

# General Plan/Coastal Land Use Plan 2023 Progress Report



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*On Behalf of:*

Goleta City Council  
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## 1.0 INTRODUCTION

Government Code Section 65400 requires the City to prepare a report annually regarding the status of the City's General Plan/Coastal Land Use Plan (General Plan) and progress in its implementation (General Plan Progress Report) and provide the General Plan Progress Report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The General Plan Progress Report provides for the annual review of the General Plan to assess the level of implementation and effectiveness of the General Plan as a guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds. The General Plan Progress Report also provides information regarding the City's progress in meeting its share of regional housing needs.

The General Plan is the City's official policy that guides decisions affecting future physical development and change within the City. The General Plan was adopted on October 2, 2006, four years after the City's incorporation in 2002. The General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element.

Each Element of the General Plan, except the Housing Element, concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives. The Housing Element combines subpolicies with implementation actions. The General Plan implementation actions and programs provide the basis from which to document General Plan progress. A summary of Implementation Actions and Programs is provided in Appendix A of this report.

This General Plan Progress Report summarizes the General Plan implementation progress for 2023. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan Element. The regional housing needs status update is provided under the Housing Element review in Section 3.10 of this report.

As of December 31, 2023, the General Plan has been amended a total of twenty-nine times since its adoption in 2006, with all but one being in the form of land use designation changes, policy amendments, and corresponding updates to the associated figures. One distinct amendment, which was passed by voter referendum on November 6, 2012, was for Measure G2012: Goleta Heritage Farmlands Initiative. This amendment to the General Plan added a new Land Use Element policy that prohibits the change of land use designation for "Agriculture" lands which are ten acres or more without the approval of voters until 2032. These amendments all retain internal consistency as evaluated as part of each individual amendment action.

The General Plan and related amendments were completed based on direction provided as part of the OPR General Plan Guidelines (2003) adopted pursuant to Government Code Section 65040.2. Consistent with Government Code Section 65400(a)(2), this General Plan Progress Report must be provided by the Planning Commission for approval by the City Council, approved by the City Council and submitted to the OPR and

HCD prior to April 1<sup>st</sup>, the statutory deadline. Refer to Appendix B for the Planning Commission and City Council Resolutions which document the recommending and approval actions, respectively.

## **2.0 GENERAL PLAN AMENDMENT STATUS**

### **2.1 Background**

Local governments are required to keep their General Plans current and internally consistent. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is formally required to be updated every eight years.

City Council Resolution No. 12-13 establishes procedures for the initiation of processing of requests for a General Plan amendment. These procedures require that all requests for General Plan Amendments be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document are considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

### **2.2 Status of Amendments in 2023**

The following section describes the status of amendments and amendment initiations to the General Plan in 2023.

#### **General Plan Amendments Adopted in 2023**

***Housing Element 2023-2031:*** On May 18, 2021, the City Council initiated, via Resolution No. 21-19, processing of General Plan amendments to update the Housing Element, Safety Element, and any other portions of the General Plan as needed to comply with the requirements of State housing law. On January 17, 2023, the City Council adopted the Housing Element 2023-2031 to the General Plan via Resolution No. 23-02.

***Heritage Ridge:*** This project is a proposed new residential development that includes amendments to Conservation Element Figure 4-1, Environmentally Sensitive Habitat Areas, and to Open Space Element Figure 3-5, Open Space Plan Map. The scope of the amendments includes updating the Environmentally Sensitive Habitat (ESHA) layer based on site-specific studies for the ESHA located on the project site north of Calle Koral and Camino Vista and east of S. Los Carneros Road. The Revised Draft EIR was recirculated in early 2021 as a result of changes to the project description as well as new CEQA requirements since the EIR was last circulated. The Final EIR was released in February 2022 and again in October 2022. On March 7, 2023, the City Council approved the Heritage Ridge project and adopted amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1, via Resolution No. 23-12.

***ALUCP Amendments:*** The City Council initiated General Plan Amendments on July 19, 2022, via Resolution 22-37, to the Land Use Element, Safety Element, Noise Element, and Figure 5-3, as needed, to satisfy State aviation law. State aviation law requires that local General Plans integrate airport plans within a 180-day timeframe after an Airport Plan is adopted by the local Airport Land Use Commission. The Santa Barbara County

Association of Governments serves as this Commission for the new Santa Barbara Airport Land Use Compatibility Plan (ALUCP). The new ALUCP was adopted by the Airport Land Use Commission on January 19, 2023. The City Council adopted amendments to the Land Use, Safety, and Noise Elements of the General Plan to align the City's General Plan with the ALUCP on November 7, 2023, via Resolution No. 23-60.

***Amendments to the Housing Element 2023-2031 and Implementing Amendments to the Land Use and Open Space Elements:*** On December 5, 2023, via Resolution Nos. 23-64, 23-65, 23-66, 23-67, 23-68, and 23-69, the City Council approved amendments to the Housing Element 2023-2031. Amendments were also made to the Land Use and Open Space Elements to implement the amended Housing Element 2023-2031, including land use changes for various parcels within the City to facilitate greater housing potential.

### **General Plan Amendment Initiations in 2023**

***Goleta Annex to Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan:*** The City Council initiated a General Plan Amendment on April 4, 2023, via Resolution No. 23-18, to integrate the updated Plan by reference into the Safety Element of the General Plan with the next Safety Element update in accordance with the requirements of Government Code Sections 65302, 65302.6 and 8685.9 (Assembly Bill 2140 (2006)).

### **Pending General Plan Amendments in 2023**

***Shelby:*** This project is a proposed new residential development that includes an amendment to the land use designation from Agriculture to Single-Family Residential and to the Open Space Element to remove the agricultural designation on the Open Space Plan Map. These amendments were initiated by the City Council on February 19, 2008 for further study. The project has not yet been scheduled for hearings before the Planning Commission and City Council. This project remains on hold due to the lack of available water required to service the development.

***Kenwood Village:*** This project is a proposed new residential development. The proposed land use designation changes are from Single Family Residential and Agriculture to Planned Residential - 6.2 units per acre for the main parcel (APN 077-130-006) and from Planned Residential - 8.0 units per acre and Single Family Residential to Planned Residential - 6.2 units per acre for the smaller parcels (APNs 077-130-019 and 077-141-049). The Project also proposes to remove the portion of the property (3 acres) that has an Agriculture designation from Open Space Element Figure 3-5, Open Space Plan Map. The amendments were initiated by the City Council on February 17, 2009 for further study. The project has not yet been scheduled for hearings before the Planning Commission and City Council. This project also remained on hold through 2023 due to the lack of available water required to service the development. Note that the land use designation for APN 077-130-006 was changed to High-Density Residential (RH) as part of the Housing Element 2023-2031 Amendments.

***Streamside Protection Areas:*** On January 21, 2020, City Council authorized staff, via Resolution No. 20-02, to proceed with City-requested amendments to General Plan

Conservation Element subpolicy CE 2.2 to consider changes to the required buffers for protection of streams, creeks, and other riparian habitat areas within the City.

**Unaddressed parcel on Viajero Road:** The City Council initiated a General Plan Amendment on May 17, 2022, via Resolution No. 22-19, for an unaddressed parcel (vacant) identified as Assessor Parcel Number 079-210-053. The GPA proposal would change the land use designation on the property from General Commercial (C-G) to either Business Park (I-BP) or Office and Institutional (I-OI) to allow for a battery storage proposal. The applicant has two years from the date of initiation to file the follow up development applications.

