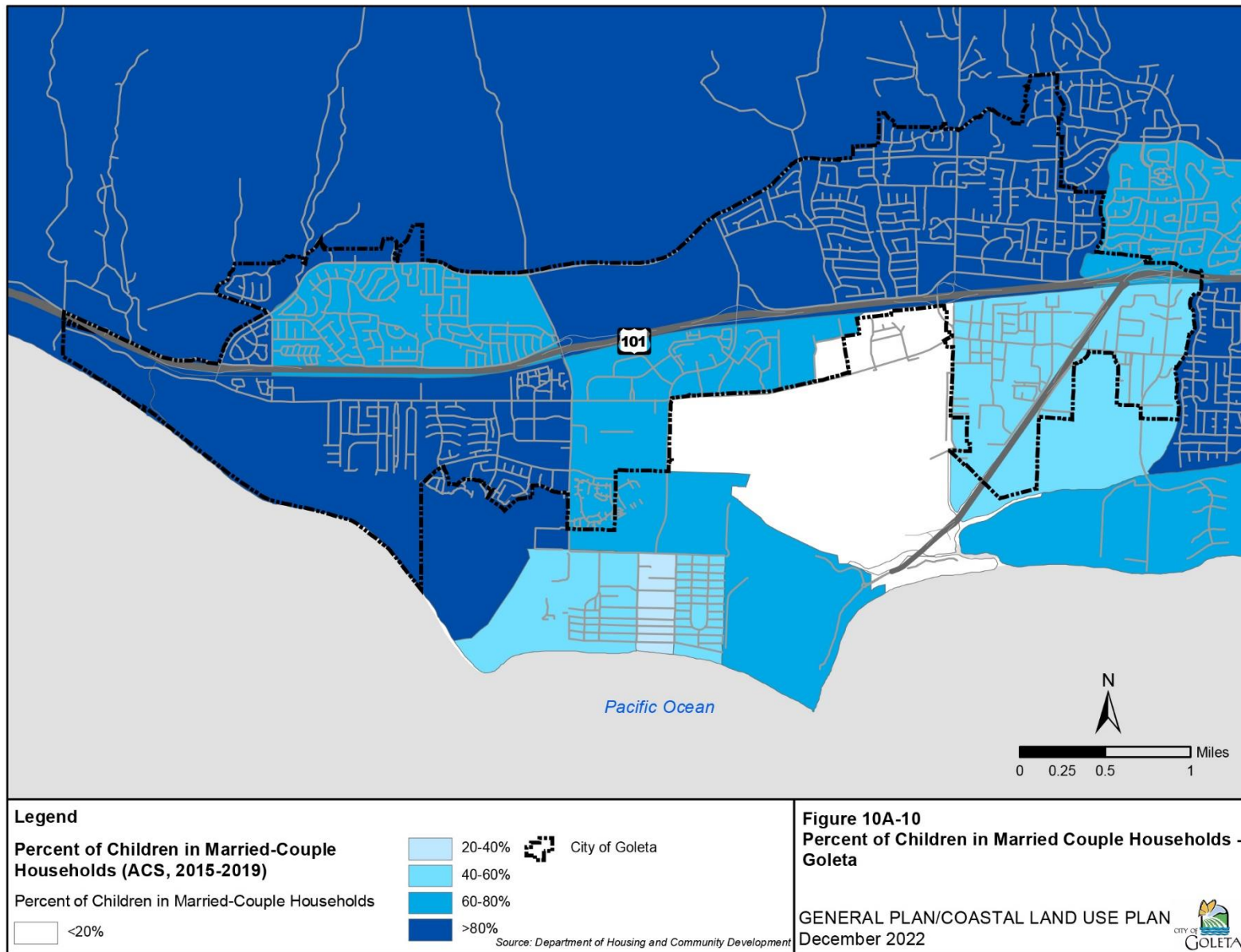


Figure 10A-10 Percent of Children in Married Couple Households – Goleta

VII.F.4 Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

As seen in Figure 10A-11, higher LMI concentrations are located in the western and northeastern portions of the County. In Goleta, the central and eastern portions of the City south of Highway 101 have the highest percentages of LMI households (Figure 10A-12). Census tracts with higher percentages of low-income households are generally located in areas with higher residential density where housing costs are lower. The unincorporated area of Isla Vista to the south of Goleta has higher rates of LMI households, which is related to the high population of college students near the UC Santa Barbara campus.

VII.G Racially/Ethnically Concentrated Areas

VII.G.1 Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. There are no designated R/ECAP areas identified in Santa Barbara County (Figure 10A-13).

Recent Census estimates regarding poverty status of households in Goleta are shown in Figure 10A-14. As seen in this map, poverty rates are highest (10-20%) in the southern portions of the City. The south central area of the City is near the UC Santa Barbara campus and is likely influenced by the relatively low incomes of college students.

Program HE 3.1 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers (see also Program HE 1.6), and programs such as Programs HE 2.2 and 2.4 will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

VII.G.2 Racially Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. Racially/ethnically concentrated areas of affluence (RCAAs) in Santa Barbara County are illustrated in (Figure 10A-15). In Goleta, the north-central portion of the city is identified as an RCAA (Figure 10A-16). This area generally includes larger single-family lots that tend to correlate with higher housing prices. Program HE 3.1 in the Housing Plan includes strategies and actions to expand opportunities for lower-income households in these areas, such as by encouraging accessory dwelling units and urban lot splits.

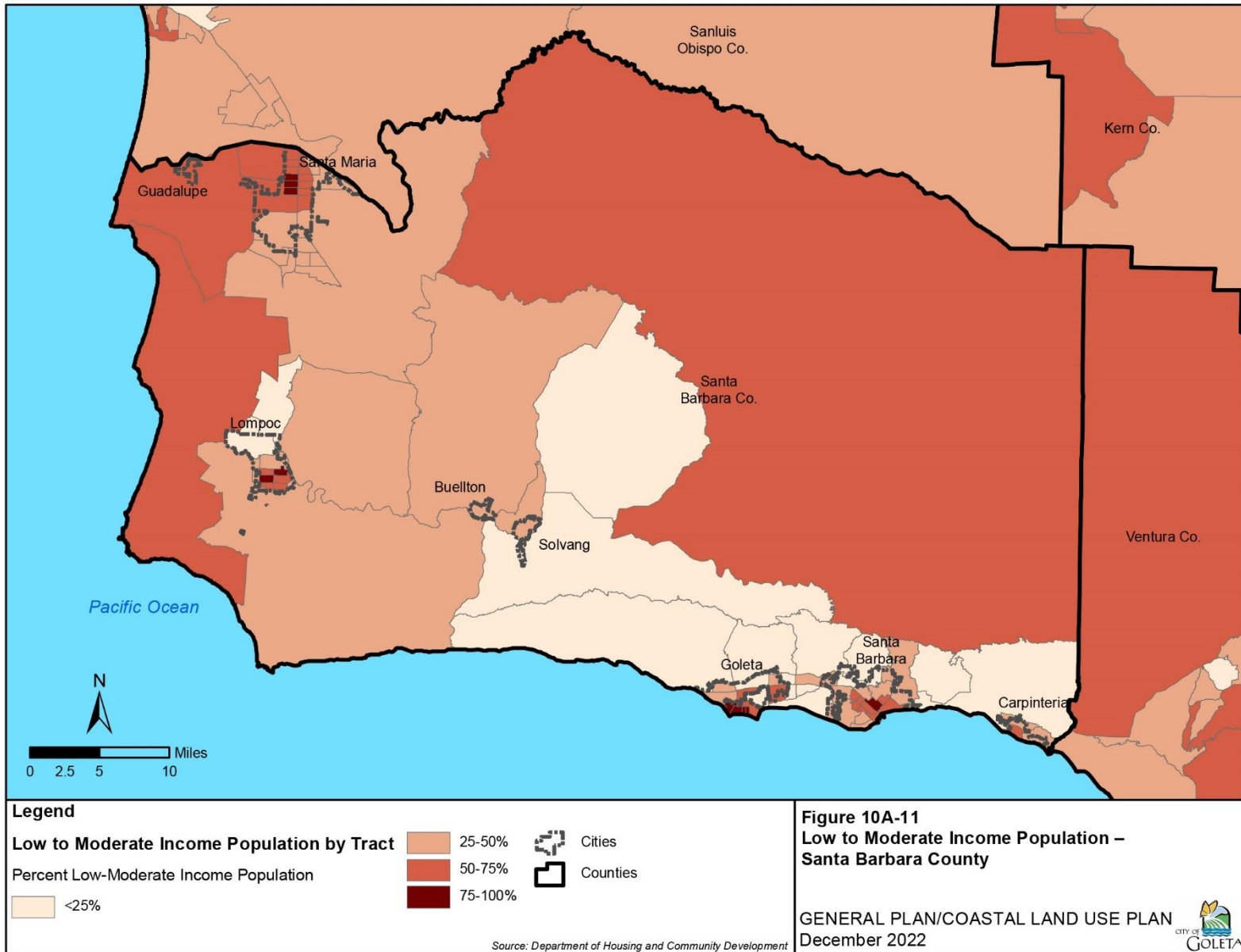


Figure 10A-11 Low to Moderate Income Population – Santa Barbara County

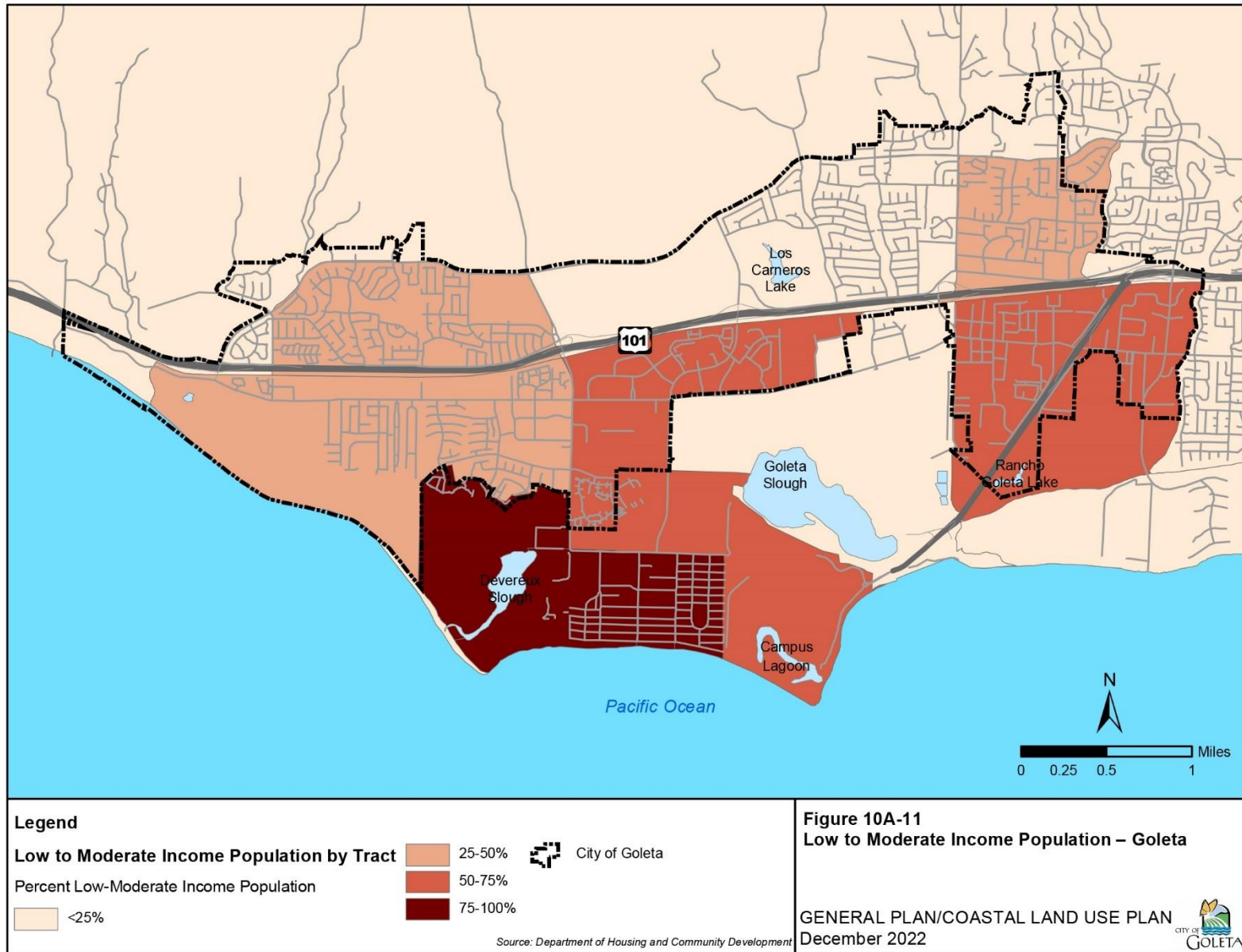


Figure 10A-12 Low/Moderate Income Population – Goleta

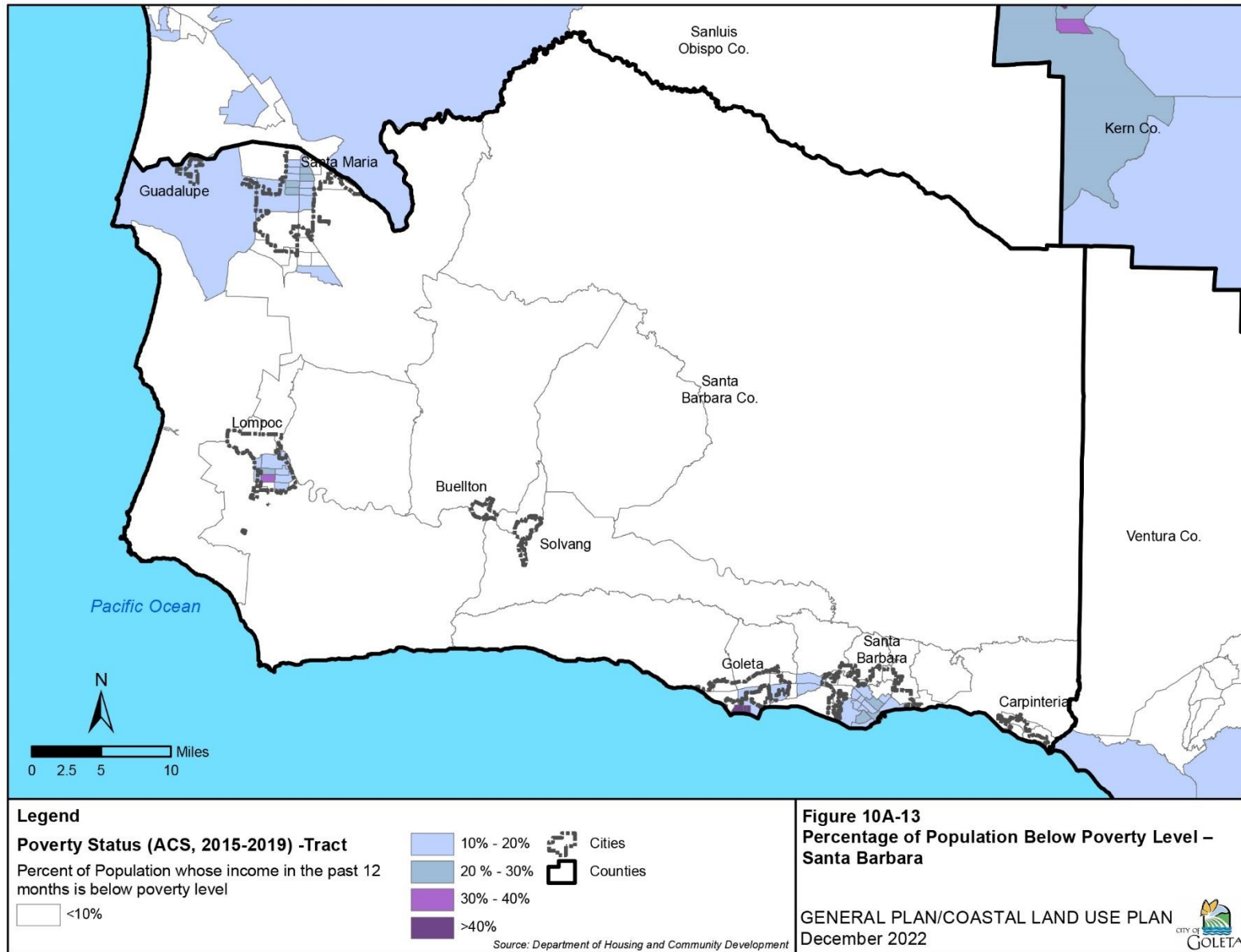


Figure 10A-13 Percentage of Population Below Poverty Level – Santa Barbara

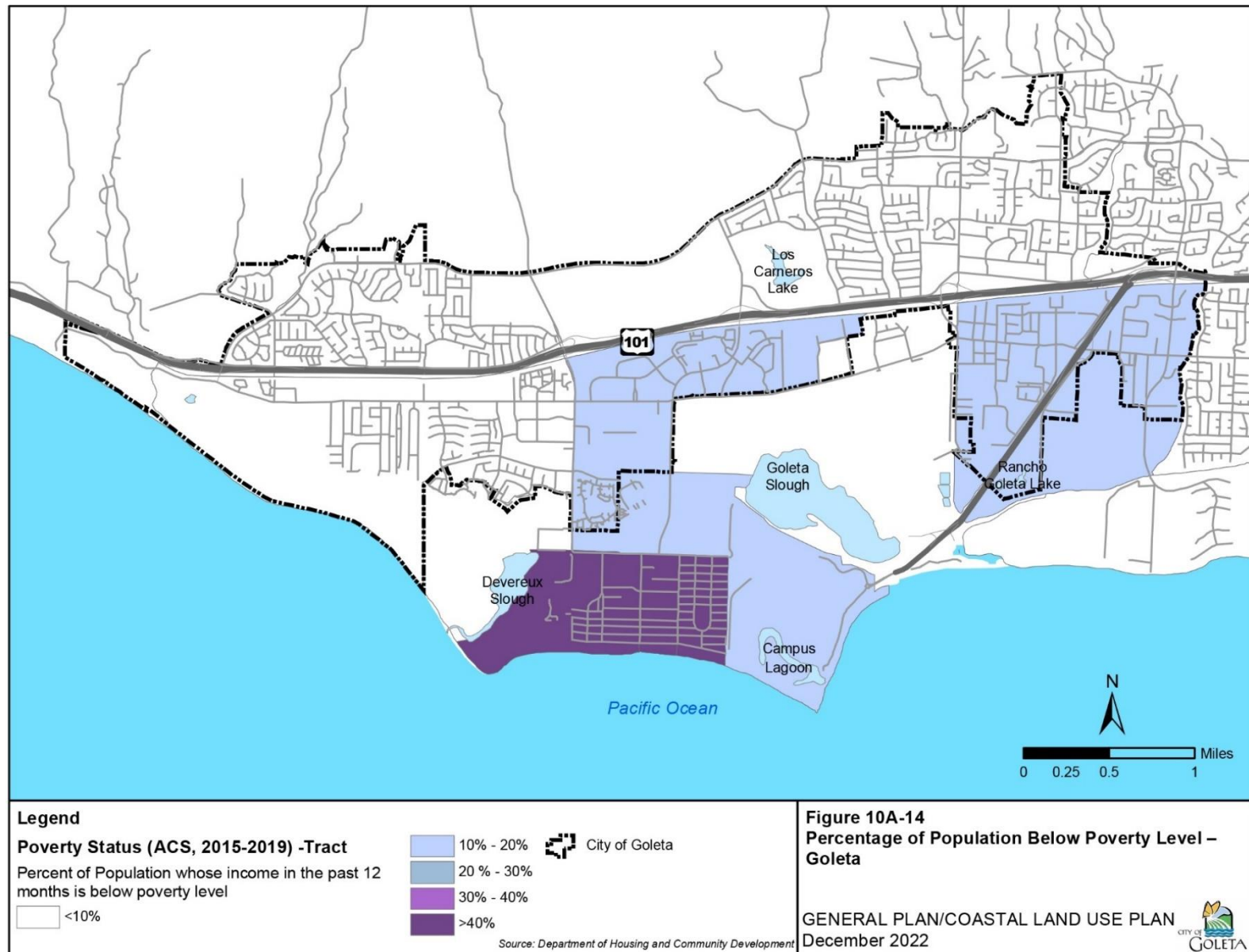


Figure 10A-14 Percentage of Population Below Poverty Level – Goleta

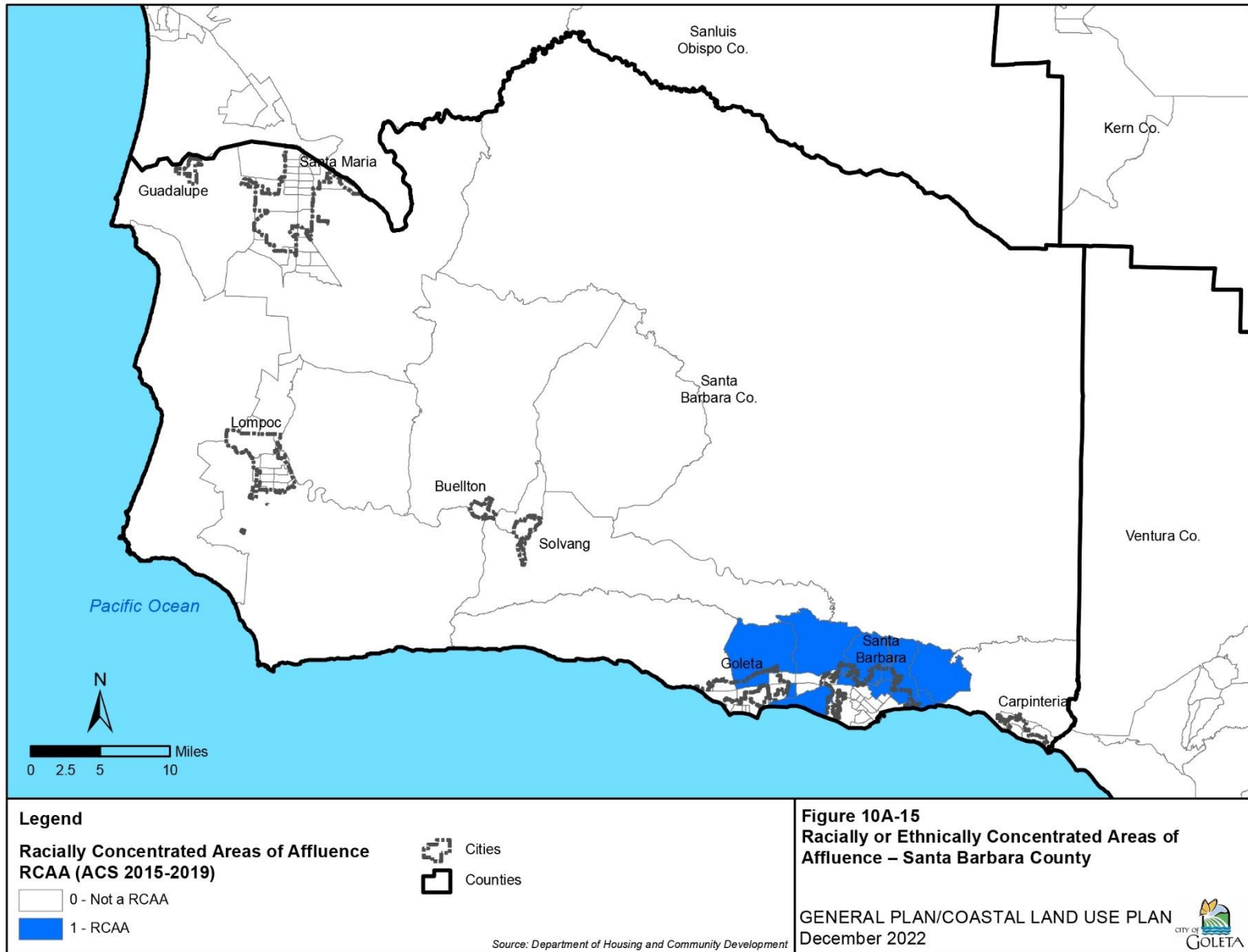


Figure 10A-15 Racially or Ethnically Concentrated Areas of Affluence – Santa Barbara County