### **Withdrawn/Uninitiated/Expired/Denied/Mooted General Plan Amendments in 2023**

**5399 Overpass Road:** The City Council initiated a General Plan Amendment on October 18, 2022, via Resolution No. 22-19. The GPA proposal would change the land use designation on the property from General Industrial (I-G) to General Commercial (CG) in order to allow the boarding and kennel activities to occur on the property subject to the approval of a Conditional Use Permit. The General Plan Amendment would help resolve an existing non-conforming use. The application for the GPA Amendment along with the other project components were submitted to the City in November 2022. During the review of the SB Humane project, it was determined that the GPA was not needed as at least 50% of the use would be veterinary services, which is allowed in the IG designation with the approval of a Conditional Use Permit. The other activities would be accessory to the veterinary services. The GPA component for the project was withdrawn. On October 23, 2023, the Planning Commission approved the SB Humane project (Development Plan, two Conditional Use Permits, Voluntary Merger, and Design Review).

**625 Dara Road Land Use:** On December 15, 2020, City Council authorized staff, via Resolution No. 20-72, to proceed with an applicant-requested amendment to the General Plan Land Use Element to change the land used designation on Figure 2-1 (Land Use Plan Map) for APNs 069-373-055 to -062, 069-373-010 to -013, and 069-373-063 from Single Family to Medium-Density Residential. The applicant made a few submittals (e.g., submitted an application form and concept photos) during the past year. Note that the land use designation for 625 Dara Road was changed to Medium-Density Residential (RM) as part of the Housing Element 2023-2031 Amendments.

There were no other withdrawn, uninitiated, expired, denied, or mooted General Plan Amendments in 2023.

## **2.3 Summary**

During 2023, there were four amendments to the General Plan. Prior to that, the last revision to the General Plan was on April 5, 2022. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2023

complies with the General Plan Guidelines. The foregoing information is provided consistent with the requirements of Government Code Section 65400(a)(2)(F).

**TABLE 1  
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2023)<sup>1</sup>**

<b>Adoption Date</b>	<b>City Case No.</b>	<b>General Plan Amendment Project Name</b>	<b>GPA Adopting Reso. No.</b>
02-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
06-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-04-08	08-057	Harwin Family Trust	Reso. No. 08-056
05-19-09	07-102	Haskell's Landing	Reso's No. 09-30 / 09-33
05-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32 / 09-33
08-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
02-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
07-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-02-12	08-143	Westar	Reso. No. 12-69
11-06-12	NA	Measure G2012: Goleta Heritage Farmlands Initiative	Not Applicable
07-15-14	10-043	Village at Los Carneros	Reso. No. 14-43
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65
01-20-15	09-140	Cortona Apartments	Reso. No. 15-03
10-20-15	14-026	Old Town Village	Reso. No. 15-49
10-17-17	12-044	Hollister/Kellogg Park	Reso. No. 17-46
12-04-18	17-044	Fire Station No. 10	Reso. No. 18-65
1-15-19	17-021	Functional Street Classifications	Reso. No. 19-02
4-16-19	18-134	Cannabis and Accessory Uses	Reso. No. 19-21
5-21-19	18-152	Hollister Village Apartments	Reso. No. 19-29
12-03-19	19-021	Rental Inclusionary Housing	Reso. No. 19-73
1-19-21	20-0002-GPA	5631 Calle Real Land Use	Reso. No. 21-02
10-19-21	21-0001-GPA	Entertainment and Recreation Services in General Commercial	Reso. No. 21-49
4-5-22	20-0004-GPA	Visual and Historic Resources Element Amendments	Reso. No. 22-09
1-17-23	21-0002-GPA	Housing Element 2023-2031	Reso. No. 23-02



3-7-23	14-049-GPA	Heritage Ridge	Reso. No. 23-12
11-7-23	22-0001-GPA	Santa Barbara Airport Land Use Compatibility Plan Consistency Amendments	Reso. No. 23-60
12-5-23	21-0002-GPA	Housing Element 2023-2031 Amendments and Implementing Amendments to the Land Use and Open Space Elements	Reso. Nos. 23-64, 23-65, 23-66, 23-67, 23-68, and 23-69

1. The City adopted the General Plan via Resolution No. 06-38 on October 2, 2006.

### 3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2023 reporting period. Please refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a)(2)(A).

#### 3.1 Land Use Element

**LU-IA-1 Preparation and Adoption of New Zoning Code and Map.** A new zoning code to replace the County zoning code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new Zoning Code and Zoning Map are required to implement the policies set forth in the Land Use and other elements of the General Plan. A single, unified zoning code that includes zoning regulations applicable to inland areas and the coastal zone is anticipated. The portion of the zoning code applicable to the coastal zone will be subject to certification by the California Coastal Commission.

**Summary 2023:** After a multi-year development and outreach effort, the City adopted the New Zoning Ordinance (NZO) on March 3, 2020 via Ordinance No. 20-03. The NZO is now codified as Title 17 of the Goleta Municipal Code. In addition, the City adopted several amendments to Title 17 in 2023. These amendments included the following:

- Ordinance No. 23-02, adopted January 17, 2023, replacing the City's existing accessory dwelling unit (ADU) regulations with updated regulations to comply with Senate Bill 897 (2022).
- Ordinance No. 23-05, adopted June 6, 2023, amending various sections of Title 17 to provide clarity, to address issues identified during implementation of Title 17, and to implement certain provisions of the Housing Element 2023-2031.
- Ordinance No. 23-11, adopted on October 3, 2023, removing 6975 Santa Felicia Drive from the Camino Real Marketplace Specific Plan Overlay zoning designation.
- Ordinance No. 23-13, adopted on December 5, 2023, to align the City's zoning regulations with the recently adopted Santa Barbara Airport Land Use Compatibility Plan.
- Ordinance No. 23-14, adopted on December 19, 2023, to facilitate high-density housing at 7264 Calle Real (Kenwood Village).
- Ordinance No. 23-15, adopted on December 19, 2023, to facilitate medium-density housing at 625 Dara Road.
- Ordinance No. 23-16, adopted on December 19, 2023, to facilitate high-density housing at 449 and 468 Kellogg Way.
- Ordinance No. 23-17, adopted on December 19, 2023, to rezone various sites within the City and other zoning amendments to facilitate greater housing production within the City.

**LU-IA-2 Adoption of Sphere of Influence for Goleta.** The Santa Barbara County LAFCo is required to adopt an SOI for Goleta pursuant to Section 56425 of the California Government Code. The Goleta SOI will be a plan that defines the probable future physical boundaries and service area of the city. The SOI defines an area within which future

annexations to the city may be considered. The City may submit a request to LAFCo for adoption of an SOI that is consistent with this plan. Alternatively, if LAFCo adopts an SOI for the City that is coterminous with Goleta's existing boundaries at the conclusion of its municipal service review for the south coast area, the City will need to determine whether, based on this plan, it is appropriate to prepare and submit an SOI amendment request to LAFCo to include additional territory.

**Summary 2023:** The City prepared a Sphere of Influence (SOI) application package, consistent with the General Plan direction for submittal to the LAFCo on January 16, 2009. The Commission considered the application at a public hearing on March 5, 2009 and established the City's SOI coterminous with the City limits. While the LAFCo-established SOI did not reflect the City's request, the City has not prepared an SOI amendment request. At a public meeting on May 4, 2021, City Council directed staff to complete the LAFCo Municipal Service Review (MSR) Report Questionnaire without a request to change the LAFCo-established SOI. Updates to the MSR are in progress and a status of the MSR sections is provided below:

- The Public Safety MSR was updated with City information and was adopted by the LAFCo on December 9, 2021.
- The City provided input on the Water, Wastewater, Recycled Water, and Stormwater MSR in a transmittal dated November 16, 2022 and is pending LAFCo adoption as of the end of 2023.
- The City provided input on the Comprehensive Transportation, Parking, Street Sweeping & Beautification, Lighting, Transit and Airport Services & Sphere Review in a transmittal dated September 21, 2023 and is pending LAFCo adoption as of the end of 2023.

As noted in the MSR, the SOI remains coterminous with the City limits as established by LAFCo. The City may choose at some point in the future to prepare and submit an SOI amendment request consistent with the direction in this implementation action.

**LU-IA-3 Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara.** These agreements are intended to provide for payments in lieu of traffic mitigation fees or pass through of traffic mitigation fees paid by private developers from a jurisdiction where a project is located to those jurisdictions where the streets and intersections are affected by the project. With respect to the Goleta-UCSB agreement, the agreement should address future projects that are accommodated by the University's LRDP and by subsequent amendments to the LRDP.

**Summary 2023:** No new traffic mitigation agreements were entered into during 2023. No new LRDP traffic mitigation payment requests were made during 2023. With respect to future housing at UCSB, the City will evaluate the traffic implication of any new housing with respect to transportation improvements and/or mitigation payments in accordance with the LRDP agreement.

**LU-IA-4 Neighborhood Compatibility Ordinance/Program.** This program may consist of two parts: design criteria and a neighborhood compatibility ordinance (NCO). The NCO may be included within the new zoning code and could include standards for residential districts pertaining to Floor Area Ratios, height, bulk and scale, coverage by impervious surfaces, off-street parking, and other standards that are appropriate to provide for compatibility of new development and remodels with existing development in the immediate neighborhood, ensure access to sunlight and air, protect scenic views, and maintain privacy.

**Summary 2023:** The City currently has design criteria for residential districts embedded within the General Plan. Site development standards (e.g., allowable uses, setbacks, lot size, height, etc.) are included in Part II and design review standards (e.g., size, bulk, scale, colors, materials, layout, etc.) are included in Part V of Title 17 of the Goleta Municipal Code. These standards will ensure compatibility of new development, as well as remodels/redevelopment of existing development, with the surrounding neighborhood and community.

On September 12, 2022, the Planning Commission reviewed an objective design standards ordinance for projects qualifying for ministerial review under State law and recommended to City Council adoption of the ordinance with two minor revisions. On November 15, 2022, the City Council adopted the new objective design standards and procedures, which are now codified in Title 17 of the Goleta Municipal Code. No further action was taken in 2023.

**LU-IA-5 Transfer of Development Rights Ordinance/Program.** This measure is intended to create an ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers.

**Summary 2023:** To date, the City has not pursued creating a new stand-alone Transfer of Development Rights Ordinance.

**LU-IA-6 South Kellogg Industrial Area Compliance Program.** The City shall establish a systematic program to achieve land use compatibility between the South Kellogg Industrial Area and the adjacent residential area. The program shall include the components set forth in LU 4.6 and others as appropriate.

**Summary 2023:** The progress on each of the components set forth in LU 4.6 are as follows:

- a. Inventory of Existing Businesses. To date, there has not been a comprehensive and precise inventory of all existing businesses in the South Kellogg Industrial Area.
- b. Determination of Permit Status. The permit status of the existing businesses and uses in this area have not yet been determined.

- c. Cessation of Unpermitted Uses. The City responded to a small number of complaints regarding businesses operating in a disruptive manner.
- d. Permit Applications. The most recent action on a permit application was in 2019, when the City approved a revision (increase in square footage and storage units) to the previously approved self-storage facility at the property located at 10 South Kellogg Avenue (APN 071-090-082). While one property owner in the South Kellogg industrial area submitted an application for a Consultation to receive formal feedback from Planning staff on new development being considered on the site, there were no permit applications received in 2023 for new development or improvements to existing businesses in this area.
- e. Mitigation of Adverse Impacts on the Adjacent Residential Area. Upon receiving a complaint, the City's Code Compliance Division visits the site to investigate the complaint and determine if action and/or mitigation is necessary.
- f. Time Frame. The three-year time frame stated within this policy has since passed without substantial progress and improvement to the site being demonstrated. The City may initiate more intense Code Compliance efforts and/or a General Plan amendment process to consider re-designation of the subject area to "Planned Residential – 8 units/acre" or other appropriate land use category.

In May 2022, and reaffirmed in April 2023, this program was included in the Current Planning work program, albeit without a specific timeframe for initiation. It was noted that the project would require approximately 1.5 FTE for the period of 24 months, and it would impact local businesses. When the City determines that it is time to initiate more stringent Code Compliance efforts (contingent on additional staffing resources), it may be the appropriate time to consider a General Plan amendment to re-designate the subject area to a more appropriate land use category.

### 3.2 Open Space Element

**OS-IA-1 Preparation and Adoption of New Zoning Code.** A new zoning code to replace the County Zoning Code adopted by the City upon incorporation must be prepared and adopted by the City Council. The new zoning code may include an open space overlay district and establish requirements for dedications or reservations of lands for parks, coastal access, trails, and open space.

**Summary 2023:** Although the NZO (Title 17), adopted via Ordinance No. 20-03 on March 3, 2020, does not include an Open Space Overlay section, the City's General Plan provides sufficient policy detail and maps to effectively guide and provide direction for the dedication and reservation of lands for parks, coastal access, trails, and open space. Furthermore, Title 17 includes two open space base zoning districts (Open Space – Active Recreation and Open Space – Passive Recreation), as well as other requirements for common open space in certain zoning districts and requirements for vertical and lateral coastal access. As such, adoption of Title 17 fully implements this action.

**OS-IA-2 AB 1600 Fee Study for Park, Recreation, and Open Space Facilities.** A study pursuant to AB 1600 must be prepared to identify the purpose and use of development fees before such fees are imposed. This study is intended to (1) establish specific service standards for parks, recreation, and open space facilities; (2) describe and quantify the

costs of acquiring land for proposed new facilities and constructing proposed improvements to existing and new park, recreation, and open space facilities; (3) apportion the costs between those needed to address existing deficiencies and those needed to serve new development; and (4) establish an equitable method for determining each individual new development's proportionate share of the total costs attributable to new development.

**Summary 2023:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which are also known as the "Mitigation Fee Act." The Ordinance included a specified Development Impact Fee for Parks and Recreation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2023, consistent with Resolution No. 19-04.

**OS-IA-3 Feasibility Study for Open Space District/Acquisition Methods.** This study may analyze the feasibility of creating an open space district financed primarily through property tax revenues or special assessments to acquire, preserve, and maintain open space. Such a study may also analyze other acquisition methods including but not limited to fee simple ownership, bargain sale, eminent domain, right of first refusal, less-than-fee interest methods such as conservation easements, purchase of development rights, and low or no-cost preservation programs.

**Summary 2023:** The City did not conduct a Feasibility Study in 2023. Existing revenue sources are used to maintain the City's open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and outside grant funding. The City has purchased 8 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space. The most recent of these was acquired in January 2022. A variety of grant funds, including Coastal Resource Enhancement Fund Grants and a Monarch Butterfly Habitat Conservation Grant, were used for this latest acquisition. If in the future these revenue sources are not sufficient to acquire, preserve, and maintain the City's open space, then a study as identified in this policy may be initiated. However, the City was approached by multiple willing sellers in 2023 and staff continues to actively seek other funding sources for additional open space acquisitions.

**OS-IA-4 Preparation of Park System Master Plan.** A Park Master Plan developed for the system of municipal park facilities would provide a framework to meet existing and future park and recreation service needs. Such a plan may be used to determine resource development, expansion, maintenance, operation, or capital improvements appropriate for these city facilities and as a basis for pursuing funding opportunities.

**Summary 2023:** On January 16, 2020, the City Council adopted the Parks, Facilities, and Playgrounds Master Plan. The Plan includes chapters on the planning context, existing levels of service, a trends analysis, and recommendations and action plans.

After adoption by City Council, the Parks and Recreation Commission identified a list of priorities for implementation of the Plan for City Council consideration. In June of 2021, City Council reviewed and accepted the priorities for implementation, which will assist the Council in future decisions related to projects, staffing needs and direction for the City over the next 15 years. In 2023, staff continued efforts on the recommendations and action plans with the Parks, Facilities and Playgrounds Master Plan.