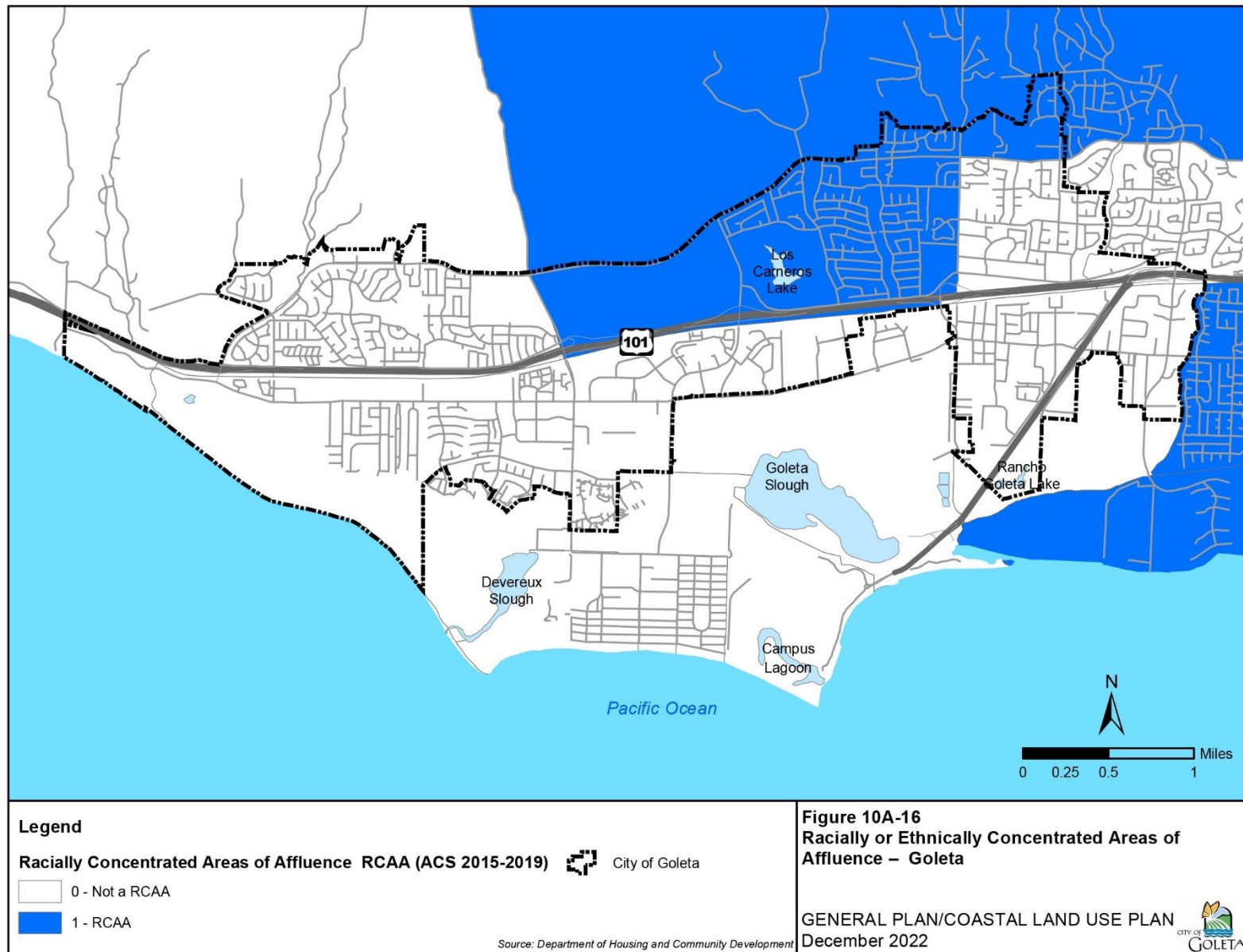


Figure 10A-16 Racially or Ethnically Concentrated Areas of Affluence – Goleta

VII.H Disparities in Access to Opportunity

VII.H.1 Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and HCD developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that can be utilized for this analysis. These maps are discussed below.

VII.H.2 Educational Opportunity

Educational opportunity scores for Santa Barbara County as a whole are shown in Figure 10A-17. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

As shown in Figure 10A-18, TCAC educational opportunity scores are highest in the eastern portion of the City and lowest in the southeastern portion of the City. Higher educational opportunity appears to be somewhat associated with higher incomes, as illustrated in Figure 10A-16.

The Goleta Union School District (GUSD) serves the Goleta Valley, an area of approximately 90,000 people that includes the City of Goleta and a large unincorporated area and is adjacent to the City of Santa Barbara to the east. According to the District website,²⁰ GUSD serves 3,571 elementary students (K-6) in nine schools. Six schools receive schoolwide Title I support, three schools host District transitional kindergartens, and three state preschools are located at District facilities. In addition, the District runs the Learning Tree Preschool, which enrolls special education students and general preschool students. Afterschool care programs are available for all schools, including either state supported Afterschool Education and Safety programs or the District-run @Afterschool program.

Grade-level class size averages are under 20 in Grades K, 1, 2, and 3; and under 23 in Grades 4, 5, and 6. The District has a diverse student population and professional staff. Approximately 30% of students are English-Language Learners. Low-income students account for 38% of enrollment. Foster youth population is less than 5 students districtwide.

GUSD core instruction includes comprehensive traditional academic subjects extended to include character development, digital literacy, art, music, hands-on science, and physical education. All schools offer embedded programs to address specific needs of gifted students and English Learners. Each school maintains a 1.0–1.5 full time positions to support intervention needs for all students. Each student in grades 3-6 has 1:1 access to Chromebooks. In grades K-2 there is one mobile digital device for every two students. All instructional environments include access to high-speed wireless internet connectivity. Parent education programs are offered on an annual basis with topics supporting parents of English learners to become engaged with their schools.

The District's financial condition is fully supported by local property tax revenue. GUSD employs over 238 certificated employees, 270 classified employees, and 204 non-affiliated employees. In addition, we employ a loyal group of substitutes for teachers and classified employees.

Special district-wide programs for students with disabilities are housed at District schools. Areas of specialty in these programs includes autism, communicative disorders, severe emotional disturbance, and other severe disabilities. Students in the GUSD become a part of the Santa Barbara Unified School District following 6th grade promotion. They attend Goleta Valley or La Colina Junior High School, in grades 7 and 8, and Dos Pueblos High School or San Marcos High School in grades 9 through 12.

²⁰ <https://www.gusd.us/about>

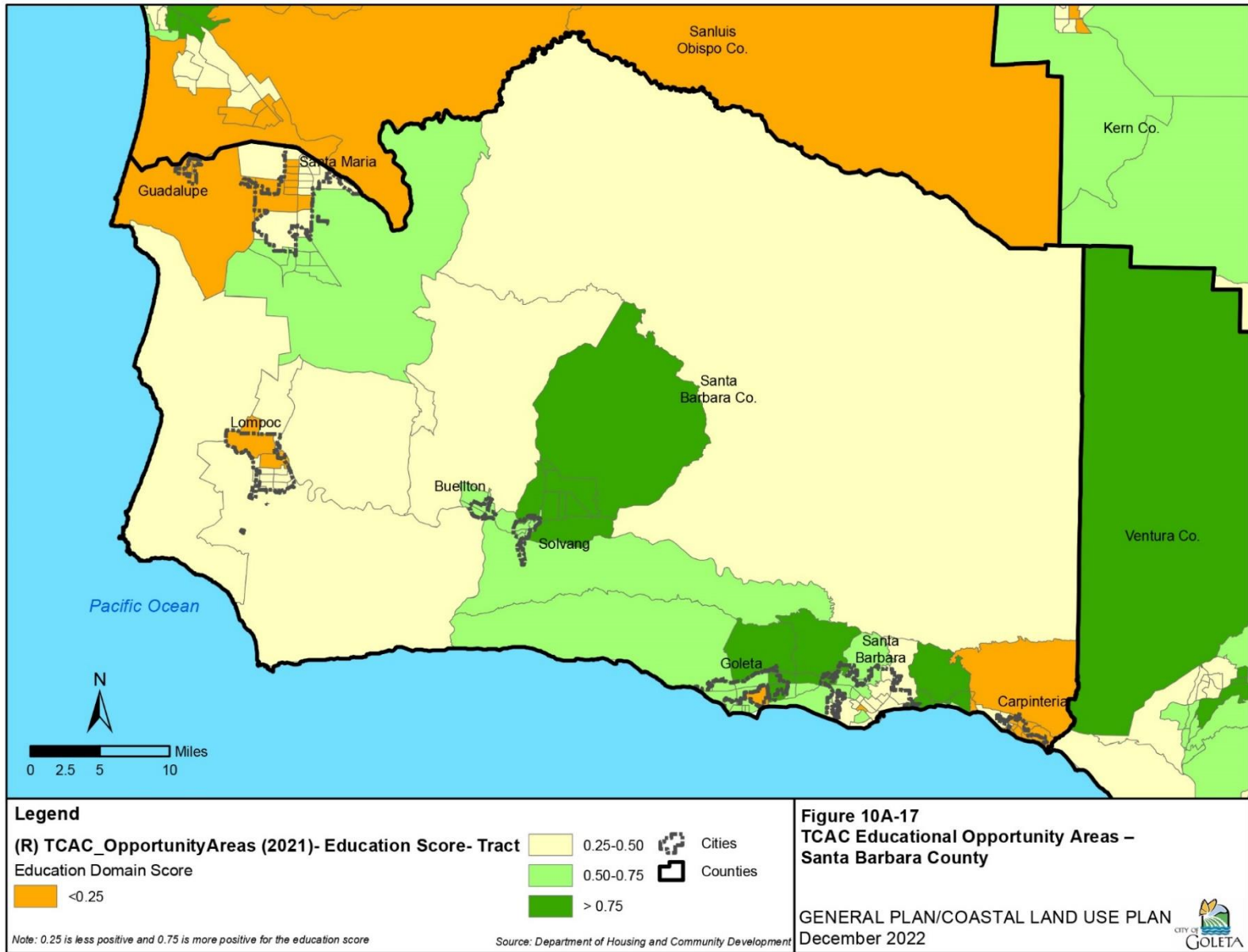


Figure 10A-17 TCAC Educational Opportunity Areas – Santa Barbara County

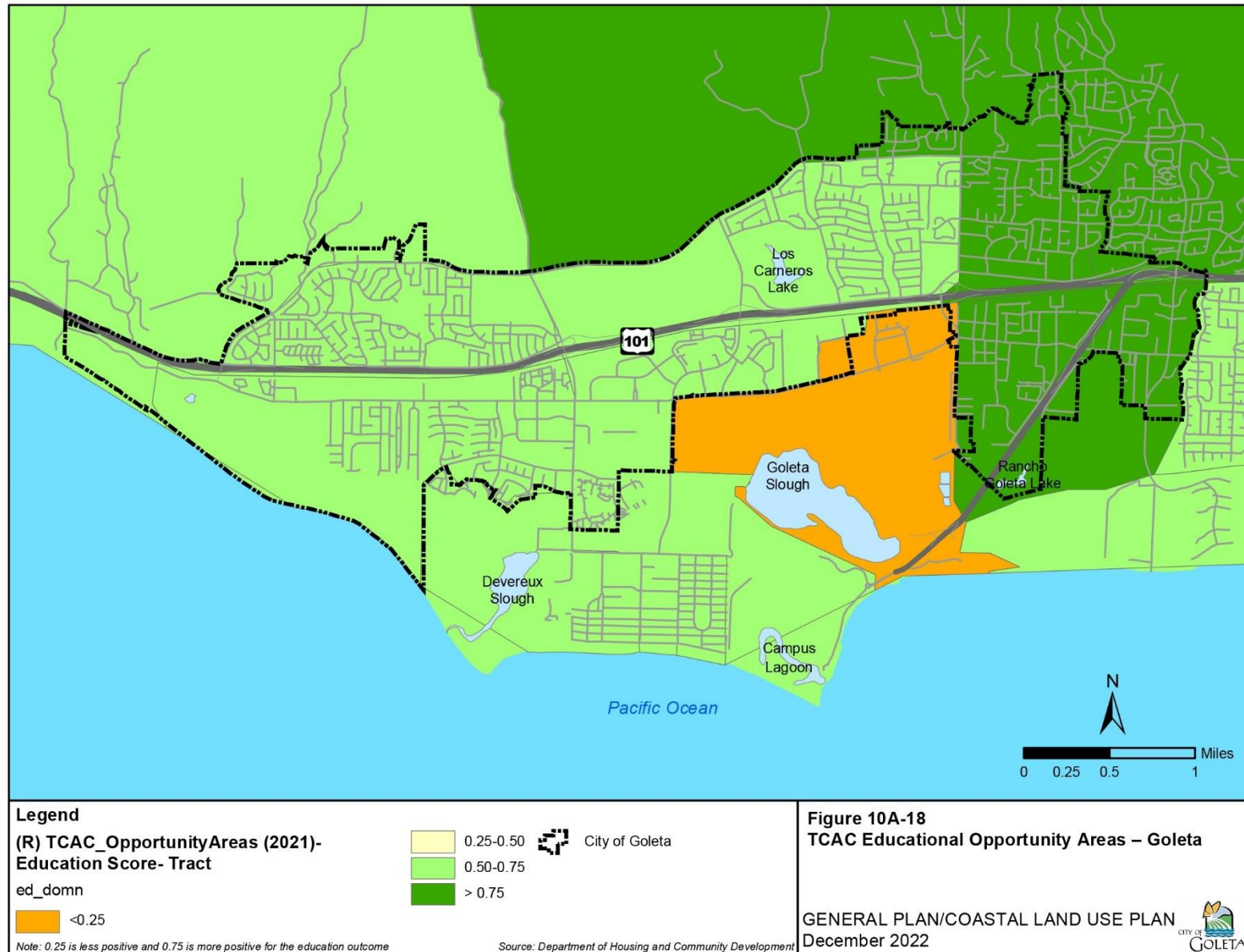


Figure 10A-18 TCAC Educational Opportunity Areas – Goleta

VII.H.3 Economic Opportunity

In Santa Barbara County, the highest access to economic opportunity is found in the south coast and Santa Ynez Valley areas, as seen in Figure 10A-19.

In Goleta, the highest economic opportunity scores are in the central portion of the City (Figure 10A-20). These disparities are similar to those for educational opportunity scores. Strategies included in the Housing Plan will encourage housing and mixed-use development in commercial zoning districts and help to expand economic opportunities for Goleta residents (e.g., Program HE 2.1).

VII.H.4 Transportation Opportunities

According to the County AI, the most common form of transportation in Santa Barbara County is driving a car, truck, or van. Of that group, it is most common that workers drive alone rather than carpool. A distant second are those working from home. With some variance between public transportation and walking to work, the method of commuting in the cities of the Consortium is similar to that of the county and state.

The Santa Barbara Metropolitan Transit District (MTD) provides bus service along Hollister Avenue connecting Goleta and the Isla Vista unincorporated area to Santa Barbara as well as several routes along major roadways throughout the City (Figure 10A-21).

VII.H.5 Environmental Opportunities

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map²¹ as described below.

The environmental opportunity metric relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" metric. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:

1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

Environmental effects indicators:

8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

²¹ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

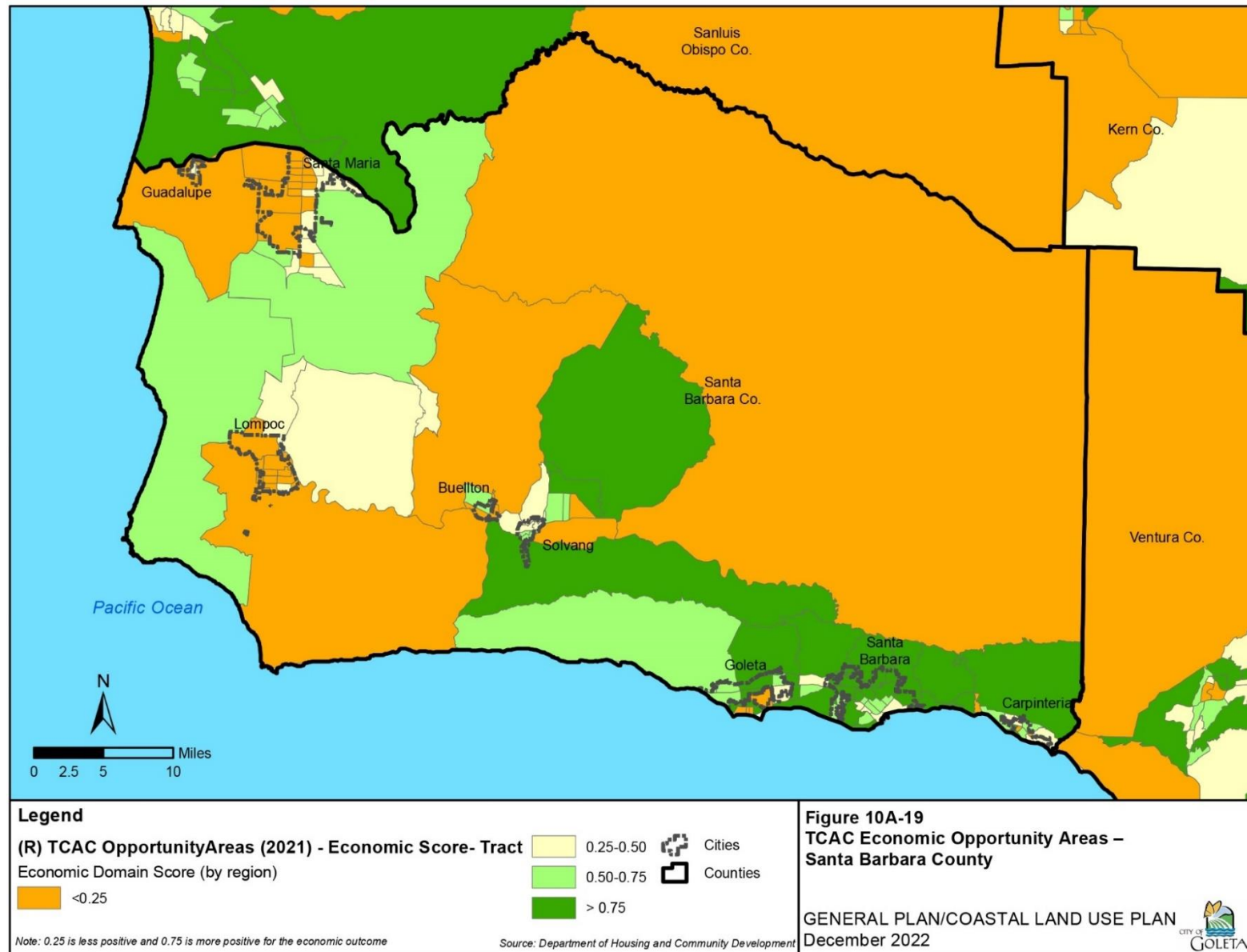


Figure 10A-19 TCAC Economic Opportunity Areas – Santa Barbara County

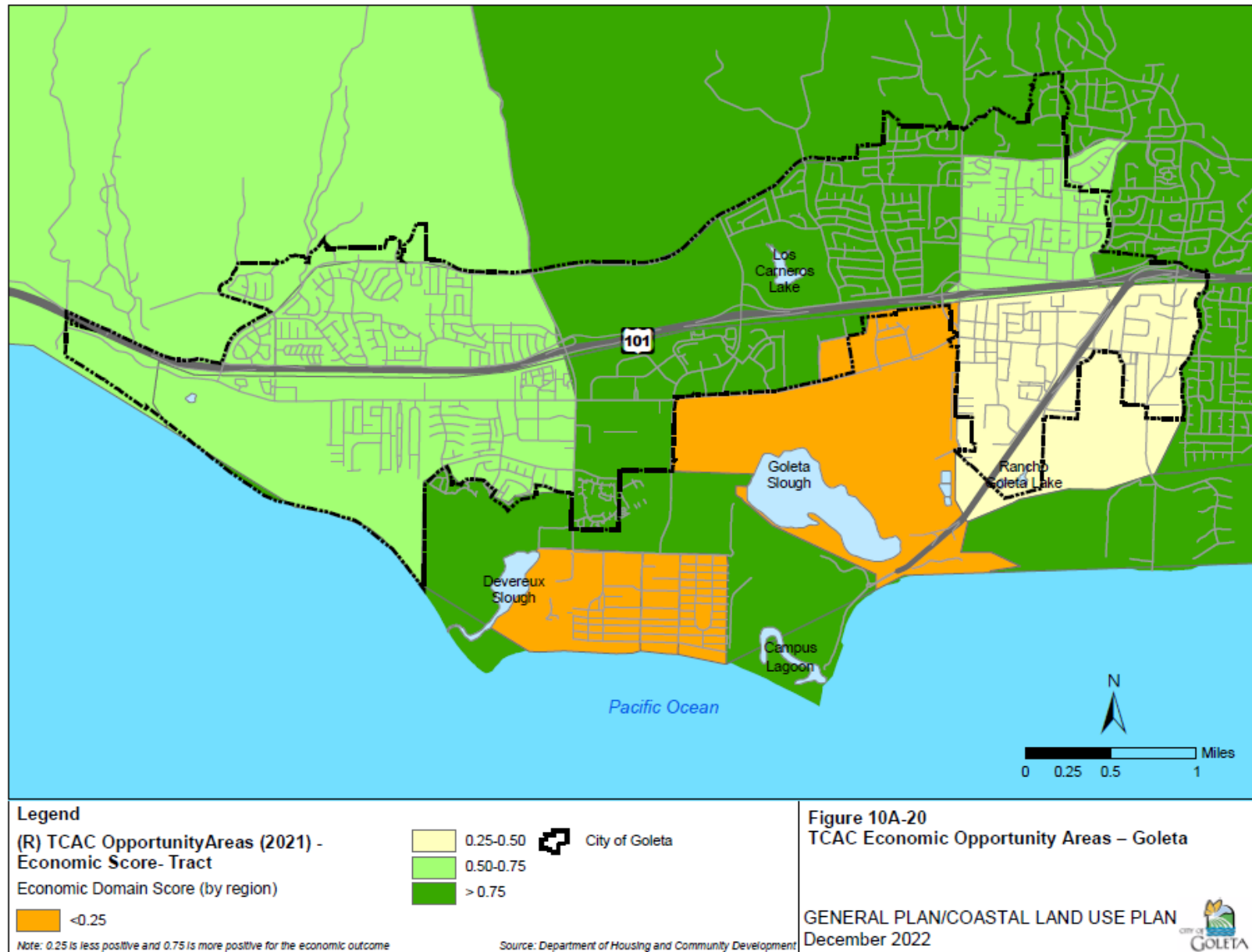


Figure 10A-20 TCAC Economic Opportunity Areas – Goleta

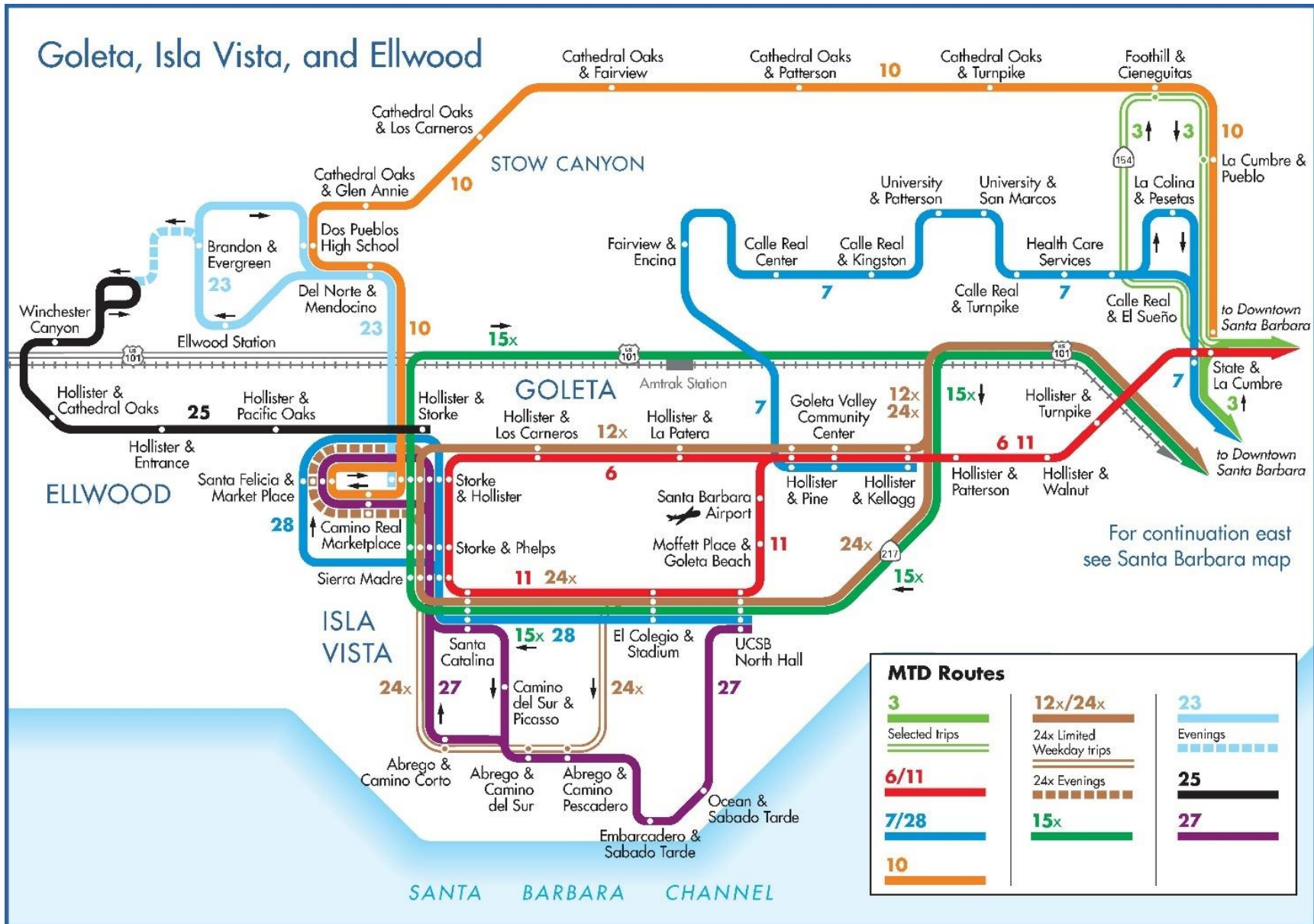


Figure 10A-21 SBMTD Bus Routes – Goleta

CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution based on a variety of indicators. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.²²

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources, where the impact decreases as the distance from the site decreases.

Environmental opportunity scores for Santa Barbara County as a whole are shown in Figure 10A-22. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley and south coast areas.

In Goleta, the highest environmental opportunity scores are found in the western and northeastern portions of the city (Figure 10A-23) while neighborhoods in the central and eastern areas show lower scores. As discussed in Section VII.J below, the sites inventory includes a substantial number of potential housing units in areas with the highest environmental opportunity scores.

VII.H.6 Disadvantaged Communities

In 2012, SB 535 established initial requirements for minimum funding levels to “Disadvantaged Communities” (DACs). The legislation also gives the California Environmental Protection Agency (CalEPA) the responsibility for identifying those communities, stating that CalEPA’s designation of disadvantaged communities must be based on “geographic, socioeconomic, public health, and environmental hazard criteria”. Per SB 1000, the California EPA uses CalEnviroScreen (discussed in the previous section) to identify disadvantaged communities.

As seen in Figure 10A-25, the most recent (May 2022) update to CalEPA’s disadvantaged community map shows that the eastern portion of Goleta (Old Town) is identified as a disadvantaged community. Disadvantaged communities are specifically targeted for investment of proceeds from the state’s Cap-and-Trade Program. These investments are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities, and at the same time, reducing pollution that causes climate change. The investments are authorized by the California Global Warming Solutions Act of 2006 (Assembly Bill 32 of 2016).

The City already includes many Capital Improvement Program (CIP) projects within Old Town that will serve as place-based improvements to the health, quality of life, and economic opportunity for residents of Old Town.

²² California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

Recent projects include the Old Town Sidewalk Improvement Project that was completed in 2020. This project included the construction of sidewalks on at least one side of each street north of Hollister Avenue between South Fairview Avenue and Mallard Avenue in Old Town as well as on Pine Avenue south of Hollister Avenue. The new sidewalks connected to existing sidewalks and now provide a continuous path of travel. Other added improvements included ADA improvements, drainage enhancements, tree replacements, repaving, and the construction of 39 back-in angled parking spots.

Moving forward, the City included many projects in the 5-year CIP for 2023 that will provide significant benefits to residents in Old Town.

The 5-year CIP for 2023 includes several projects to improve overall transportation circulation in the area. These projects include:

- The Ekwil Street and Fowler Road Extensions Project. This project will relieve regional congestion, improve traffic circulation in Old Town, improve access within Old Town, and provide enhanced bicycle and pedestrian access.
- The Hollister Avenue Complete Streets Corridor Plan. This project includes the construction of improvements to Old Town that will communicate a sense of place and encourage all modes of transportation. The Corridor Plan goals include expanding Old Town's transportation options by making streets within the corridor safer, more inviting and more convenient for all travel modes and users.
- Hollister Avenue Old Town Interim Striping Project. This project will look at conceptual designs presented in the Complete Streets Corridor Project two-lane alternatives. The project would reduce two major obstacles to implementing the Complete Streets Corridor Project, long timeline and lack of funding, while allowing to temporarily implement and meet the primary goals of the Complete Streets Project.

Bicycle specific CIPs in the 5-year CIP for 2023 in Old Town include:

- The San Jose Creek Bike Path Northern and Southern Segments. The project will remove barriers and provide a direct and continuous separated bicycle/pedestrian path for commuting and recreational active transportation users from commercial and residential areas within the Old Town area to the Atascadero Creek Trail to the south, which provides direct access to Goleta Beach, UCSB, and other areas of Goleta Valley and the City of Santa Barbara and to schools, services and neighborhoods to the north of US 101.
- The San Jose Creek Bike Path Middle Extent. This Project will provide a connection between Jonny D. Wallis Park and Armitos Park in Old Town and provide off street access to both parks and the new Community Garden from the adjacent neighborhood.

Park, open space, and recreation CIPs in the 5-year CIP for 2023 in Old Town include:

- Community Garden at Armitos Park. The City's Recreation Needs Assessment identified a Community Garden as a desired and needed facility for Goleta and recommended that it be developed in a portion of Armitos Park in Old Town. A community garden has the potential to be a central gathering place for a neighborhood that creates strong ties between neighbors. Community gardens positively affect the neighborhoods in which they are located through health, social, ecological and neighborhood benefits. Gardeners are more involved in social activities, view their neighborhoods as more beautiful, and have stronger ties to their neighborhoods.

- Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad. This phase of the park development in Old Town will include design and construction of splash pad features and the support building for mechanical needs associated to the operations of the splash pad.
- Pickleball Entry and Waiting Area at the Community Center. This project consists of constructing an entry and waiting area that is aesthetically pleasing, safe for users, and addresses ADA access at the recently renovated pickleball courts at the Goleta Community Center in Old Town.
- Improvements to Athletic Field at the Goleta Community Center. This project will address drainage issues at the field as heavy rains carry the landscape materials away from the park. The drainage will be redesigned as a bioswale with plants and other materials to allow for more water percolation on the site and naturally treat run off.

The 5-year CIP for 2023 includes the following project that will provide significant flooding improvements in Old Town:

- Hollister Avenue Bridge Replacement. This project includes replacing the Hollister Avenue bridge over San Jose Creek in Old Town. The bridge is “functionally obsolete” due to stormwater capacity. Replacing the bridge and completing the San Jose Creek Channel capacity and fish-passage improvements will allow the channel to retain the 100-year storm event flows.

Finally, the 5-year CIP for 2023 includes several focused efforts to improve the Goleta Community Center in Old to ensure that the Community Center will be a vital civic center for residents in Old Town and in the greater community. The projects for the Community Center include ADA improvements throughout the site; seismic improvements to the Goleta Community Center building and site; replacements and refurbishments needed related to the building envelope, mechanical and electrical systems, plumbing, and interior elements and finishes; replacement of the gazebo and provision of an accessible ramp; and resurfacing and striping of Community Center parking lot.

As described above, the City focuses on improvements in Old Town as part of the CIP planning process. Subprogram HE 3.1(f) is included in the Housing Plan to reflect that continued focus on Old Town moving forward.

Many of the City’s other efforts described in the Housing Plan will also address the housing needs of residents living in this area, including Programs HE 1.2, HE 1.3, HE 2.4, and HE 2.5.

VII.H.7 City Efforts to Address Disparities in Access and Opportunity

The City has a strong commitment to addressing issues of equity, inclusion, access to City programs, services, and activities. This focus is explicitly identified as one of the nine Citywide key initiatives in the City’s 2023-2025 Strategic Plan. As part of that initiative, the City continually examines 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. To implement the key initiative, the 2023-2025 Strategic Plan includes a series of goals and objectives to support greater equity, inclusion, and access. The goals of this key initiative are as follows:

- Strategic Goal 9.1: Develop and maintain a workforce reflecting the diversity of our community, and create a work environment to support all employees.
- Strategic Goal 9.2: Create a culture of learning and awareness at the City, and a workforce committed to the principles of diversity, equity, inclusion and access in the provision of City services.

- Strategic Goal 9.3: Strengthen public outreach, promote public engagement in the civic process, increase attendance at City and community events, and improve awareness of and access to City services for all City residents, including underrepresented groups.
- Strategic Goal 9.4: Engage emergent multi-lingual speakers in a strategic way.
- Strategic Goal 9.5: Continually examine operational policies and practices to eliminate bias and ensure equity, inclusion, and access.

In 2017, the City created a Public Engagement Commission with the purpose of advising the City Council on issues related to public engagement in the governance of the City. At that time, the Public Engagement Commission was given a limited set of issues to consider. However, in 2023, the Public Engagement Commission was established as a regular City Commission and codified in the Municipal Code. Among the Public Engagement Commission’s responsibilities is to advise City Council and City staff on how to ensure equitable communication and outreach and how to ensure that all residents are invited to engage with the City government and comfortable doing so, including Spanish speakers and historically underrepresented groups.

In 2020, the City created a new Diversity, Equity, and Inclusion (DEI) Team to advise the City Manager on operationalizing the commitment to diversity, equity, and inclusion in all dimensions of City government. Also in 2020, the City created a new DEI Officer role to coordinate the Citywide DEI Team meetings, DEI-related training, and the development of a DEI Plan, research DEI best practices in local government, collect and analyze demographic data, provide technical assistance to departments on using data and assessment tools, respond to requests for assistance and coaching on how to strengthen equity commitments and initiatives, maintain various program and organizational metrics related to equity, prepare state and federal reports related to workforce demographics, develop policy recommendations; provide regular reports to management.

In 2023, the City began the development of a DEI Plan. The DEI Plan is expected to incorporate key governance areas such as: recruitment and retention; promotional and career development; training to increase DEI awareness, competencies, and skills, and to guide plan implementation; government transparency; procurement and budgeting procedures; land use and capital improvements; boards and commissions; communication and public engagement. 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. Subprogram HE 3.1(e) is included in the Housing Plan to commit the City to addressing issues of access and opportunity, to continue efforts to improve diversity, equity, and inclusion in the City, and to adopt and implement the DEI Plan.

VII.I Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. Section 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis of disproportionate housing needs is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