**OS-IA-5 Preparation of Individual Park Development and/or Management Plans.** A development and/or management plan for individual parks, particularly the largest park sites, may be prepared to match resource needs to individual park sites. Similar to the park master plan, these plans are intended to be used to determine resource development, expansion, maintenance, operation, or capital improvements as appropriate and as a basis for pursuing funding opportunities for individual parks.

**Summary 2023:** In 2023, construction contracts were awarded in the spring for the construction of the Armitos Park Community Garden and other improvements, as well as the Jonny D. Wallis Neighborhood Park Splash Pad. Both projects are expected to be completed in spring of 2024.

In January 2023, the final public workshop for the Stow Grove Park Master Plan was held in conjunction with a Parks and Recreation Commission meeting. The Draft Master Plan was presented to and supported by the City Council in March of 2023, allowing staff to move forward with the California Environmental Quality Act (CEQA) process. The public comment period for the Draft Initial Study-Mitigated Negative Declaration (IS-MND) took place from August 1–August 31, 2023. In December 2023, City Council approved the CEQA document and the Stow Grove Park Master Plan, allowing staff to move forward with the next phase of the project.

The final construction documents for the renovation of Mathilda Park were approved. This project will be released for competitive construction bidding in early 2024.

### 3.3 Conservation Element

**CE-IA-1 Preparation of New Zoning Code.** The new zoning code shall include an ESHA overlay zone that establishes regulations to protect habitat resources, including habitats for special status species. The zoning code shall also include provisions to implement protections of native woodlands, agricultural lands, and provisions for BMPs for stormwater management in new development.

**Summary 2023:** ESHA regulations were included in the NZO adopted on March 3, 2020 and codified as Chapter 17.30 of the Goleta Municipal Code. Stormwater regulations are included in Chapter 13.04 of the Goleta Municipal Code.

**CE-IA-2 Update of the CEQA Thresholds Manual.** The City's *CEQA Thresholds Manual* will be revised to incorporate environmental standards consistent with the policies and standards set forth in the Conservation Element.

**Summary 2023:** An update was completed to the transportation thresholds for the City in 2020 to convert analysis from Level of Service to Vehicle Miles Traveled (see TE-IA-7 for more details). In 2023, the City did not complete work on a comprehensive CEQA thresholds update.

**CE-IA-3 Preparation of a Creek and Watershed Management Plan.** A citywide Creek and Watershed Management Plan will be prepared to provide detailed standards of acceptable practices for protecting the ecological function, water quality, and drainage and flood control function of Goleta's creeks and watersheds. Participate in multijurisdictional watershed management plans, where appropriate.

**Summary 2023:** On November 17, 2020, City Council adopted the Creek and Watershed Management Plan (CWMP) via Resolution No. 20-64. The CWMP did not initially include funding or resources for implementation. Since adoption, Public Works staff focused on securing additional resources and project implementation to the extent that budget and resources allowed. In 2023, the City focused on convening the Technical Advisory Committee (TAC) to help prioritize projects, identification of upcoming opportunities, watershed water quality characterization, trash pollution reduction, continuation of existing CWMP projects, and planning for future efforts.

Staff also continued to evaluate future funding options, focus on tools and technology needed to collect and efficiently analyze information, evaluate program effectiveness, and engage with the community. In 2023, the following work efforts were conducted:

- Convening the TAC on 6 occasions to prioritize projects, with a focus on habitat enhancement and protection, water quality, and creek hydrology/hydraulics. Priority projects and efforts were established for 2024.
- Initial water pollution forensics assessment: This assessment reviewed statistically significant water quality trends spatially, over time, and seasonally, and identified priority pollutants of concern in each creek with respect to environmental risk.
- Initial identification for green spaces and infiltration projects.
- Creation of a CWMP website, with development of analytical tools in progress.
- Improved trash pollution grades City-wide through new and improved trash pollution reduction programs.
- Held several public outreach events: Creek Week, two creek tours, a CWMP art contest, and CWMP booths/outreach at the Lemon Festival, Beautify Goleta Events, State of the City, Earth Day, and more.
- Continued scoping efforts for Ellwood Habitat Restoration.
- Continued scoping efforts for Devereux Creek restoration.
- Completion of the Ellwood Trails project, including restoration along Devereux Creek.
- Continued implementation of the recently improved Street Sweeping and litter removal program, successfully improving the City's trash pollution grades and many routes.
- City-wide surveys of Goleta's streets and creeks for trash pollution using multiple methods.
- Continued Beautify Goleta, helping to reduce trash pollution City-wide.
- Continued planning efforts for the Full trash capture project.



- Continued implementation of the San Jose Creek Fish Passage Project.
- Continued with planning efforts for the Santa Barbara County Wildlife Resilience Collaborative in partnership with the County Fire Department, the California Coastal Conservancy, and several other community groups.
- Collaboration with partners to support the indirect potable water reuse project.

**CE-IA-4 Preparation of a Tree Protection Ordinance.** The City shall prepare and adopt a Tree Protection Ordinance that addresses standards, for example: heritage trees; public right-of-way trees; parking lot shade trees; native trees; protective buffer widths for native trees, tree protection zones, and mitigation ratios; street and parkway trees; and anti-topping.

**Summary 2023:** No action was taken in 2023 to develop a Tree Protection Ordinance.

**CE-IA-5 Preparation of a Greenhouse Gas Reduction Plan.** Within 24 months of the adoption of the Track 3 GP/CLUP Amendments, the City of Goleta will develop a Greenhouse Gas Reduction (GHG) Plan with implementation to commence 12 months thereafter. The Plan is intended to address City activities, as well as activities and projects subject to ministerial and/or discretionary approval by the City.

At a minimum, the Plan will:

- a. Establish an inventory of current GHG emissions in the City of Goleta including, but not limited to, residential, commercial, industrial, and agricultural emissions.
- b. Forecast GHG emissions for 2020 for City operations.
- c. Forecast GHG emissions for areas within the jurisdictional control of the City for business-as-usual conditions.
- d. Identify methods to reduce GHG emissions.
- e. Quantify the reductions in GHG emissions from the identified methods.
- f. Establish requirements for monitoring and reporting of GHG emissions.
- g. Establish a schedule of actions for implementation.
- h. Identify funding sources for implementation.
- i. Identify a reduction goal for the 2030 Planning Horizon.
- j. Consider a biological resource component.

During preparation of the GHG Reduction Plan, the City will also continue to implement City policies regarding land use and circulation as necessary to further achieve the 2020 and 2030 reduction goals and measures to promote urban forestry and public awareness concerning climate change.

In addition to the above, the GHG Reduction Plan will include a plan for City Operations that will address, but is not limited to, the following measures: an energy tracking and management system; energy-efficient lighting; lights-out-at-night policy; occupancy sensors; heating, cooling, and ventilation system retrofits; ENERGY STAR appliances; green or reflective roofing; improved water pumping energy efficiency; central irrigation control system; energy-efficient vending machines; preference for recycled materials in purchasing; use of low or zero-emission vehicles and equipment and recycling of construction materials in new city construction; conversion of fleets (as feasible) to electric and hybrid vehicles; and solar roofs.

**Summary 2023:** On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution No. 14-44. 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, 3CE (formerly Monterey Bay Community Power or MBCP), on August 20, 2019. On December 4, 2019, the 3CE Policy Board accepted the City of Goleta as a new member and seated its representative on the Policy Board. In 2020, 3CE 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 3CE service began in October 2021. As of 2023, 3CE is providing over 38% renewable electricity to the City and its residents. For more information on 3CE visit: <https://3cenergy.org/>.