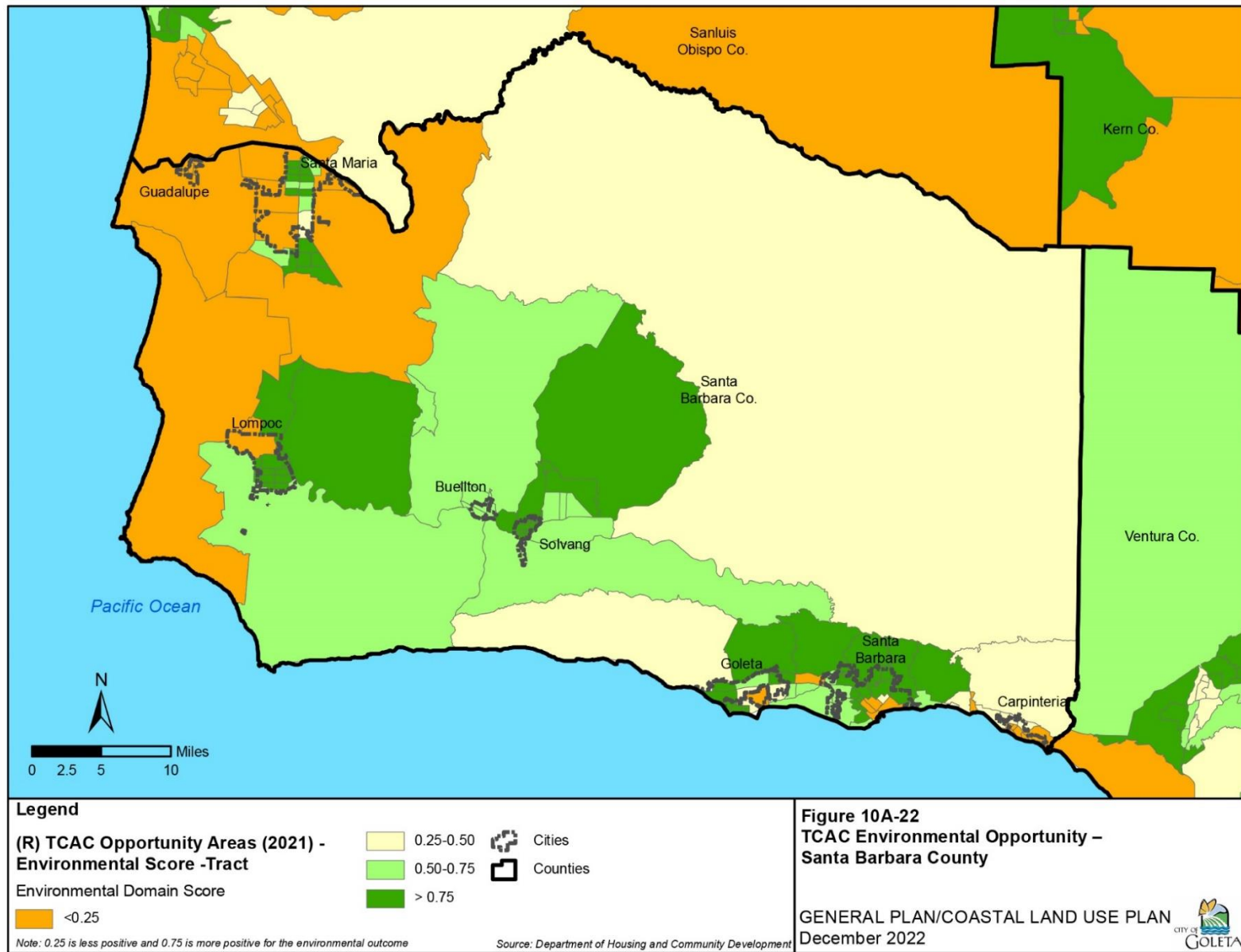


Figure 10A-22 TCAC Environmental Opportunity Areas – Santa Barbara County

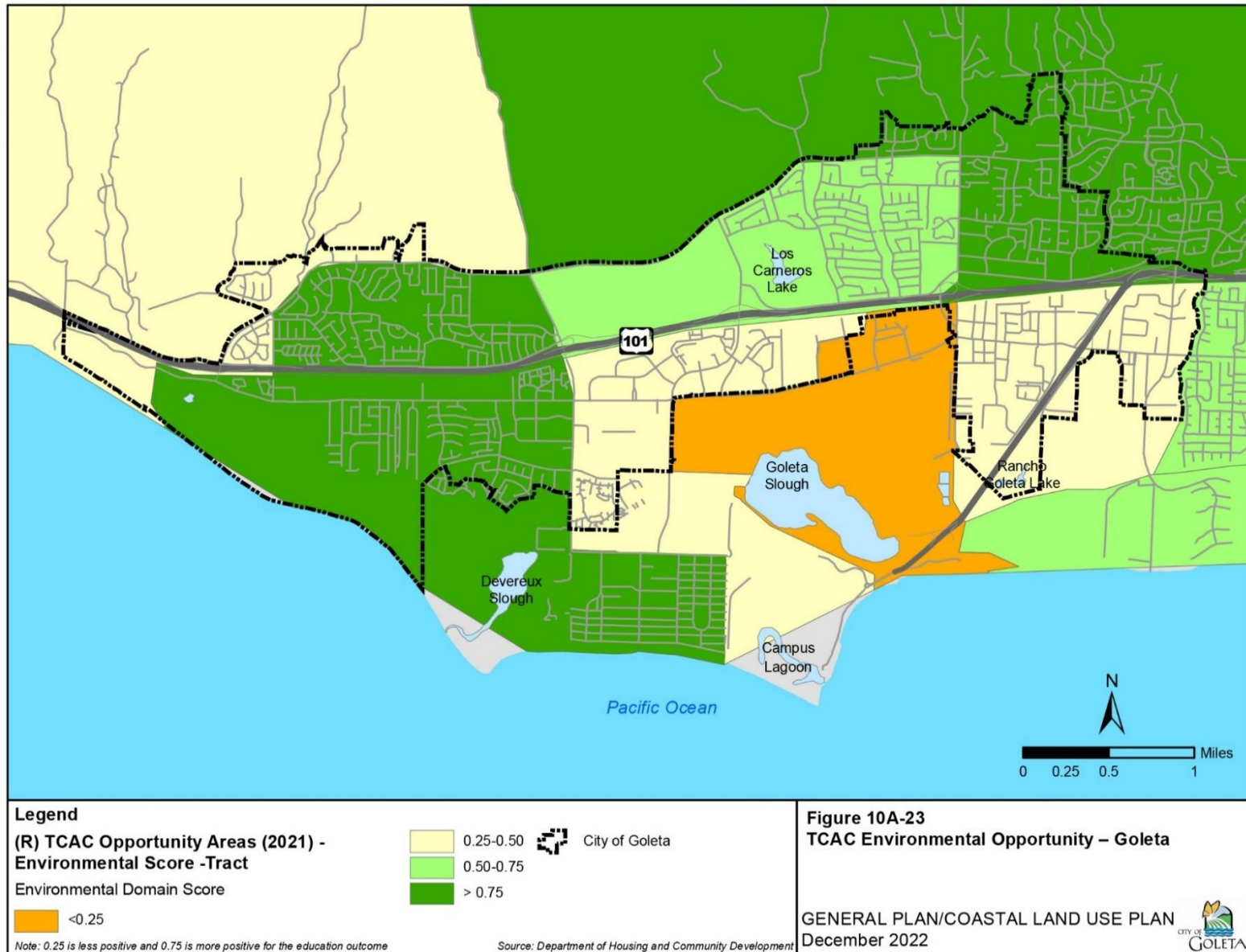


Figure 10A-23 TCAC Environmental Opportunity Areas – Goleta

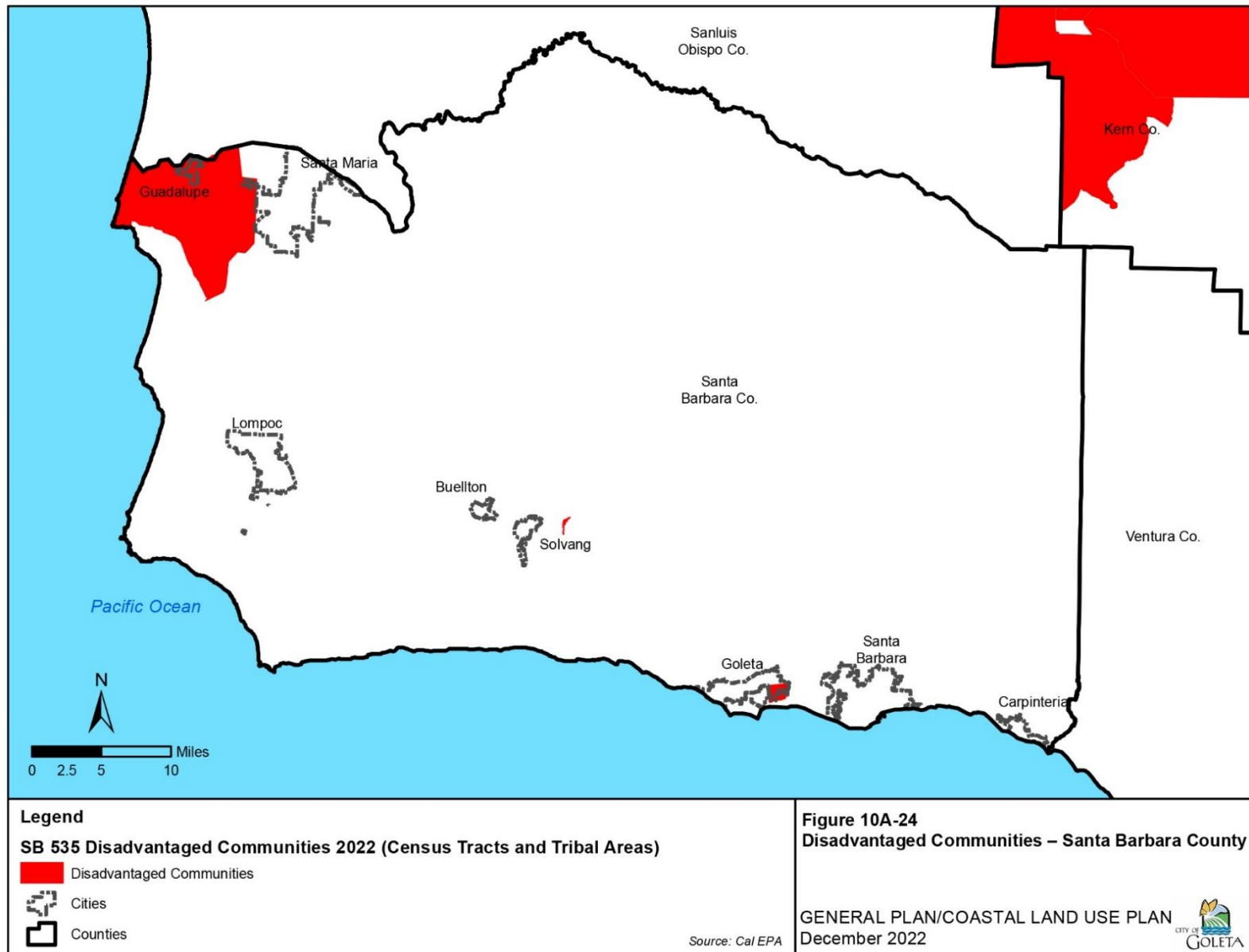


Figure 10A-24 Disadvantaged Communities – Santa Barbara County

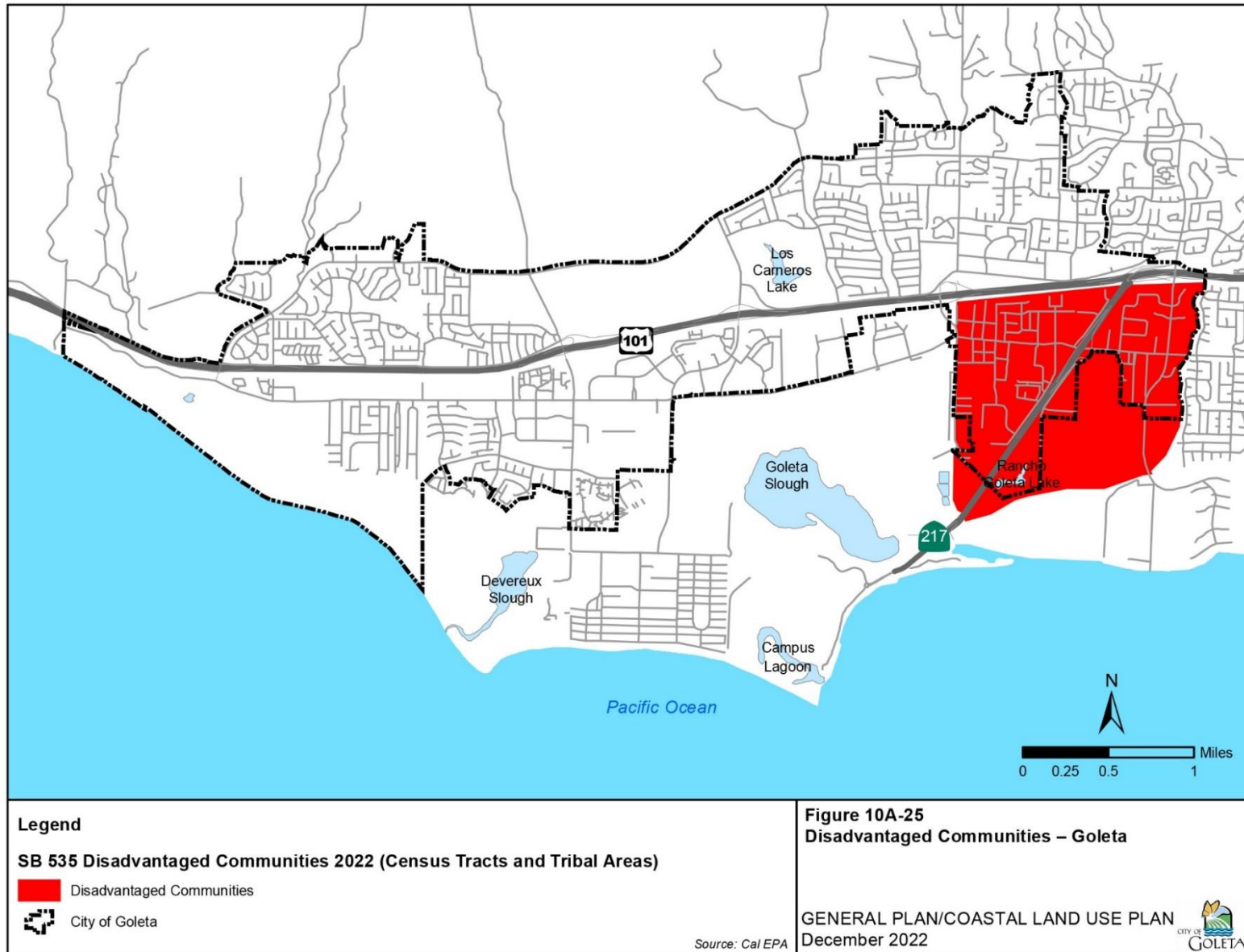


Figure 10A-25 Disadvantaged Communities – Goleta

VII.I.2 Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30% of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

The County AI reported that households with high cost burdened rates, over 60%, are found in the northwest part of the County, including Santa Maria, Lompoc and around the cities in the southern coastal area while the lowest rates, under 30%, are found in tracts to the south and west of Santa Maria and in central areas bordering Los Padres National Forest. Three areas of the Consortium stand out with a disproportionately high homeowner cost burden, over 40%. These areas are north of Santa Maria, central areas bordering Los Padres National Forest and along the southern coastline west of Goleta. Many of the tracts located around the cities in the County have cost burden higher than the rural tracts of the region.

Figure 10A-26 and Figure 10A-27 show overpayment rates for renters and homeowners in Santa Barbara County.

According to recent HUD estimates (Table 10A-34) approximately 2,940 renter households (50% of all renters) and 3,260 owner households (30% of all owners) in Goleta were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. The impact of housing overpayment on lower-income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Table 10A-34 – Cost Burden by Tenure and Income Category – Goleta

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership households	350	355	495	430	4,190	5,820	1,200
Paying over 30%	255	205	310	195	825	1,790	770
Percentage	72.9%	57.7%	62.6%	45.3%	19.7%	30.8%	64.2%
Paying over 50%	165	80	155	85	90	575	400
Percentage	47.1%	22.5%	31.3%	19.8%	2.1%	9.9%	33.3%
Renter households	640	440	1,065	440	2,555	5,140	2,145
Paying over 30%	490	320	795	335	495	2,435	1,605
Percentage	76.6%	72.7%	74.6%	76.1%	19.4%	47.4%	74.8%
Paying over 50%	470	240	345	70	50	1,175	1,055
Percentage	73.4%	54.5%	32.4%	15.9%	2.0%	22.9%	49.2%

Source: SBCAG, 2022

In most areas of Goleta (Figure 10A-28) overpayment affects 40-60 percent of all renter households. As seen in Figure 10A-29, the highest rates of overpayment for Goleta homeowners (60-80 percent) occurs in the south-central portion of the city. These areas are generally correlated with areas where [overcrowding](#) is also higher, as seen in Figure 10A-31.

The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Programs HE 1.3, 2.4, and 2.5). [Most specifically, subprogram HE 3.1\(a\)\(1\) includes coordination with housing organizations to best understand where overpayment is most prevalent and development of strategies to address housing assistance in these targeted areas.](#)

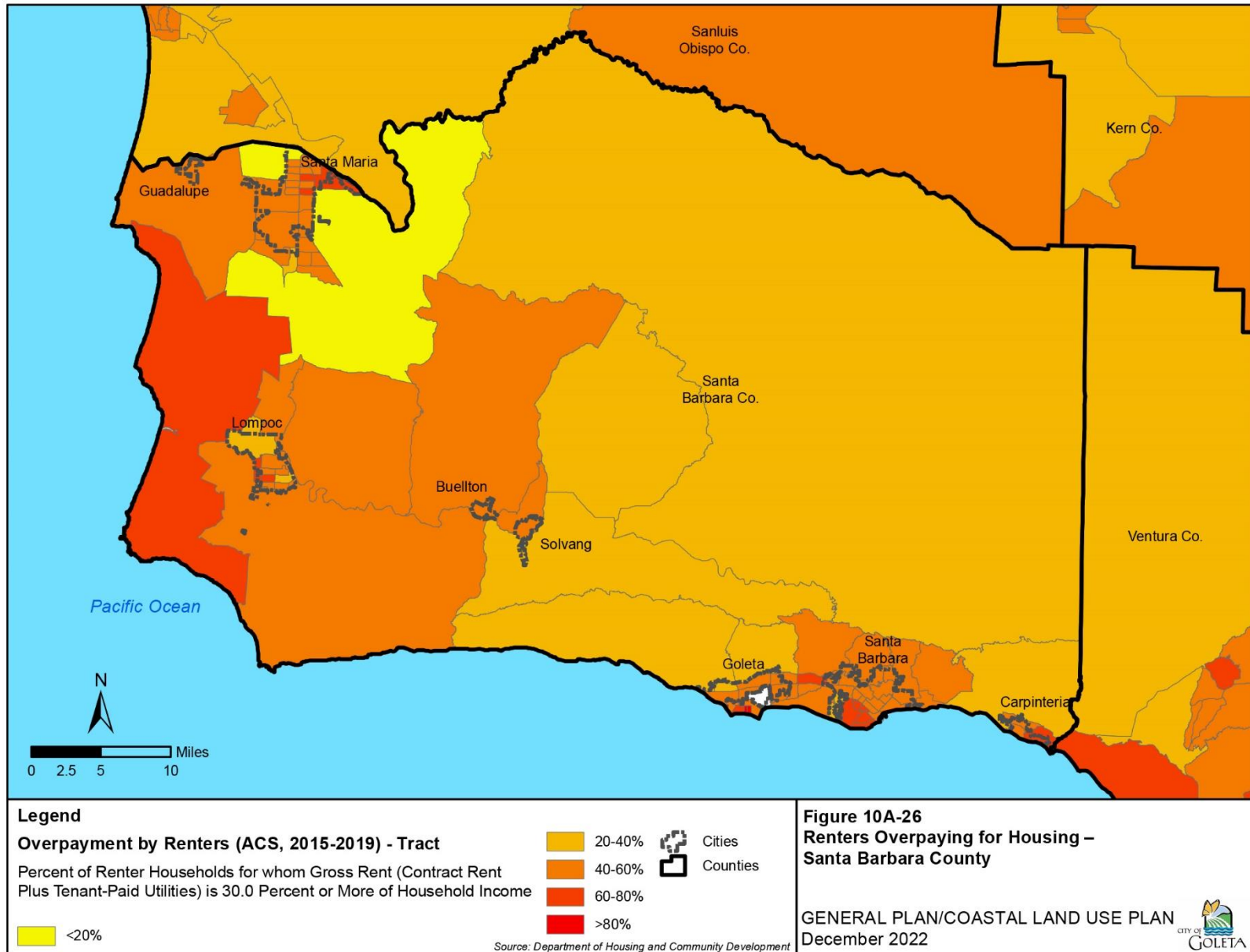


Figure 10A-26 Renters Overpaying for Housing – Santa Barbara County

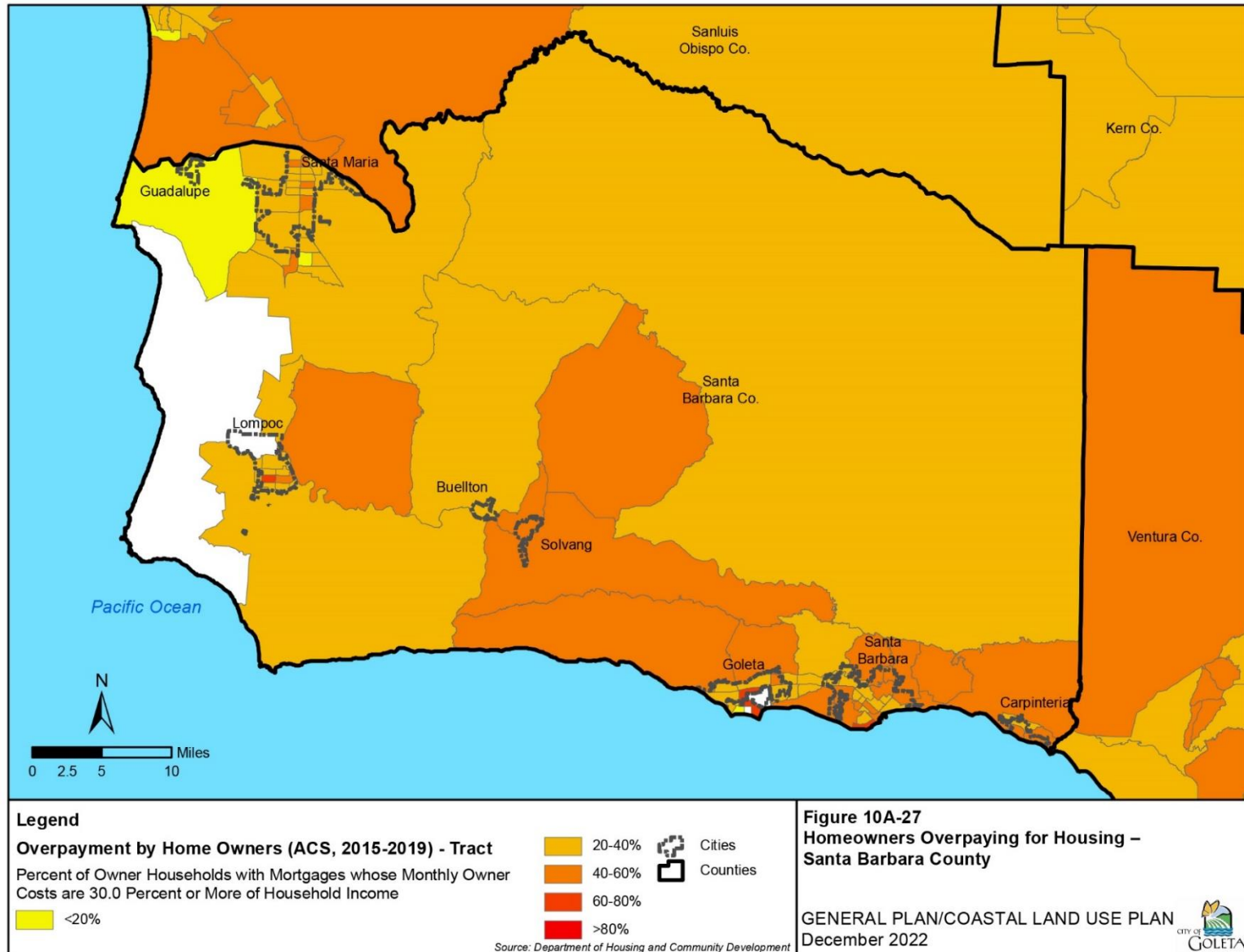


Figure 10A-27 Homeowners Overpaying for Housing – Santa Barbara County

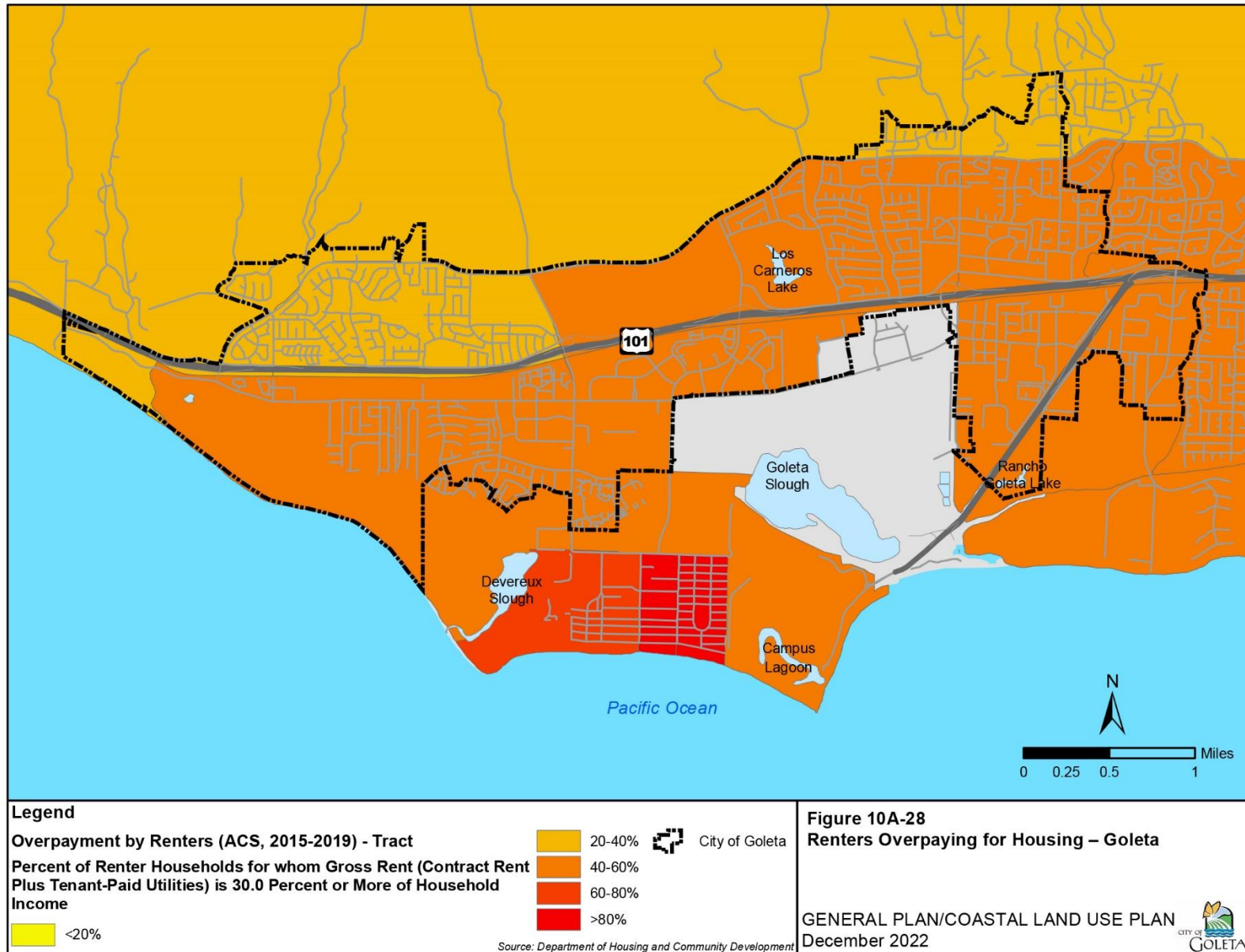


Figure 10A-28 Renters Overpaying for Housing – Goleta

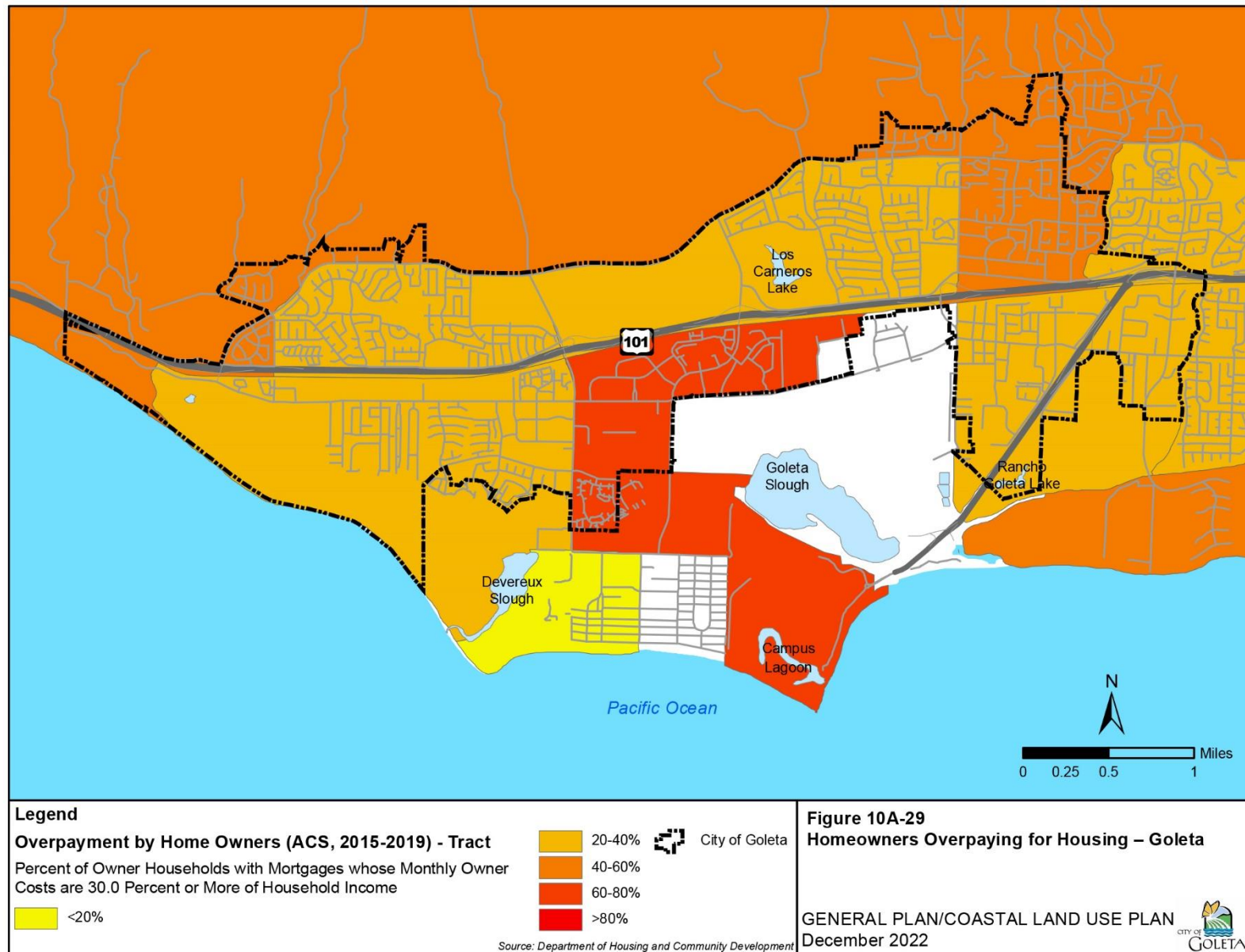


Figure 10A-29 Homeowners Overpaying for Housing – Goleta

VII.I.3 Overcrowding

“Overcrowding” is defined by the Census Bureau as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

For Santa Barbara County as a whole, overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure 10A-30). In Goleta, the highest rates of overcrowding occur in the southeastern portion of the city (Figure 10A-31). These areas are generally correlated with areas where there are higher rates of overpayment, as shown previously in Figure 10A-28 and Figure 10A-29.

The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing (see Programs HE 1.3, 2.4, and 2.5).

VII.I.4 Substandard Housing

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 10A-35 shows the age characteristics of the housing stock in Goleta compared to Santa Barbara County as a whole as reported in recent U.S. Census data. More than three-quarters of the City’s housing stock was built prior to 1990 and therefore is over 30 years old and likely to be in need of ongoing maintenance and repair.

Table 10A-35 – Age of Housing Units – Goleta vs. Santa Barbara County

Year Built	Goleta		Santa Barbara County	
	Units	%	Units	%
2014 or later	466	4.0%	2,406	1.5%
2010 to 2013	301	2.6%	3,078	2.0%
2000 to 2009	1,172	10.0%	12,308	7.8%
1990 to 1999	823	7.0%	15,497	9.9%
1980 to 1989	952	8.1%	23,414	14.9%
1970 to 1979	2,788	23.7%	29,155	18.6%
1960 to 1969	3,889	33.1%	31,650	20.1%
1950 to 1959	1,075	9.1%	20,148	12.8%
1940 to 1949	147	1.2%	6,058	3.9%
1939 or earlier	153	1.3%	13,447	8.6%
Total units	11,766	100%	157,161	100%

Source: Census 2015-2019 ACS, Table B25034

A 2003 citywide survey of housing conditions found that units needing repair were spread throughout the City, although particularly in the Old Town area, which was the focus of a Housing Rehabilitation Grant Program. Eighty-five percent of units surveyed were rated as being in very good condition, requiring no repair. Very few units were found to be in need of substantial repair. About 7 percent (598 units) of all units were reported as needing only minor repair. Very little variation was noted in the quality of housing by type.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain, and rehabilitate existing housing, although the loss of redevelopment funding in 2012 has resulted in reduced capacity to carry out these efforts.

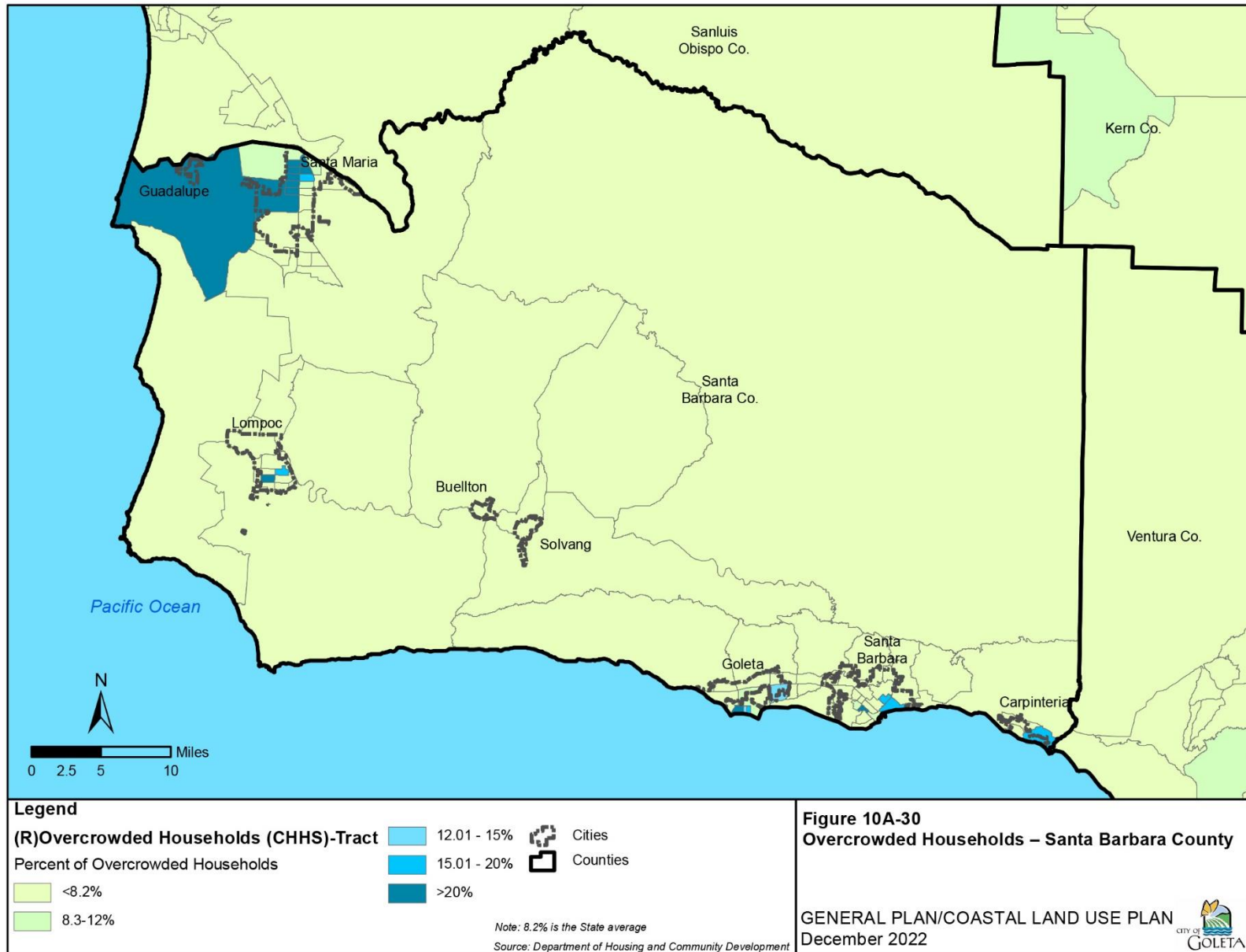


Figure 10A-30 Overcrowded Households – Santa Barbara County

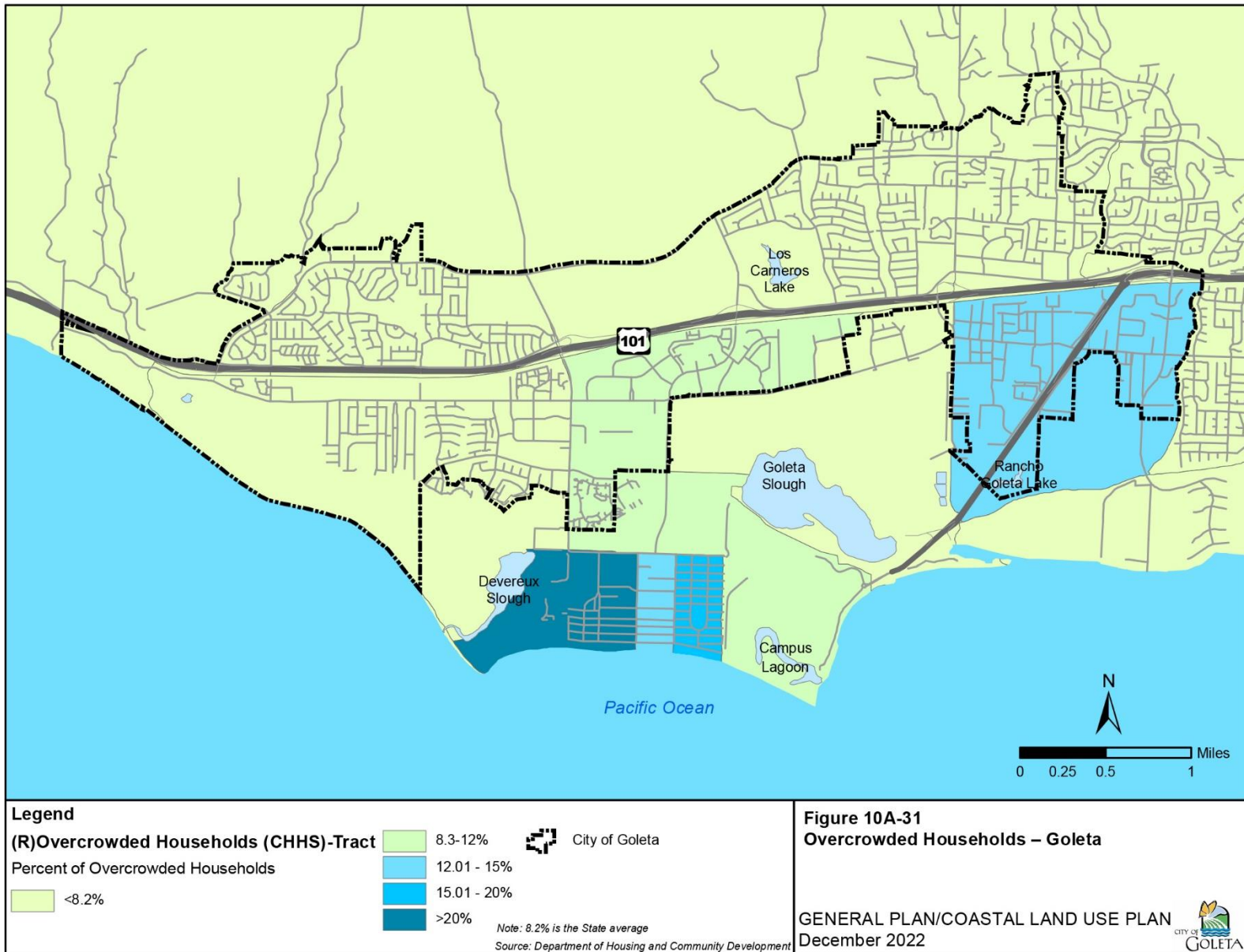


Figure 10A-31 Overcrowded Households – Goleta

VII.I.5 Homelessness

HUD defines homeless as (1) an individual who lacks a fixed, regular and adequate nighttime residence; and (2) an individual who has a primary nighttime residence that is:

- A supervised publicly- or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill).
- An institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The overall number of people experiencing homelessness (sheltered and unsheltered) in Santa Barbara County has remained relatively consistent since the 2013 PIT Count (1,882 in 2013 vs. 1,897 in 2020 **vs. 1,962 in 2022**). Unfortunately, long-term data is not available for the City of Goleta because prior to the 2017 PIT Count, data for the City was aggregated with the unincorporated community of Isla Vista (93117 zip code). Finalized PIT Count reports are available for 2017, 2019, 2020, **and 2022** (there were no PIT Counts done in 2018 or 2021).

The total PIT count for Goleta rose from 99 in 2017, to 119 in 2019, to 166 in 2020, and the number of people living in vehicles has more than doubled during this time. From 2019 to 2020 alone, the overall number of people experiencing homelessness jumped 39%. Furthermore, while the Countywide percentage of people living in their vehicles was 51%, in Goleta the number was much higher – 68%. The 2020 PIT also revealed that of the 113 vehicle dwellers, 102 reside in cars and only 11 are in self-contained RVs.

According to the 2022 Point in Time Count conducted countywide, of the 1,962 people experiencing homelessness in Santa Barbara County, 91 resided in Goleta. While the County saw an increase in homelessness from 2019-2022, Goleta has seen a swing from period to period: up 28% from 2019 to 2020, and down 24% from 2020 to 2022. This fluctuation may be the result of a range of factors from the temperature on the given count (lower temperatures sometimes means fewer people on the street), to the quality of volunteers conducting the count. Below is the last three point in time count results for Goleta.

Year	Homeless Population	Percent Change
2019	119	--
2020	166	+28%
2022	91	-24%

Because of the nature of the Point In Time count methodology, specific demographic data for the homeless people residing in Goleta are unavailable. However, of the 91 homeless people counted, in 2022, 57 people participated in outreach efforts. For this population, demographic data were available from the Homelessness Management Information System (HMIS). The gender of the population was 35 (61%) identified as Male, and 22 (39%) identified as female. 36 of the 57 people were chronically homeless (63%). Two people (4%) were in the 18–24-year-old range, or Transition Aged Youth.

The table below compares the racial/ethnic composition of the homeless population and the population citywide in Goleta. The racial/ethnic composition of the 57 homeless people nearly mirrors the composition of the rest of Goleta.

Race/Ethnicity	Homeless People	Percent	Goleta Percent
White	45	58%	61%
Black, African American or African	6	8%	3%
Asian or Asian American	2	3%	10%
American Indian, Alaska Native, or Indigenous	4	5%	5%
Native Hawaiian or Pacific Islander	0	0%	0%
Multiple Races	0	0%	12%
Hispanic (All races)	20	26%	37%

Part of the data collected from the people living without homes are a self-assessment of physical and mental health conditions. The table shows the self-reported conditions of the 57 people who are homeless in the HMIS system.

Physical and Mental Health Conditions	Individuals	Percent
Mental Health Disorder	25	32%
Alcohol Use Disorder	3	4%
Drug Use Disorder	9	12%
Both Alcohol and Drug Use Disorder	4	5%
Chronic Health Condition	23	30%
Developmental Disability	9	12%
Physical Disability	22	29%

People Living in Vehicles - In addition to people who are homeless living either on the streets or in shelter, there are 26 homeless people living in vehicles in Goleta based on the count of clients of the Safe Parking Program.

Shelter/Interim Housing – Currently, the City of Goleta has no emergency shelter or interim housing units within the city limits. In order to serve people living unsheltered, the following programs are in place:

- Coordinated outreach by City Net throughout the city including placement of 8 people in hotel rooms.
- 2 beds reserved on an as-needed basis at the PATH shelter in Santa Barbara
- 23 Goleta residents currently living at Hedges House of Hope shelter operated by Good Samaritan Shelter in Isla Vista

Permanent Housing – The Housing Authority of the County of Santa Barbara is currently constructing 60 units of permanent housing with supportive services for people who are homeless. These residents will be referred to the project from the Coordinated Entry System.

In 2021 the City of Goleta adopted the Homelessness Strategic Plan.²³ Within Goleta, more than 43% of individuals experiencing homelessness stated that emotional, physical or sexual trauma

²³ <https://www.cityofgoleta.org/home/showpublisheddocument/25147/637550421133800000>

caused their current episode of homelessness. In addition to trauma, many of Goleta's homeless individuals suffer from some type of disabling condition. As of 2019, of the Goleta population experiencing homelessness, 37% reported suffering from a chronic health condition, 34% reported a brain injury or mental health problem; 31% reported having a physical disability, and 26% reported having a substance abuse problem. Some of these issues are co-occurring.

Additional information regarding Goleta homelessness issues and plans to address homelessness issues can be found in the City's 2021 Homelessness Strategic Plan. The goal of the Homelessness Strategic Plan is to provide important direction and clarity around needs, service gaps, and priorities in order to make effective and strategic funding decisions that serve both the existing homeless population, as well as those at risk of becoming homeless. The Homelessness Strategic Plan will help guide and coordinate efforts to prevent and address homelessness within the City of Goleta, and particularly, funding decisions related to homelessness initiatives and grants for non-profit service providers that focus on the homeless.