Additionally, on February 2, 2016, City Council adopted Ordinance No. 16-04, which regulates water efficient landscaping. Increased water efficient landscaping is included in strategies W-1 and W-3 in the City's CAP. On November 2, 2020, the water efficient landscape regulations were codified in Title 15 of the Goleta Municipal Code via Ordinance No. 20-11.

On December 5, 2017, the City adopted a goal of 100 percent renewable electricity use by municipal facilities and 100 percent renewable electricity supply for the community by 2030 via City Council Resolution No. 17-52. The Cities of Goleta and Carpinteria and the County of Santa Barbara collaborated on a strategic energy planning project to identify opportunities to cost-effectively develop clean energy resources and develop a Clean Energy Roadmap that will support the City's 100% Renewable Energy Goal. The City Council adopted the Strategic Energy Plan (SEP) on July 16, 2019, via City Council Resolution No. 19-46. For more information on the SEP, refer to the City of Goleta's website for Sustainability: <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/sustainability>. To support SEP implementation and CAP strategy RE-2, the City partnered with Electric Power to Create the Powered Up Goleta program, which provides Goleta residents access to solar and battery storage for their home at no upfront cost.

In late 2022, a GHG emissions inventory for the Goleta community was completed by 3CE, using 2019 and 2020 data to support continued monitoring of emissions. This data demonstrated that Citywide emissions decreased to 18% below 1990 levels.

### 3.4 Safety Element

<p><b>SE-IA-1 New Zoning Code.</b> The City's new zoning code shall include regulations for a hazards overlay zone to address seismic and other geologic hazards, coastal hazards, flooding, and wildland fire hazards. In addition, the new zoning code should include regulations for an airport approach overlay zone.</p>
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**Summary 2023:** The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, contains standards for proposed development and new land uses in coastal, geological, and fire hazards. Additionally, regulations creating an “-AE” Airport Environs Overlay District are also included within the now codified Title 17. The “-AE” Airport Environs Chapter in Title 17 was updated through Ordinance No. 23-13 on December 5, 2023 to reflect the updated Santa Barbara Airport Land Use Compatibility Plan.

**SE-IA-2 San Jose Creek Flood Control Project.** The City shall implement the San Jose Creek Flood Control Project, including construction of appropriate flood control facilities, to reduce the extent and frequency of flooding in the Old Town area.

**Summary 2023:** Construction of Phase I, which is the southernmost 4,100 feet of flood control channel, was completed in 2014 and is currently operational. The Phase II (Hollister Avenue Bridge) component of the project is currently in the latter stages of design with construction expected to begin in early 2024. The completion of the Phase II bridge and channel improvements will improve the flood conveyance capacity of the San Jose Creek flood control channel. Upon completion of improvements, a Letter of Map Revision (LOMR) will be submitted to FEMA that will revise the 100-year FEMA flood hazard map and remove a portion of Old Town from the flood hazard area. The revised flood map and removal of both residential and commercial property from the 100-year flood hazard area will lower flood risk and allow a reduction in insurance premiums while also encouraging new investment throughout the Old Town area.

**SE-IA-3 Annual Safety Audits of Oil and Gas Facilities.** Annual safety audits shall be prepared for all oil and gas production, processing, and storage facilities.

**Summary 2023:** The City’s Advance Planning staff and the City’s Oil and Gas consultant continue to play an active role through participating in the County’s monthly meetings of the System Safety and Reliability Review Committee (SSRRC). Throughout 2023, Safety, Inspection, Maintenance and Quality Assurance Program (SIMQAP) audits were scheduled and conducted through this committee for all facilities within Santa Barbara County, of which the only facility within the City of Goleta is the Ellwood Onshore Facility (EOF). A final SSRRC safety audit of the EOF was conducted on May 23, 2023 to evaluate and coordinate with the California State Lands Commission (CSLC) the facility’s compliance with the EOF-specific SIMQAP conditions before the CSLC’s departure from the EOF in June 2023. A detailed City of Goleta punchlist was prepared as a result of this audit, including the critical findings that needed to be addressed immediately. The City of Goleta punchlist was provided to the Venoco Trust and all governmental agencies with regulatory oversight of the EOF. City staff continues to work with the Venoco Trust and the agencies in addressing the critical punchlist items and the proposed sale of the EOF.

**SE-IA-4 All-Hazards Emergency Response Plan.** The City shall prepare and maintain an all-hazards emergency operations plan. The plan shall be coordinated as appropriate with the County of Santa Barbara’s Emergency Operations Plan.

**Summary 2023:** The City’s Multi-Jurisdictional Hazard Mitigation Plan (HMP) is a countywide plan that includes each of the eight incorporated cities in Santa Barbara

County and presents an assessment of vulnerabilities to these hazards and the potential actions needed to reduce risk and future damage. The City participates in this plan through the Goleta Annex to the HMP, which was first adopted by City Council in 2012.

The latest update to the Goleta Annex was completed in 2022 and was approved by the California Office of Emergency Services and the Federal Emergency Management Agency. The City adopted the plan via Resolution No. 23-18 on April 4, 2023.

The City also complies with the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), as outlined in Chapter 2.10 of the Goleta Municipal Code. The NIMS/SEMS response protocol is also set forth in the City's Emergency Operations Plan (EOP). The most recent update to the City's EOP was completed in December 2023. The objective of this Plan is to incorporate and coordinate all the facilities and personnel of the City of Goleta into an efficient organization capable of responding effectively to any emergency. All City staff receive NIMS/SEMS training to ensure that all City employees are certified disaster service workers. During the 2019 approval, City Council authorized the City Manager to make updates to the EOP as need. City Council will receive updates on changes made by staff via consent calendar staff report items.

**SE-IA-5 International Fire Code Council Urban Interface Code.** Consideration of adoption of the International Fire Code Council Urban Interface Code, which would include certain additional standards for new construction.

**Summary 2023:** On December 6, 2022, the Santa Barbara County Board of Supervisors adopted Ordinance No. 5170, thereby adopting by reference the 2022 California Fire Code and portions of the 2021 International Fire Code, with local amendments for the Santa Barbara County Fire Protection District (District). The District provides fire protection services within the City of Goleta and unincorporated areas of Santa Barbara County. City Council ratified County Ordinance No. 5170 on May 2, 2023, via Resolution No. 23-20.

### 3.5 Visual and Historic Resources Element

**VH-IA-1 Preparation and Adoption of New Zoning Code.** The new zoning code may include requirements for design review, appropriate development standards, parking regulations, wireless communications regulations, and sign regulations. In addition, a Historic Resources Overlay Zone shall be included.

**Summary 2023:** The NZO, adopted on March 3, 2020 and codified as Title 17 of the Goleta Municipal Code, includes standards for design review, development standards, parking regulations, sign regulations, and standards for telecommunication facilities located on private property. Design review standards are included in Part V of the Zoning Code (e.g., size, scale, colors, materials, layout, open space, etc.) in order to ensure compatibility of new development and redevelopment with the existing neighborhood and surrounding community. Site development standards are included in Part II (e.g., allowable uses, setbacks, lot size, height) in order to ensure that new development is well-controlled and planned. Parking regulations are included in Part IV (e.g., required

number, size, location, bicycle parking) in order to ensure adequate on-site parking is provided. Sign regulations are also included in Part IV (e.g., types, size, placement, materials, lighting) to ensure that approved signage minimizes potential negative impacts to the surrounding community.

An Historic Preservation Ordinance (Ordinance No. 22-05) was adopted on April 19, 2022. This ordinance included historic and archaeological resource protection standards in Title 17. No further action was taken in 2023.

**VH-IA-2 Preparation and Adoption of Design Guidelines.** Design Guidelines shall be prepared to provide a consistent basis for reviewing and evaluating projects or improvements proposed within the city. The guidelines should reinforce and provide consistency to the design goals and policies set forth in this plan for single-family residential, multifamily residential, commercial/industrial, institutional/public, and quasi-public development. The Design Guidelines should also address outdoor lighting, including quality and quantity of illumination levels, glare, light pollution, energy efficiency, safety, and security.