The Housing Element includes several programs to address homelessness and housing concerns in the City. These include subprogram HE 3.1(b), Reduce Homelessness. This subprogram includes implementation of the Homelessness Strategic Plan. Program HE 3.2, Facilitate the Provision of Housing for Persons with Special Needs, include several subprograms that can help address homelessness issues. These include subprograms HE 3.2(b), Emergency Shelters, HE 3.2(c), Low Barrier Navigation Centers, and HE 3.2(d), Transitional and Supportive Housing. For these subprograms, zoning amendments to support these housing types are scheduled for 2023.

VII.I.6 Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Plan includes programs to implement all of these strategies.

The University of California at Berkeley Urban Displacement Project identified communities sensitive to displacement risks. The methodology for identifying sensitive communities was divided into two key components: neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and market-based displacement pressures present in and/or near the community. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability includes metrics for the share of very low-income residents, share of renters, share of people of color, and share of very low-income that are severely rent burdened (spending 50% of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). Through this approach, 27% of census tracts in the State were identified as sensitive.

The southwestern (including Ellwood) and (including Old Town) southeastern areas of the City are vulnerable to displacement based on the Urban Displacement Project methodology (see Figure 10A-37).

The City's zoning regulations include displacement protections consistent with Government Code Section 66300(d) in GMC subsection 17.29.030(B). The City's regulations go further to require replacement of any multiple-unit dwelling structures (regardless of affordability level) lost due to any redevelopment project (including for nonresidential development) in most instances (see GMC subsection 17.29.030(A)).

The Housing Element includes additional protections against displacement. Subprogram HE 2.1(d) includes a further commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments through a zoning amendment to address Government Code Section 65583.2(g)(3). Subprogram HE 3.1(a)(1) includes coordination with housing organizations to best understand where displacement is most prevalent and development of strategies to address housing assistance in these targeted areas. Subprogram HE 3.1(a)(6) obligates the City to adopt a Tenant Protection Ordinance by December 2024.

Additionally, as discussed in Section I.F of the Housing Needs Assessment, there are several assisted low-income housing developments in Goleta that are at risk of conversion to market rate in the next 10 years. Program HE 1.3(b) in the Housing Plan includes actions the City will take to facilitate the preservation of these affordable units.

VII.J Sites Inventory Analysis

The City's inventory of sites for potential housing is presented in Section II of this Technical Appendix. As summarized in Table 10A-26, the inventory comprises approved projects, vacant sites, non-vacant underutilized sites, and future ADUs. The sites analysis shows that very little vacant developable land is available in Goleta and underutilized sites provide the majority of future housing capacity.

The focus of Goleta's sites inventory is on redevelopment of underutilized sites in commercial and office areas. To evaluate the extent to which the sites inventory furthers AFFH objectives, an analysis of the geographic distribution of sites was prepared based on key fair housing indicators (see Table 10A-36). A census tract-level analysis was compiled to evaluate how the housing sites inventory corresponds to TCAC opportunity ratings (Figure 10A-1), racial demographics (Figure 10A-1), income levels (Figure 10A-1), overpayment by renters (Figure 10A-1), overcrowding (Figure 10A-1), and vulnerability to displacement (Figure 10A-1).

The purpose of this analysis is to evaluate whether the inventory of sites for future housing development would perpetuate or exacerbate patterns of segregation.

Table 10A-36 – Distribution of Potential Housing Sites by AFFH Indicator

Census Tract	Potential Housing Units by Income Category			AFFH Indicators					
	Lower	Mod	Above Mod	% Minority (Ave. of blk groups)	% Low/Mod	TCAC Opportunity Category	% Renter Overpaying	% Over-crowded	Vulnerable to Displacement
002906	2	126	161	37.95	23.07	Highest	13.6	4.32	NO
002909	229	24	37	55.10	34.52	Highest	14.1	5.15	NO
002914	23	182	110	91.93	36.67	Highest	5.3	0	NO
002922	0	9	8	45.39	51.86	High	40.8	9.16	NO
002930	522	116	156	59.73	38.61	Highest	53.6	5.22	YES
002932	0	0	8	45.00	23.83	High	7.3	4.01	NO
003001	188	376	344	72.12	59.00	High	45.4	12.53	YES
980000	0	2	1	10.00	0.00	0	No Data	0	No Data

Sources: U.S. Census; HCD

Segregation and Integration. Figure 10A-6 and Table 10A-37 show the sites inventory in relation to racial demographics and demonstrates that housing sites are not concentrated in areas with high non-white population concentrations. Most lower income RHNA units are in tracts where 61-80% of the population belongs to a racial or ethnic minority group.

More than 75% of units, including 97.4% of lower income RHNA units, are in tracts where less than 10% of the population experiences a disability (Table 10A-38 and Figure 10A-33). The sites inventory does not disproportionately place RHNA units, specifically lower income units, in tracts with larger populations of persons with disabilities.

Table 10A-39 and Figure 10A-34 show RHNA units by population of children residing in married couple households. More than half of RHNA units, including 57% of lower income RHNA units, are in tracts where more than 80% of children reside in married couple households. Similarly, 65% of RHNA units, including 81% of lower income units, are in tracts where fewer than 20% of children reside in single-parent female-headed households. The City's RHNA strategy does not disproportionately place lower income RHNA units in areas where more children reside in single-parent female-headed households.

As shown in Figure 10A-36, there are only two tracts in Goleta that are considered LMI areas where more than 50% of households are low or moderate income. Table 10A-41 shows that only 35% of units selected to meet the RHNA are in these tracts. Further, only 20% of lower income RHNA units are in LMI areas. The City's RHNA strategy promotes mixed income communities and does not disproportionately place lower income RHNA sites in LMI areas.

Table 10A-37 – Distribution of RHNA Units by Racial/Ethnic Minority Population

Non-White Population	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	2	0.2%	1	0.1%	3	0.1%
21-40%	0	0.0%	193	23.1%	140	17.0%	333	12.7%
41-60%	360	37.3%	393	47.1%	477	57.8%	1230	46.9%
61-80%	595	61.7%	182	21.8%	164	19.9%	941	35.9%
>81%	9	0.9%	65	7.8%	43	5.2%	117	4.5%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-38 – Distribution of RHNA Units by Population of Persons with Disabilities

Persons with Disabilities	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	939	97.4%	525	62.9%	553	67.0%	2017	76.9%
10-20%	25	2.6%	308	36.9%	271	32.8%	604	23.0%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-39 – Distribution of RHNA Units by Children in Married Couple Households

Children in Married Couple HHs	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	188	19.5%	376	45.0%	344	41.7%	908	34.6%
60-80%	229	23.8%	33	4.0%	45	5.5%	307	11.7%
>80%	547	56.7%	424	50.8%	435	52.7%	1406	53.6%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-40 – Distribution of RHNA Units by Children in Female-Headed Households

Children in Female-Headed HHs	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	776	80.5%	457	54.7%	480	58.2%	1713	65.3%
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	188	19.5%	376	45.0%	344	41.7%	908	34.6%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-41 – Distribution of RHNA Units by LMI Households

LMI HHs	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	2	0.2%	126	15.1%	169	20.5%	297	11.3%
25-50%	774	80.3%	322	38.6%	303	36.7%	1399	53.3%
50-75%	188	19.5%	385	46.1%	352	42.7%	925	35.3%
75-100%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Racially/Ethnically Concentrated Areas. There are no R/ECAPs or TCAC areas of high segregation and poverty in Goleta. As shown in Table 10A-42 and Figure 10A-38, 89% of RHNA units are not in RCAAs identified in the City. There are two lower income units, 126 moderate income units, and 161 above moderate income units in RCAAs.

Table 10A-42 – Distribution of RHNA Units by RCAAs

RCAA	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
RCAA	2	0.2%	126	15.1%	161	19.5%	289	11.0%
Not an RCAA	962	99.8%	709	84.9%	664	80.5%	2335	89.0%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Access to Opportunities. As illustrated in Figure 10A-39, the entirety of the City, including all sites on the sites inventory are within areas designated by the TCAC/HCD opportunity maps as High or Highest Resource. This map shows that the sites inventory furthers fair housing objectives by encouraging for future housing development in locations that will expand opportunities for lower-

income households and other protected classes. Most RHNA units are also in tracts with CalEnviroScreen 4.0 percentile scores in the 30th percentile or below (best scores). Only 35% of units, including 20% of lower income units, are in tracts scoring between the 71st and 80th percentile.

Table 10A-43 – Distribution of RHNA Units by TCAC Opportunity Areas

Opportunity Area Score	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Highest Resource	776	80.5%	448	53.7%	464	56.2%	1688	64.3%
High Resource	188	19.5%	385	46.1%	360	43.6%	933	35.6%
Missing/Insufficient Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-44 – Distribution of RHNA Units in CalEnviroScreen 4.0 Scores

CalEnviroScreen 4.0 Score	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1-10%	229	23.8%	24	2.9%	37	4.5%	290	11.1%
11-20%	23	2.4%	182	21.8%	110	13.3%	315	12.0%
21-30%	524	54.4%	251	30.1%	333	40.4%	1108	42.2%
31-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
41-50%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
51-60%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
61-70%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
71-80%	188	19.5%	376	45.0%	344	41.7%	908	34.6%
81-90%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
91-100%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Disproportionate Housing Needs. The distribution of housing sites in relation to overpayment by renters is shown in [Table 10A-45](#) and [Figure 10A-42](#). This map shows that renter overpayment ranges from 40 to 60 percent in most areas of the City, and no sites are located in areas where renter overpayment is higher than 60 percent. Most RHNA units are also in tracts where 20% to 60% of owners are cost burdened (Table 10A-46 and Figure 10A-42). There are no lower income units in tracts where more than 60% of owners are cost burdened.

[Figure 10A-43](#) and [Table 10A-47](#) show the distribution of housing sites in relation to overcrowding. As seen in this map, most portions of Goleta have overcrowding rates less than 8.2 percent. The highest incidence of overcrowding occurs in the eastern portion of the city (census tract 003001) where it is estimated that 12.53 percent of households are overcrowded. This area is also classified as *vulnerable to displacement*, as seen in [Figure 10A-6](#). While a significant number of housing sites are located in this census tract, these sites also provide locational advantages such as close proximity to employment opportunities, public transportation and commercial services.

While commercial and office use areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

Table 10A-45 – Distribution of RHNA Units by Cost Burdened Renters

Cost Burdened Renters	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	229	23.8%	24	2.9%	45	5.5%	298	11.4%
40-60%	735	76.2%	809	96.9%	779	94.4%	2323	88.5%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-46 – Distribution of RHNA Units by Cost Burdened Owners

Cost Burdened Owners	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	941	97.6%	642	76.9%	698	84.6%	2281	86.9%
40-60%	23	2.4%	182	21.8%	118	14.3%	323	12.3%
60-80%	0	0.0%	9	1.1%	8	1.0%	17	0.6%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	0	0.0%	2	0.2%	1	0.1%	3	0.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-47 – Distribution of RHNA Units by Overcrowded Households

Overcrowded HHs	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<8.2%	776	80.5%	450	53.9%	473	57.3%	1699	64.7%
8.2-12%	0	0.0%	9	1.1%	8	1.0%	17	0.6%
12-15%	188	19.5%	376	45.0%	344	41.7%	908	34.6%
15-20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-70%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>70%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

Table 10A-48 – Distribution of RHNA Units by Sensitive Communities At Risk of Displacement

Displacement	Lower Income		Moderate Income		Above Moderate Income		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
At Risk of Displacement	710	73.7%	492	58.9%	500	60.6%	1702	64.9%
Not at Risk of Displacement	254	26.3%	343	41.1%	325	39.4%	922	35.1%
Total	964	100.0%	835	100.0%	825	100.0%	2,624	100.0%

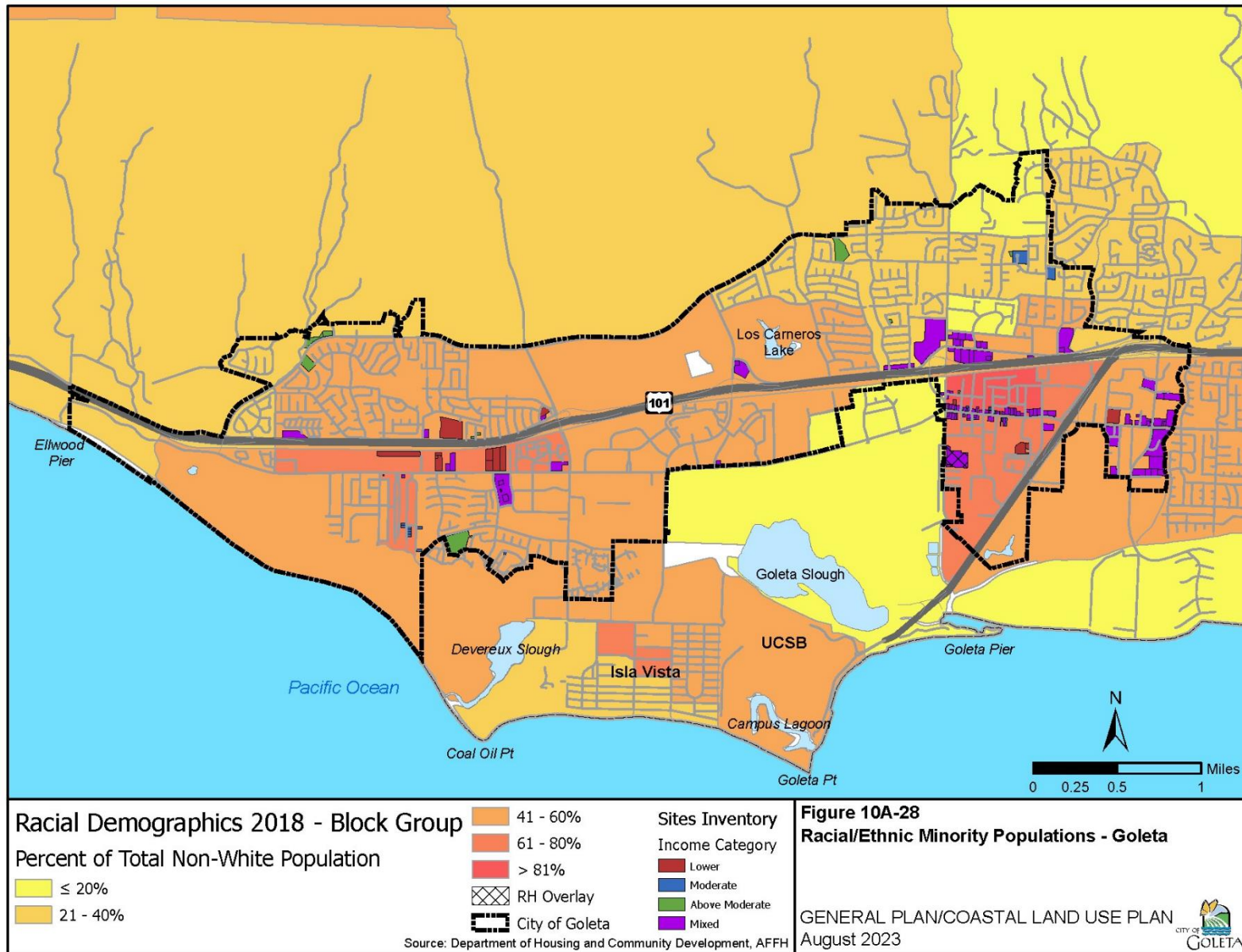


Figure 10A-32 Racial/Ethnic Minority Populations by Block Group and Sites Inventory

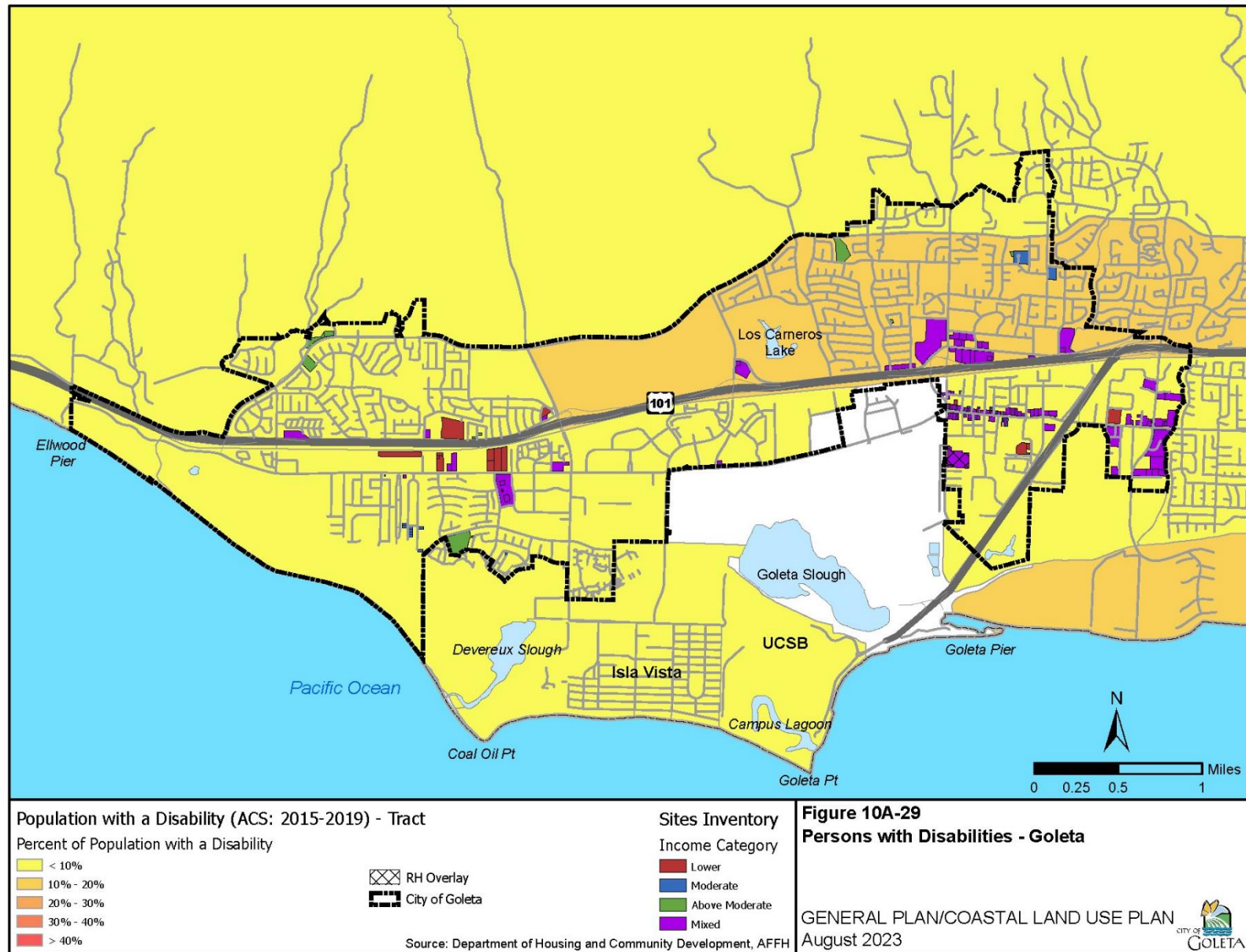


Figure 10A-33 Populations of Persons with Disabilities by Tract and Sites Inventory

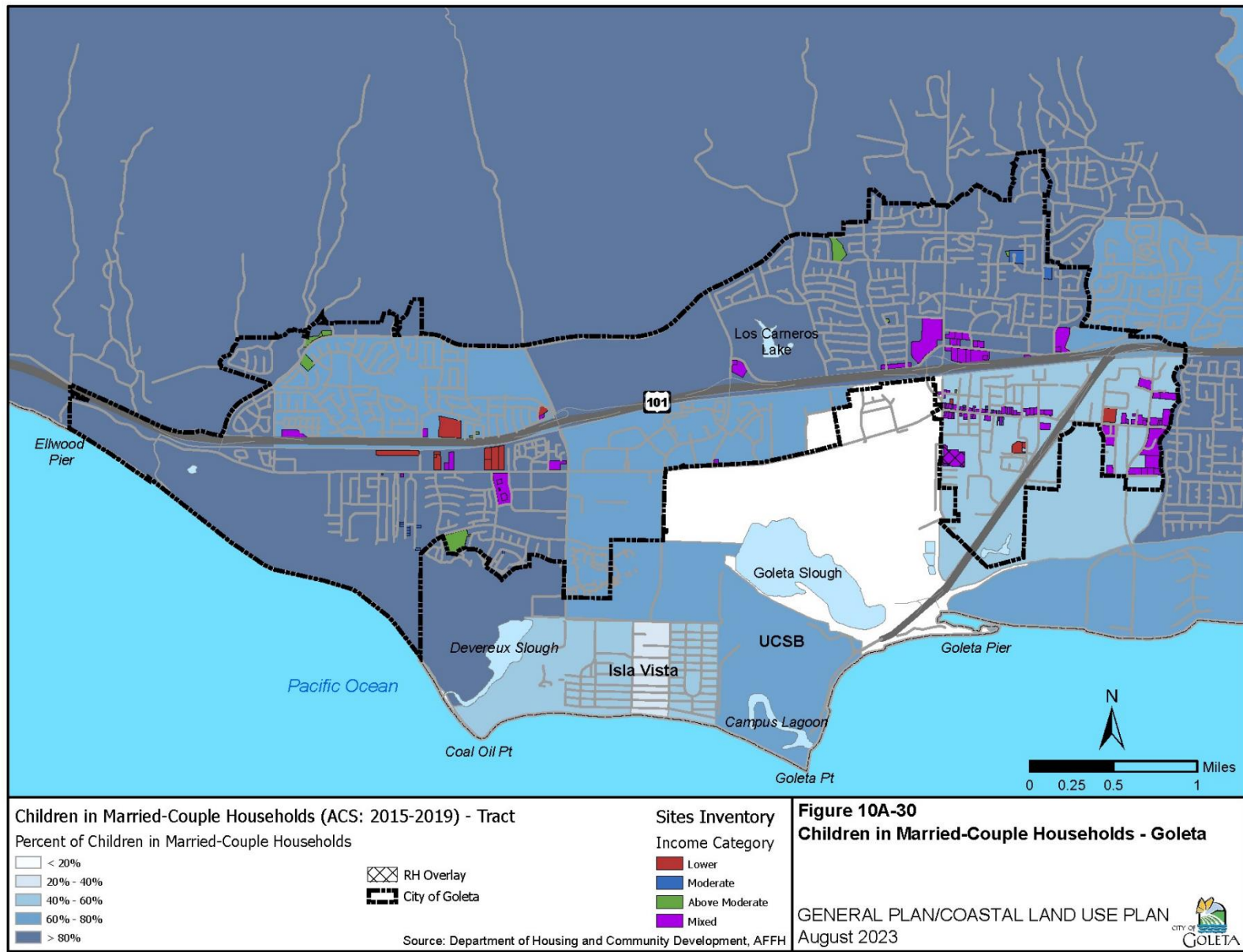


Figure 10A-34 Children in Married Couple Households by Tract and Sites Inventory

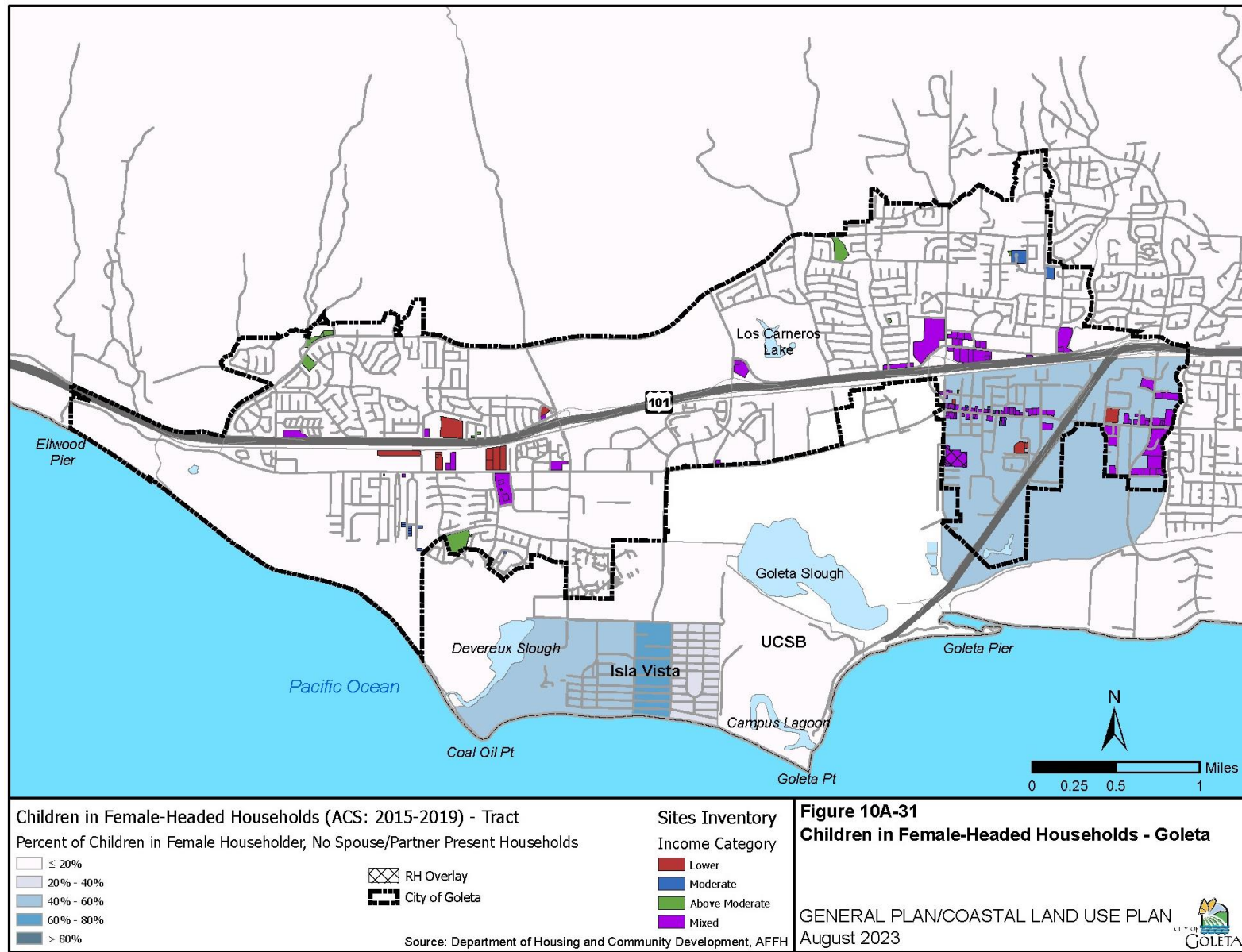


Figure 10A-35 Children in Female-Headed Households by Tract and Sites Inventory

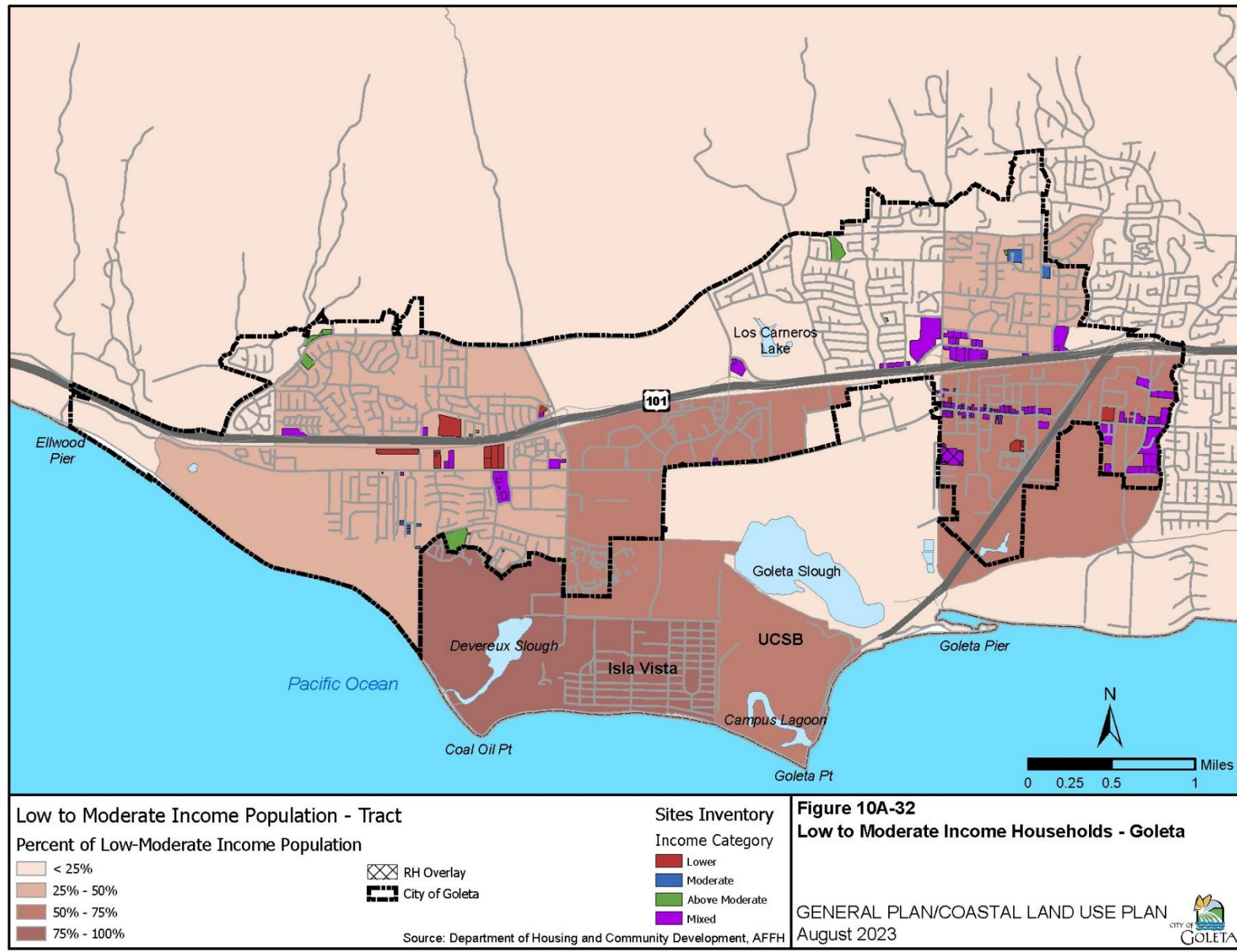


Figure 10A-36 LMI Households by Tract and Sites Inventory

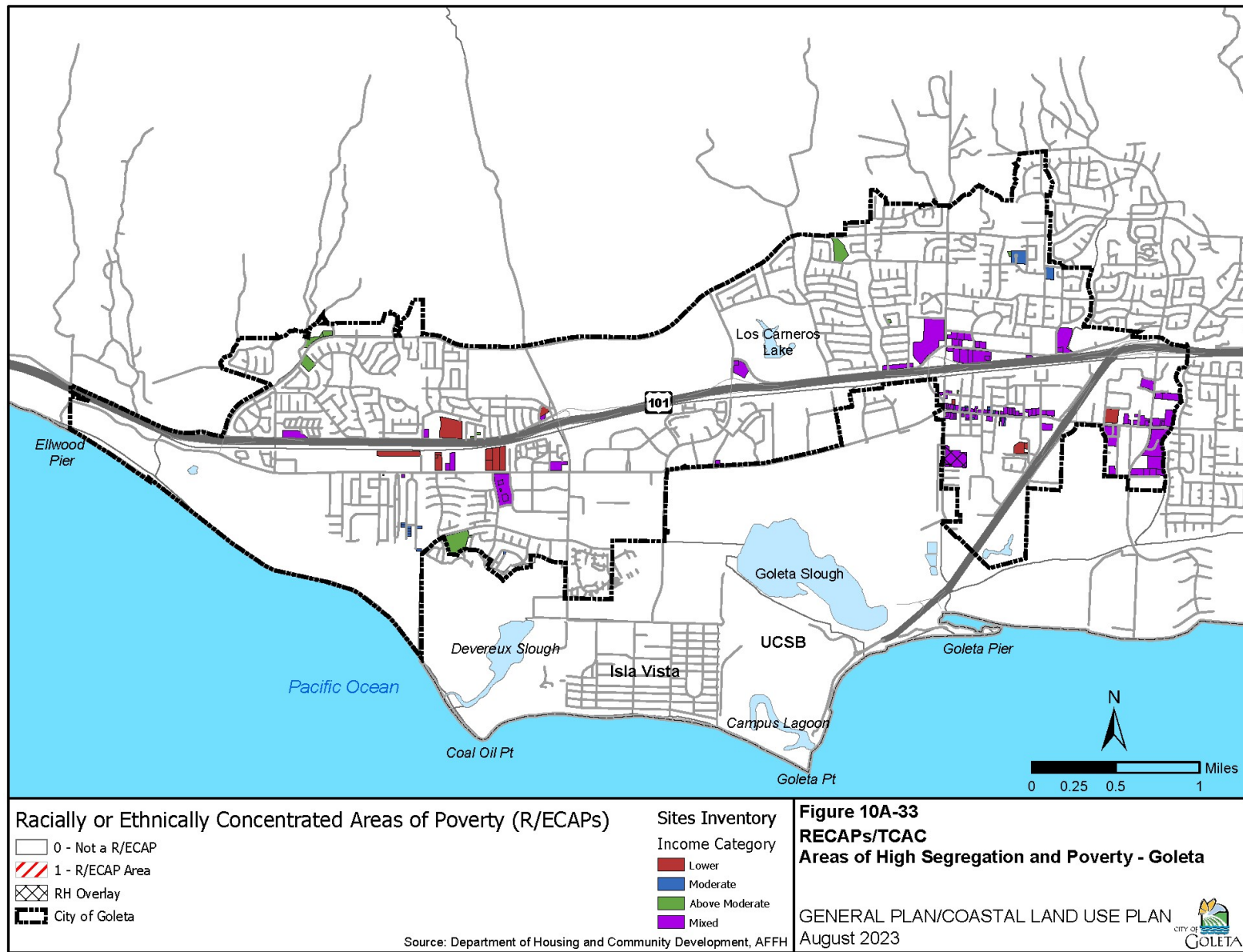


Figure 10A-37 R/ECAPs and Areas of High Segregation and Poverty and Sites Inventory