**Summary 2023:** The City currently has architectural and design guidelines for commercial projects (adopted April 7, 2003 via Resolution No. 03-20) and other specific guidelines for those projects located within the Old Town Heritage District. These Old Town guidelines were adopted by the County in 2001 and subsequently adopted by the City upon incorporation on February 1, 2002, via Resolution No. 02-01. The NZO, adopted on March 3, 2020, and codified as Title 17 of the Goleta Municipal Code, includes general design guidelines for landscaping, lighting, parking and loading areas, and signage in order to provide clear direction for new and existing development throughout the City, and incorporates the Goleta Old Town Heritage District Architecture and Design Guidelines through Chapter 17.19, -OTH Old Town Heritage Overlay District. In 2022, the City prepared objective design standards (ODS) for multi-unit and mixed-use developments. On November 15, 2022, the City Council adopted the new ODS standards and procedures to be codified in Title 17 of the Goleta Municipal Code.

In 2023, the City prepared an ODS User's Guide that is available here: <https://www.cityofgoleta.org/home/showpublisheddocument/29365/638313403515230000>. No additional development of design guidelines was undertaken in 2023.

**VH-IA-3 Preparation and Adoption of Story Pole/Visual Simulation Procedures.** The City shall establish story pole/visual simulation procedures to provide a means to help understand a proposed project's size, bulk, and scale in relation to the neighborhood and/or evaluate its effects on scenic resources. Visual aids may include, but not be limited to, story poles, physical or software-based models, photo-realistic visual simulations, perspectives, and photographs.

**Summary 2023:** While no specific Story Pole/Visualization Simulation Procedure has been created, story pole guidelines have been included as a part of the NZO that were adopted on March 3, 2020 as Ordinance No. 20-03. Seven distinct provisions for story poles are discussed in detail in the Notification Requirements section as subsection 17.52.050(C)(5). Two amendments to these provisions were made as part of Ordinance

No. 23-02. The first revision clarified that story poles are only required for projects requiring a public hearing (which could be with the City Council, Planning Commission, Zoning Administrator, or Design Review Board). The second revision created a provision that an applicant can remove story poles after any public hearing that does not include a formal, appealable action. If the applicant chooses to remove the story poles, the applicant would still need to reinstall the story poles prior to any subsequent public hearing.

Additional and more-specific Story Pole/Visualization Simulation Procedures were identified as a follow-up item to the NZO. No further work on these procedures occurred in 2023.

**VH-IA-4 Creation of a Historic Preservation Board or Committee.** The City shall establish an advisory board or committee to promote and assist in the preservation of Goleta's heritage through the identification, evaluation, and documentation of the City's historic resources. Board responsibilities may include maintenance of the City's historic resources inventory, including trees and landscapes of special significance; recommendations for designation of landmarks or structures of merit; and review and make recommendations regarding plans for exterior alterations and additions, relocations, and demolitions of designated landmarks and structures of merit.

**Summary 2023:** The City Council approved the formation of a Historic Preservation Commission (HPC) when Ordinance No. 22-05 was adopted. Applications for membership on the HPC were accepted through the beginning of September 2022. The City Council conducted interviews of potential HPC members on December 1, 2022, and December 8, 2022. On December 15, 2022, the City Council appointed five people (two residents and three local community members) to serve on the HPC.

On June 20, 2023, the City Council appointed two additional residents to serve on the HPC for a total of seven members (four residents and three community members). The HPC met six times in 2023 on items within their subject matter jurisdiction.

### 3.6 Transportation Element

**TE-IA-1 Traffic Impact Fee Program.** The City will prepare a citywide traffic impact fee study and adopt a traffic impact fee ordinance in accordance with the requirements of Assembly Bill 1600. The fees shall be used to fund transportation improvements that mitigate the traffic impacts of new development allowed by this plan. The impact fee study shall identify and be based on the estimated costs of construction of all transportation system improvements needed to ensure adequate levels of service system wide. Each new development project shall be charged a fee that represents its proportionate share of potential need for and impacts on the facilities included in the fee system.

**Summary 2023:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects

within the City, pursuant to Government Code Sections 66001 through 66025, which are also known as the “Mitigation Fee Act.” The Ordinance included a specified Development Impact Fee for Transportation Facilities as well as a separate Development Impact Fee for Bicycle and Pedestrian Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2023, consistent with Resolution No. 19-04.

**TE-IA-2 Capital Improvements Program and Budget.** The City shall prepare and maintain a Capital Improvement Program that includes a list of all transportation-related capital projects needed to implement the General Plan during the planning period and the anticipated costs and funding sources for each project. The annual budget should include the appropriations for those projects authorized to be initiated in the next fiscal year. The Capital Improvement Program should be updated annually along with anticipated funding capacities as part of the annual budget process.

**Summary 2023:** The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. This is consistent with the direction provided in TE-IA-2. On June 20, 2023, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2023/24 and 2024/25 (Resolution No. 23-33). The report and presentation included a five-year CIP, which identified 70 CIP projects in the 5-year CIP budget for approximately \$441 million (approximately \$225 million unfunded). These projects include 19 bicycle/pedestrian-focused projects, 12 street/traffic improvement with bicycle and pedestrian components projects, 13 park, recreation, and open space projects, 9 stormwater improvement projects, as well as 6 facility projects. The two-year budget will be revisited after the first year to allow staff and City Council to revise the budget to reflect the City’s evolving needs while maintaining alignment with the Council’s Strategic Plan and priorities.

Projects that were under construction and completed in FY 2021-22 and 2022-23 include the LED Street Lighting, Rapid Flashing Beacons (RRFBs) at School Crosswalks (Project No. 9088), the Goleta Traffic Safety Study, the Crosswalk Pedestrian Hybrid Beacon (PHB) at Calle Real and Fairview Center (Project No. 9099), the Crosswalk PHB on Calle Real near Encina Lane (Project No. 9087), San Jose Creek Bike Path – Middle Extent (Project No. 9007), Community Gardens (Project No. 9084), the Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111), and the Goleta Community Center ADA Improvements (Project No. 9121).

A significant number of other projects were in, or approaching, the final design phase and will move into the construction phase during 2023 and 2024, including the Ekwil Street & Fowler Road Extensions (Project No. 9002) and Hollister Avenue Bridge (Project No. 9033), Hollister Avenue Old Town Interim Striping Project (Project No. 9114), Hollister Class I Lighting Project (Project No. 9110), San Jose Creek Bike Path – Southern and Northern Extents (Project No. 9006), the Storke Road/Hollister Avenue Transit, Bike/Ped, and Median Improvements Project (Project No. 9062), Evergreen Park Drainage Repair

(Project No. 9119), and the Goleta Train Depot and S. La Patera Lane bike and pedestrian improvements (Project No. 9079).

**TE-IA-3 Street Design Standards.** The City will prepare a street design manual that sets forth standards for design of street facilities, including travel lanes, on-street parking, center medians, landscape strips, sidewalks, bikeways, bus turnouts, bus shelters, street trees, and other facilities located within street rights-of-way. The standards shall include dimensional requirements for the various facilities.

**Summary 2023:** The County of Santa Barbara Engineering Design Standards were adopted upon City incorporation in 2002. On November 6, 2018, the City Council adopted the revised Santa Barbara County Engineering Design Standards, for use by the City in the design and review of Road and Bridge Construction Plans and Specifications within the City of Goleta (Resolution No. 18-60). The document includes 44 additional State, federal, or adopted Association design guideline manuals that may be applied to the City's roadway designs when applicable.

**TE-IA-4 Neighborhood Traffic Management Program.** Neighborhood Traffic Management Programs (NTMPs) may be developed to reduce vehicle speeds where appropriate and to control traffic volumes on local streets. Each NTMP should be a two-phase program, with the first phase involving education and neighborhood participation to determine whether there is support for potential measures to manage neighborhood traffic. The second phase may involve, where appropriate and cost effective, installation of restrictive physical devices to manage traffic and improve safety. Generally passive traffic management measures should be evaluated for effectiveness prior to considering installation of restrictive measures.

**Summary 2023:** The City does not currently have a comprehensive NTMP, however, the establishing of a NTMP is planned for the 2023/24 work program.

The City and Goleta Union School District maintain open communication lines to discuss traffic issues and enforcement intended to enhance motorist and pedestrian safety. Examples of programs that are implemented to support traffic management include installing flashing beacons and enhancing pavement markings and signage at school crossings as part of the School Zone Traffic Enforcement Program.

In 2023, the City was also in the final stages of the development of the Goleta Traffic Safety Study, a data-traffic safety with the goal of reducing traffic accident fatalities and serious injuries on all public roads through the "4E's" of traffic safety: Engineering, Enforcement, Education, and Emergency Services.

**TE-IA-5 Parking In-Lieu Fee Program for Old Town.** The City will consider establishing regulations in the new zoning code that allow all or a portion of the onsite parking requirement for development within the Old Town area to be satisfied by the payment of an in-lieu fee. Fee receipts, supplemented if appropriate with RDA funding, shall be used exclusively to acquire land and/or construct or improve one or more off-street parking facilities.



**Summary 2023:** In July of 2016, the City entered into a shared parking agreement with a local property owner in Old Town to lease 18 excess parking spaces for public parking. This was done to provide more public parking along heavily impacted areas in the Old Town Heritage District where public parking is scarce and in demand.

In October 2017, the City completed its purchase of an existing private parking lot from a property owner in Old Town with approximately 18 parking spaces for future use as a public parking lot paid out of the City's Public Admin Development Impact Fee fund. The parking lot underwent extensive repairs and other operational improvements in 2018 and 2019 and is now available for public use.

In October 2022, the City Council passed, approved, and adopted a development agreement resulting in, among other things, the City accepting an easement for 35 public parking spaces in Old Town Goleta. These 35 formerly private parking spaces along Carson Street will now be available for public use and this dedication is consistent with Transportation Element Policy TE 9.6(b) of the General Plan.

No new off-street parking was created in 2023.

Staff will also continue to seek additional opportunities with other property owners for similar purchases or possible leases of properties to increase off-street parking in the Old Town area. With the dissolution of the RDA in February 2012, the adoption and timing of implementation of this program is uncertain due to the lack of funding and will likely need to rely on the City's General Fund until other sources of funding for such efforts can be identified.

The NZO, adopted on March 3, 2020, via Ordinance No. 20-03, includes a potential reduction in required parking should an in-lieu parking fee be developed in the future for Old Town (see Section 17.38.060). No new activities regarding a parking in lieu fee occurred in 2023.

**TE-IA-6 Bicycle Transportation Plan.** The City shall periodically prepare and adopt a BTP that addresses the required elements set forth in Section 891.2 of the California Streets and Highways Code; such a plan is required for submittal of grant funding applications.

**Summary 2023:** On October 16, 2018, Council adopted the Bicycle and Pedestrian Master Plan (Resolution No. 18-57). In 2023, the City was actively engaged in bicycle and pedestrian CIPs. See TE-IA-2 for more information.

**TE-IA-7 Update of the CEQA Thresholds Manual.** The City's CEQA Thresholds Manual shall be revised to incorporate standards consistent with the policies and standards set forth in the Transportation Element.

**Summary 2023:** On July 7, 2020, the City adopted, via Resolution No. 20-44, new transportation thresholds in compliance with new State CEQA Guidelines Section 15064.3, which identifies vehicle miles traveled – meaning the amount and distance of automobile travel attributable to a project – as the generally appropriate metric to evaluate

a land use project's transportation impacts. These thresholds are now incorporated into the City's CEQA Thresholds Manual.

No additional action was taken in 2023 to update the CEQA Thresholds Manual.

### 3.7 Public Facilities Element

**PF-IA-1 Preparation of AB 1600 Study and Impact Fee Program.** Government Code Section 66000 allows local jurisdictions to establish development impact fees to fund the construction of public infrastructure necessary to serve new development. The adopted AB 1600 Fee Ordinances and Resolutions allow the City to impose developer impact fees on all new development within Goleta. Development Impact Mitigation Fees (DIMFs) are assessed on development projects that cause an increased impact on public services in order to mitigate the cost of providing these services to new development. DIMFs related to transportation, fire protection, parks and recreation, library, public administration, and police are charged to development occurring throughout the city. Following adoption of this plan, a new nexus study for impact fees shall be prepared and the existing fees revised as appropriate.

**Summary 2023:** The City completed a Development Impact Fee Nexus Fee Study in Fiscal Year 2018/19. On February 6, 2019, the City Council adopted, via Resolution 19-04, the Fee Study and new Development Impact Fees. Subsequently, on February 19, 2019, the City Council adopted Ordinance No. 19-04 for a new Citywide Development Impact Fee Ordinance to require the payment of impact fees for development projects within the City, pursuant to Government Code Sections 66001 through 66025, which is also known as the "Mitigation Fee Act." The Ordinance included a specified Development Impact Fee for Bicycle and Pedestrian Facilities, Fire Facilities, Library Facilities, Parks and Recreation Facilities, Police Facilities, Public Administration Facilities, Storm Drain Facilities, and Transportation Facilities. Ordinance No. 19-04 was embedded in the NZO when the NZO was adopted on March 3, 2020 and is now included in Title 17 of the Goleta Municipal Code. The Development Impact Fees were updated on July 1, 2023, consistent with Resolution No. 19-04.

**PF-IA-2 Capital Improvements Program and Budget.** The City shall prepare and maintain a CIP that includes a list of all capital projects needed to implement the General Plan during the planning period and the anticipated costs and funding sources and for each project. The annual budget should include the appropriations for those projects authorized to be initiated in the next fiscal year. The CIP should be updated annually along with anticipated funding capacities as part of the annual budget process.

**Summary 2023:** The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. The Public Works Department reviews the CIP in five-year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process. This is consistent with the direction provided in TE-IA-2. On June 20, 2023, Council adopted the City of Goleta Two-Year Operating Budget and Capital Improvement Program Budget for Fiscal Years 2023/24 and 2024/25 (Resolution No. 23-33). The report and presentation included a five-year CIP, which identified 70 CIP projects in the 5-year CIP budget for

approximately \$441 million (approximately \$225 million unfunded). These projects include 19 bicycle/pedestrian-focused projects, 12 street/traffic improvement with bicycle and pedestrian components projects, 13 park, recreation, and open space projects, 9 stormwater improvement projects, as well as 6 facility projects. The two-year budget will be revisited after the first year to allow staff and City Council to revise the budget to reflect the City's evolving needs while maintaining alignment with the Council's Strategic Plan and priorities.

### 3.8 Noise Element

**NE-IA-1 Adoption of New Noise Ordinance.** The City will prepare and consider adoption of a comprehensive new Noise Ordinance that contains quantitative, enforceable, and effective measures to control unacceptable levels of daytime and nighttime noise. The ordinance should address noise related to new development and construction as well as nuisance-type noise sources.

**Summary 2023:** Noise regulations for new development are included in the NZO that was adopted on March 3, 2020 via Ordinance No. 20-03. These regulations include restrictions that limit the hours of operation of specific uses (e.g., automotive facilities, commercial markets, home occupations) in order to provide additional protections to sensitive receptors. Lastly, as a standard condition of approval for all zoning permits approved by the City, construction hours for noise-generating development are restricted to the hours between 8:00 a.m. and 5:00 p.m. in order to further limit unwanted and disruptive noise.