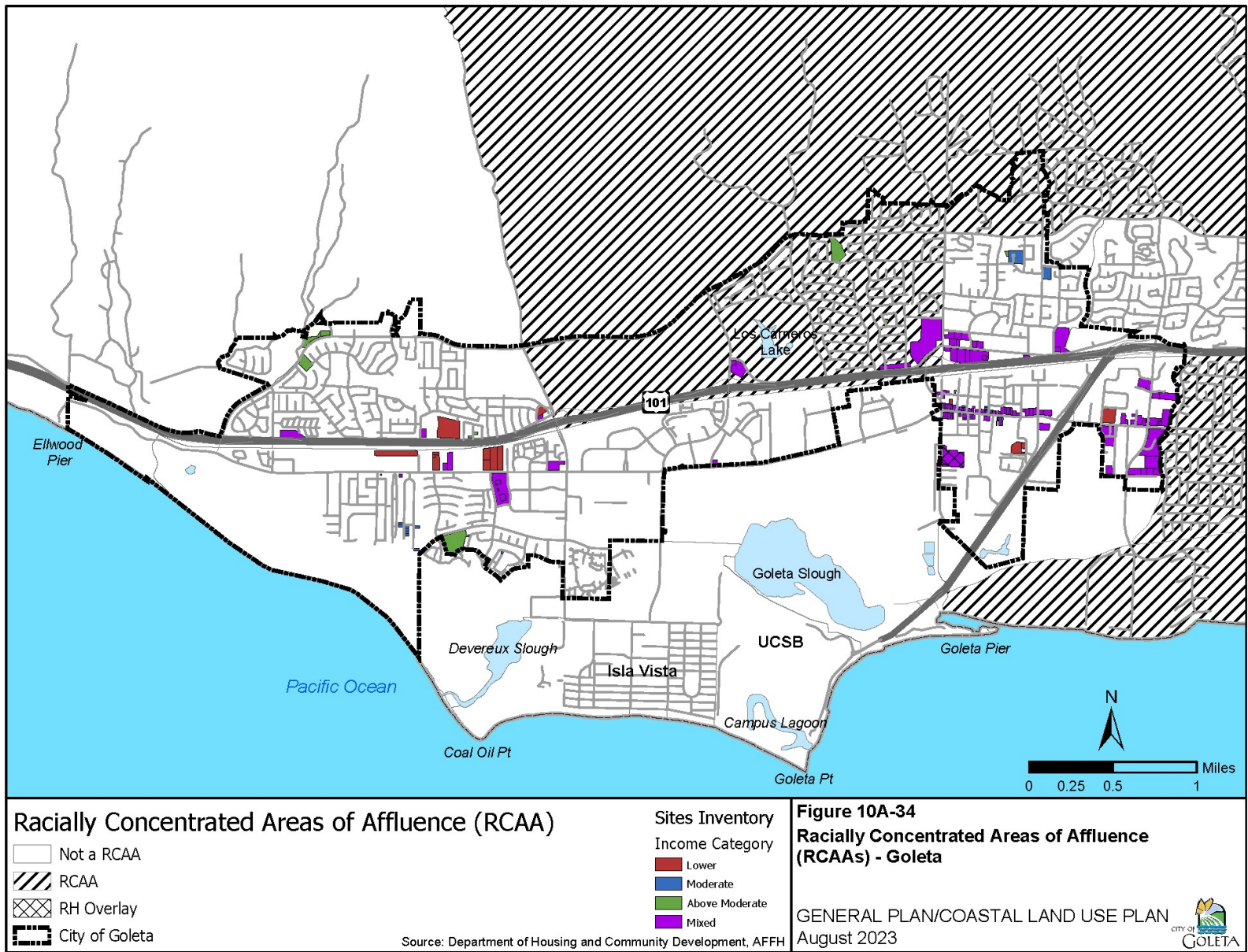


Figure 10A-38 RCAAs and Sites Inventory

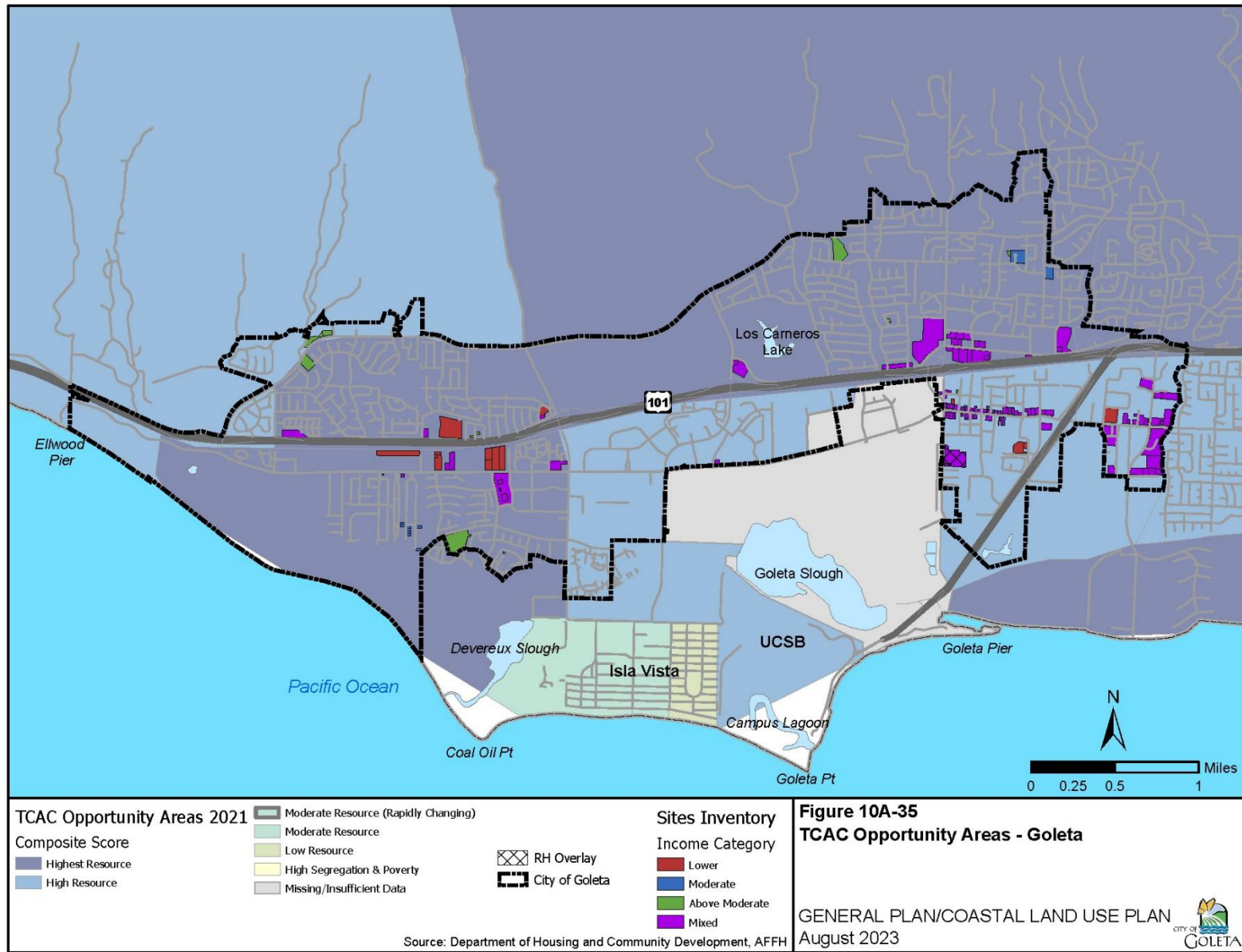


Figure 10A-39 TCAC Opportunity Areas by Tract and Sites Inventory

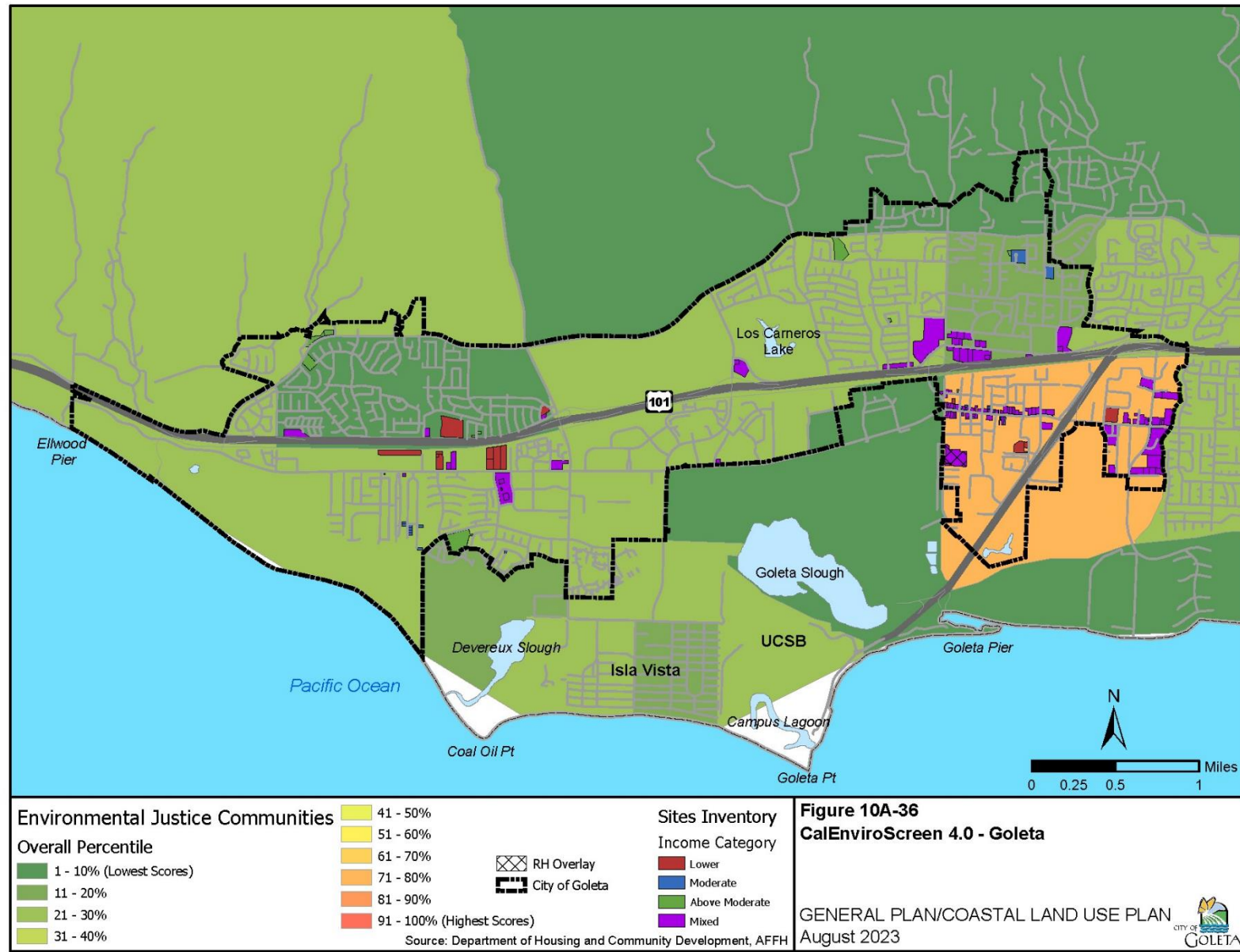


Figure 10A-40 CalEnviroScreen 4.0 Scores by Tract and Sites Inventory

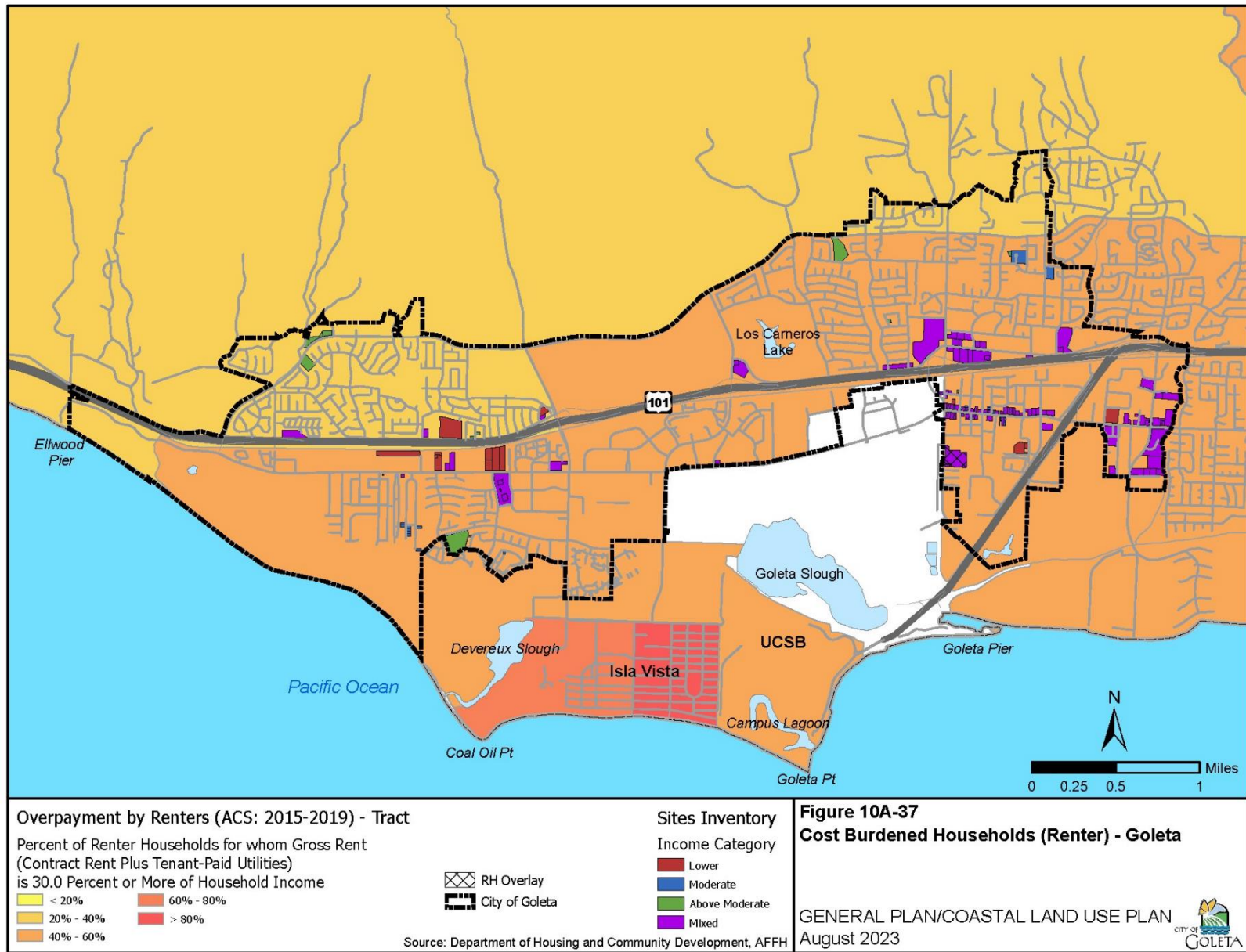


Figure 10A-41 Cost Burdened Renters by Tract and Sites Inventory

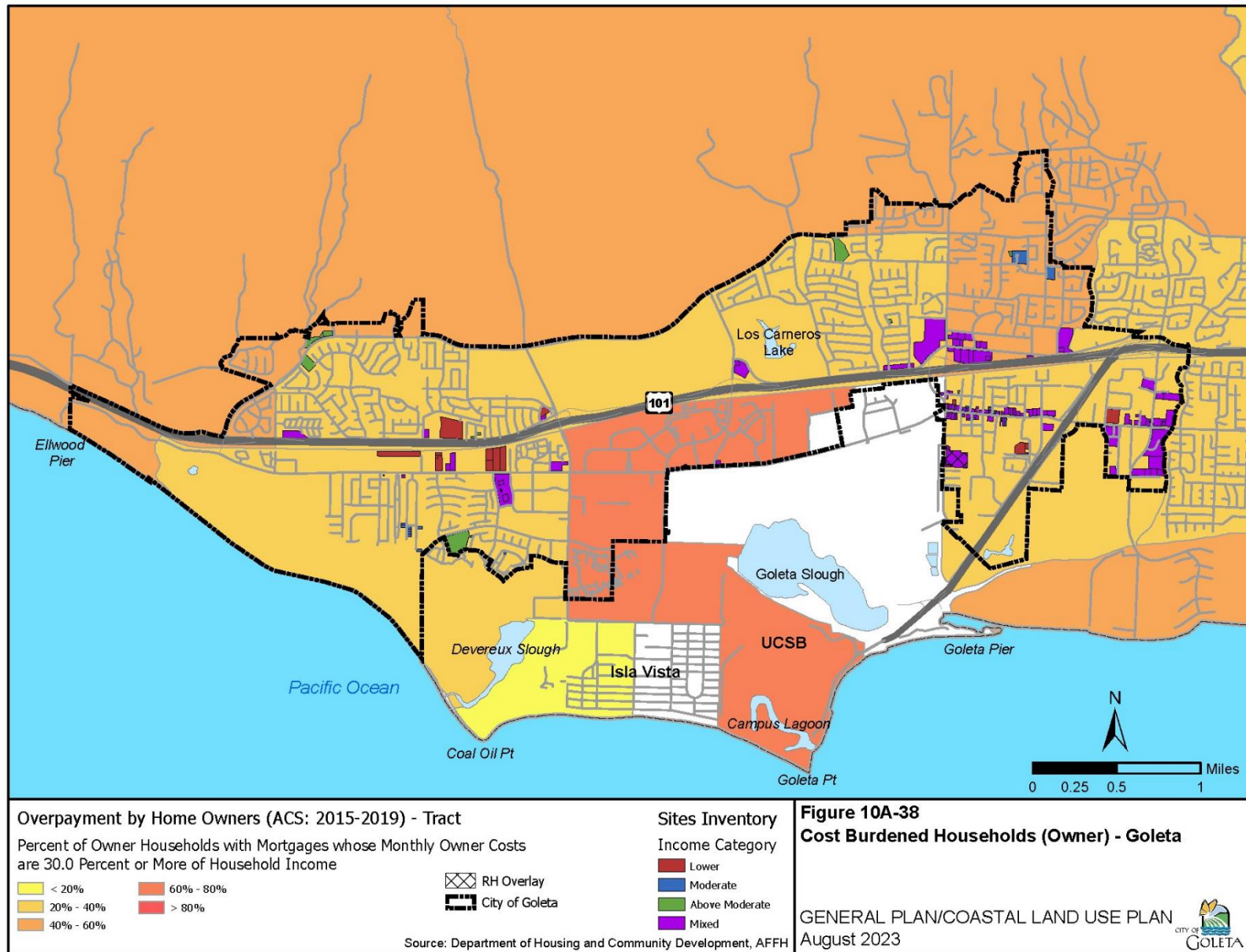


Figure 10A-42 Cost Burdened Owners by Tract and Sites Inventory

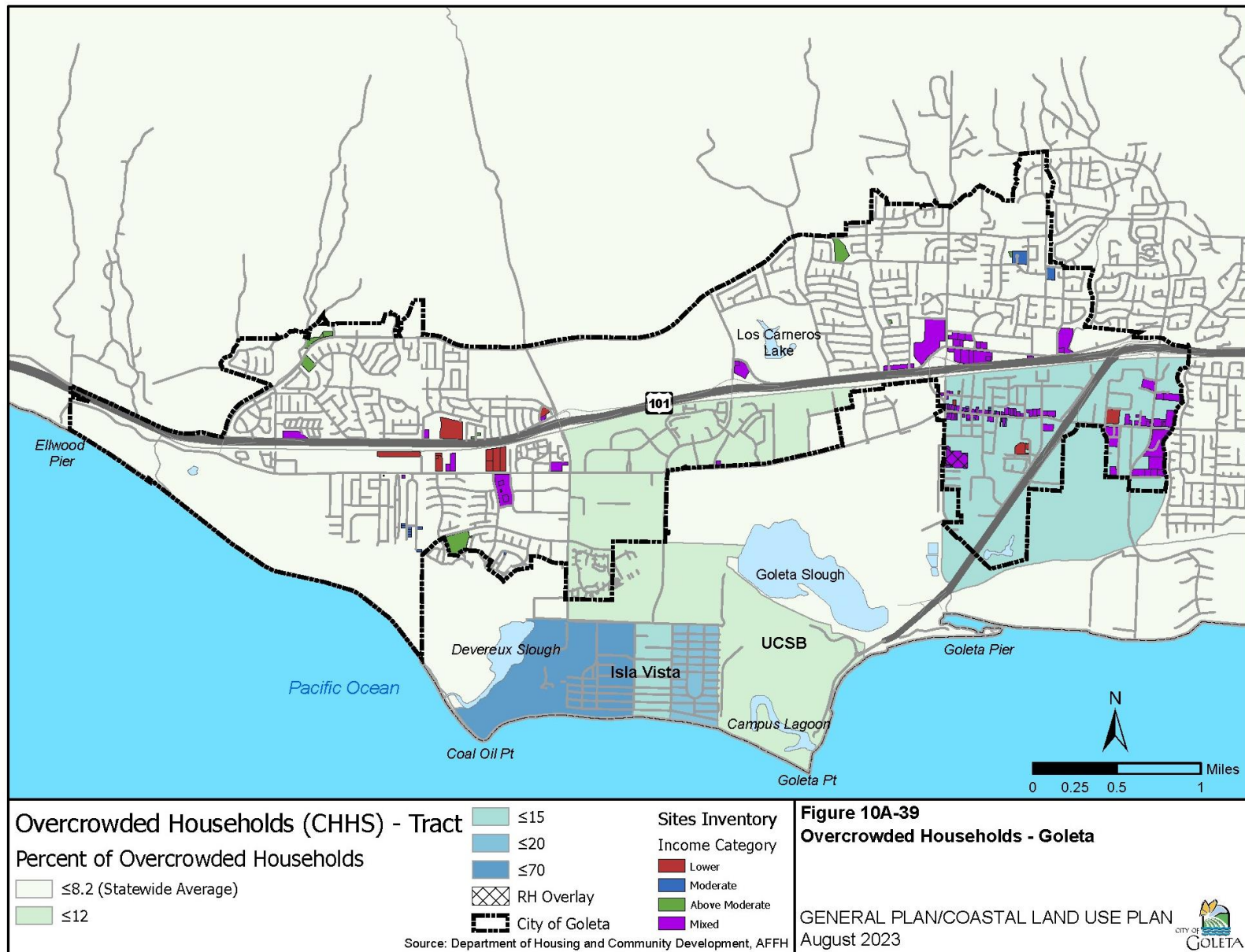


Figure 10A-43 Overcrowded Households by Tract and Sites Inventory

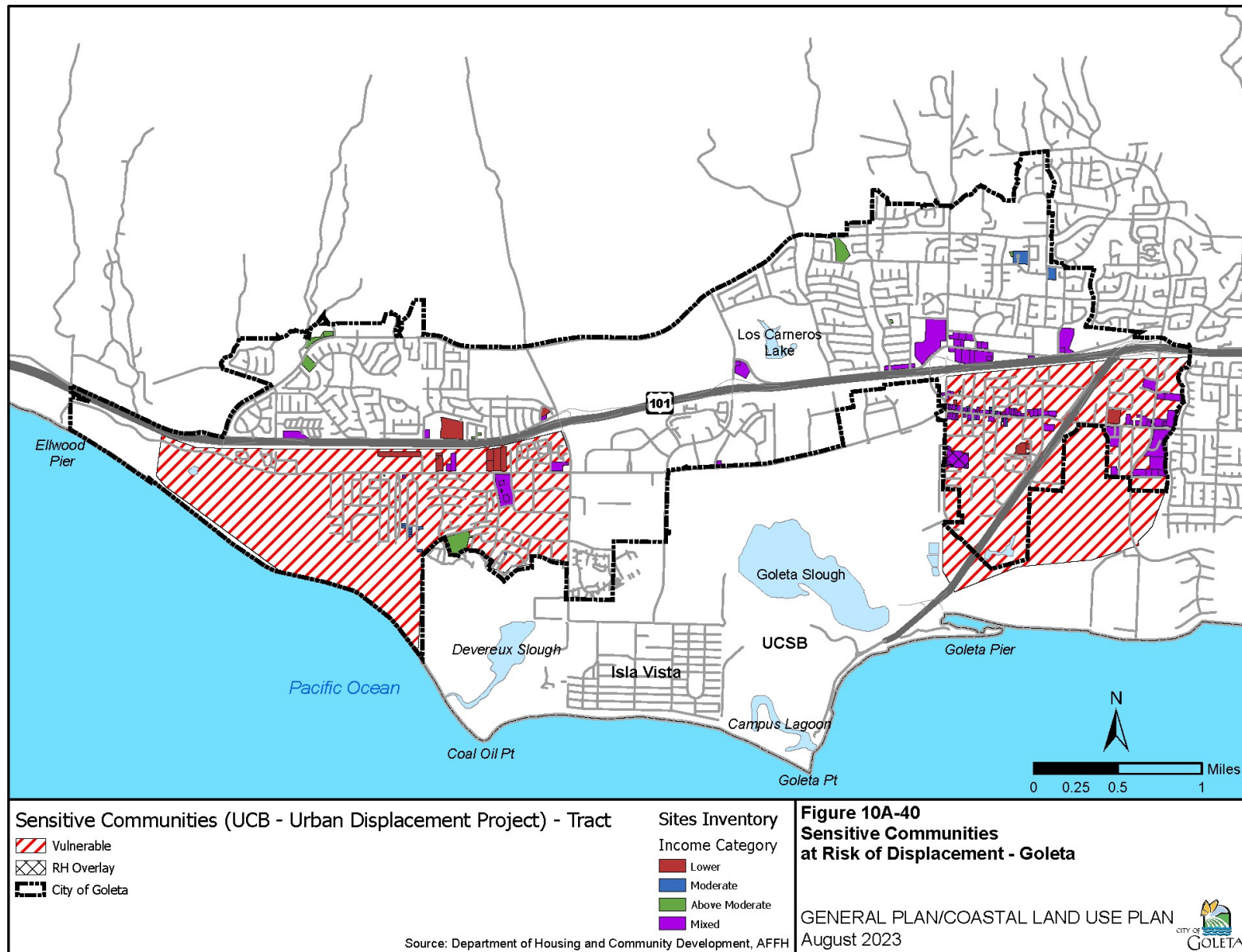


Figure 10A-44 Sensitive Communities At Risk of Displacement and Sites Inventory

VII.K Contributing Factors

The housing element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified fair housing issues and contributing factors, housing mobility strategies to provide new affordable housing opportunities, place-based strategies as priorities to further fair housing, and meaningful actions to address those issues as described in [Table 10A-49: Fair Housing Issues, Contributing Factors and Meaningful Actions](#).

VII.L Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The Analysis of Impediments to Fair Housing 2020 (County AI) prepared by the County of Santa Barbara HOME Consortium, of which the City of Goleta is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.

As noted in Section IV: Fair Housing Impediments and Action Plan of the County AI, “It is the goal of the jurisdictions to undertake actions that can help reduce and eliminate existing housing discrimination and prevent its reemergence in the future, as well as to address other impediments to equal housing opportunity. While the jurisdictions cannot control systemic issues related to fair housing and fair housing choice challenges, they can work to coordinate actions that improve fair housing, encourage coordination among disparate public entities, encourage stakeholders to act and report on fair housing issues, analyze existing data sources, report progress on fair housing issues, highlight findings from data analyses, and encourage meaningful action and cooperation at community levels.”

For each fair housing impediment listed in [Table 10A-49](#) below, a cross reference is provided to specific programs in the Goleta Housing Plan that are intended to address the impediment.

Table 10A-49 – Fair Housing Impediments, Contributing Factors and Meaningful Actions

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metric
Fair Housing Enforcement and Outreach				
HE 2.7: Funding for Affordable Housing HE 3.1: Affirmatively Further Fair Housing Opportunities	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.	Annually	Citywide	Facilitate the development of 1,006 lower income units (RHNA).
HE 3.1: Affirmatively Further Fair Housing Opportunities HE 5.2: Community and Regional Collaboration	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.	Ongoing	Citywide with emphasis on the northeastern area of the City with larger populations of persons with disabilities.	Coordinate two fair housing training events. Educational presentations, RFP
	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.	Ongoing	Citywide	Serve 30 residents annually through fair housing services. Conduct four presentations to the City Council with the RHMTF.
	Maintain a Fair Housing City of Goleta website. Post and update information regarding fair housing on the City website and social media.	Annually	N/A	Increase the distribution of fair housing informational materials by 25% (2023 baseline).
	Conduct a presentation to City Council every two years in collaboration with the Santa Barbara RHMTF.	Every two years.	N/A	Increase the annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25% (2023 baseline).
	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.	Annually.	Citywide with emphasis on central and eastern tracts south of Highway 101 where LMI households and subsidized housing units are more concentrated.	
	Participate in the Santa Barbara County Joint Cities/County Affordable Housing Task Group and the Santa Barbara County Association of Governments	Ongoing	N/A	
HE 3.1: Affirmatively Further Fair Housing Opportunities	Implement a Diversity, Equity, and Inclusion (DEI) Plan to consider additional place-based strategies to affirmatively further fair housing.	By December 2024.	N/A	Adopt and implement a DEI Plan.

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	<u>involve residents in decision-making bodies, and expand access to community meetings.</u> <u>More general</u>			
<u>New Housing Opportunities in High Resource Areas</u>				
<u>HE 2.1: Encourage a Diverse Range of New Housing</u> <u>HE 3.1: Affirmatively Further Fair Housing Opportunities</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 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>
<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</u>	<u>Annually</u>	<u>Citywide</u>	

<u>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
	<u>development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Economic Development Strategic Plan</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>
<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>Program</u>	<u>Specific Commitment</u>	<u>Timeline</u>	<u>Geographic Targeting</u>	<u>Eight-Year Metric</u>
Tenant Protection and Anti-Displacement				
<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>