The City adopted new noise regulations in Chapter 9.09, Noise Restrictions, of the Goleta Municipal Code via Ordinance No. 23-09, on September 5, 2023. The ordinance (1) changed curfew hours applicable to certain noises from 12am-7am to 10pm-7am; (2) added a list of specifically prohibited noises; (3) amended the list of exempt noises; and (4) cleaned up ambiguous language and reorganizes sections for better flow.

**NE-IA-2 Design Criteria.** New design manuals should be prepared that include suggested site design and architectural design practices and methods that will attenuate exterior and interior noise levels, including residential projects located adjacent to transportation noise sources. Standard conditions of approval for discretionary planning applications should be prepared that incorporate best noise control practices to mitigate noise impacts.

**Summary 2023:** Currently, the California Building Code includes Noise Insulation Standards that include design practices and methods that attenuate both interior and exterior noise levels. Additionally, throughout the Design Review process, a project's layout and overall site design are routinely analyzed with consideration of noise sources (e.g., Route 101, railway, airport, etc.) to best control and mitigate noise impacts to sensitive receptors. Performance standards for noise are included in the NZO, that was adopted on March 3, 2020 via Ordinance No. 20-03. These standards can now be found in Section 17.39.070 of the GMC.

**NE-IA-3 Noise Enforcement Program.** The City will establish and implement a Noise Enforcement Program to continue the City’s practice of promptly investigating and following-up on noise complaints, and tracking these complaints in the City’s Customer Service Request Database.

**Summary 2023:** The City’s Code Compliance Division and the Santa Barbara County Sheriff’s Department continue to receive and investigate noise complaints within the City of Goleta. Additionally, residents are able to use the City of Goleta’s City Assist portal to submit and track noise complaints registered within the portal’s database.

### 3.9 Housing Element

Consistent with the requirements of Government Code Section 65400(a)(2)(B), this section describes the actions taken by the City towards completion of the programs and implementation actions of the Housing Element and compliance with the corresponding deadlines.

**HE 1.1 Code Compliance.** The City will continue its proactive and reactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning, building, and maintenance standards. When violations of these standards are confirmed to exist, property owners and tenants will be notified and encouraged to address them and bring the property into compliance. In addition, the City will conduct surveys twice a year for property maintenance, targeted in areas with higher concentrations of lower-income households.

**Summary 2023:** The City’s Code Compliance Division responds to complaints and continues to work with property owners, property tenants, and business owners to maintain compliance with all applicable zoning and building standards requirements. The Code Compliance Division has two full-time Code Compliance Officers and one part-time Office Specialist. The Code Compliance Division has focused on investigating and seeking voluntary compliance in situations that involve building, environmental, nuisance, and zoning violations; however, the issuance of citations and other measures occur when voluntary compliance is not achieved after numerous warnings have been given.

**HE 1.2 Housing Rehabilitation.** The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations throughout the community, with specific attention given to locations within Census Tract 003001 (Old Town) where larger concentrations of lower-income households reside. In addition, on an annual basis the City will actively seek additional funding sources and identify potential partnerships with local and regional organizations to expand financial resources to support community rehabilitation and reduce risk of displacement.

**Summary 2023:** In the spring and again in the fall of 2023, the City worked with Habitat for Humanity of Southern Santa Barbara County to publicize its A Brush With Kindness home-repair program for low-income homeowners in the City limits who are unable to

maintain their houses without assistance. In both instances, the City made the program information available, in English and Spanish, to almost 8,000 people through its email and text alert platform, as well as on Nextdoor, various social media sites, and the City News section of its website.

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

a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and their potential expiration dates.

**Summary 2023:** The City continues to monitor the affordable housing units in its jurisdiction and maintain an up-to-date inventory of units. The inventory includes information, including expiration dates, for units that were deed restricted prior to the City's incorporation in 2002, units created under the City's housing programs, and other deed-restricted units created within the city limits.

Currently, there are 26 affordable housing projects in the City of Goleta, which make up a total of 529 units with recorded affordability covenants for very low- to above moderate-income households. Of those 529 units, 121 units are part of 8 homeownership projects, 408 units are part of 17 multifamily rental projects, and an additional 10 units are part of a rental project with deed restrictions that become effective if the units are converted to condominiums. See Appendix E for a map of these projects. No housing units were added to the inventory in 2023. No rental units were removed from the inventory; however, five ownership units in the Kona Kai development were removed as a result of expiration of covenants. Over the next 5 years, a total of 1 unit is at risk of conversion to market rate (1 ownership unit at Kona Kai in 2024).

b. Preservation Efforts for Units at Risk of Conversion. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible. Coordinate with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include but are not limited to: (1) notify nonprofit organizations three years prior to potential covenant expiration dates, (2) identify support necessary to obtain funding from governmental programs and nongovernmental grants, (3) facilitate expedited permit processing, (4) waive or reduce fees if feasible, (5) provide City Affordable Housing Trust Funds, when available, (6) monitor available sources of affordable housing funding that may be used to negotiate extensions to affordability covenants.

**Summary 2023:** No assisted rental units are at risk of conversion to market rate in the next 3 years. However, City affordability covenants require notification to the City and the local housing authority when the long-term affordability of the units is set to expire. In anticipation of future risk of conversion, staff is preparing to provide outreach to tenants of such units, as well as preparing a Comprehensive Affordable Housing Finance Plan to prioritize the use of local housing funds for preservation and creation of units.

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.

**Summary 2023:** No new housing developments requiring affordable housing were approved within the Coastal Zone in 2023, nor were any low- or moderate-income housing units demolished or converted. In 2022, the Santa Barbara County HOME Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta within the Coastal Zone that involves conversion of a 65-unit motel into 60 studio units for people experiencing homelessness, one on-site manager's unit and offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). The City of Goleta also elected to use approximately \$600,000 in its own ARPA funds for this project to create much needed permanent supportive housing. The units are expected to be occupied in Spring 2024.

d. Tenant Assistance. Provide education and support to tenants of assisted lower-income units at risk of conversion to market rate.

**Summary 2023:** There are no assisted rental units at risk of conversion to market rate in the next 3 years. However, City staff is preparing to provide outreach to tenants of such units in the future as the periods of affordability near their end.

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

a. Mobile Home Park (MHP) Land Use Designation. Discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks will continue to be designated in the MHP land use category on the General Plan Land Use Plan Map (Figure 2-1), and conversion to a different use requires an amendment of the General Plan Land Use Plan Map.

**Summary 2023:** There were no Mobile Home Park closures in 2023, nor were there any applications for the conversion of mobile home parks, which would require an amendment to the General Plan Land Use 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.

b. Relocation and Tenant Assistance. If a mobile home park is approved for conversion to other uses, subdivision to allow ownership of individual sites or airspaces, or conversion to a cooperative, the City will require the owner/developer to provide relocation assistance (financial and/or other assistance) for current occupants sufficient to cover the resulting relocation costs to all displaced mobile home owners or renters. The City may approve a subdivision of an existing mobile home park only upon condition that existing occupants be extended a right of first refusal for purchasing an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park is required to provide a number of sites at prices affordable to low- and moderate-income households in accordance with Implementation Program HE 2.5 Inclusionary Housing.

**Summary 2023:** There were no Mobile Home Park closures in 2023, 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. The conversion of Rancho Estates Mobile Home Park to condominiums occurred in May 2023, and the City, as a party to the associated Development Agreement, is ensuring that the park owner and park residents are fulfilling their rights and responsibilities thereunder.

c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents. Information regarding ownership conversion of mobile home parks will be posted on the City website and made available at City Hall by December 2023 and updated annually.

**Summary 2023:** 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, 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 2023.

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.

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. In May 2023, the State Department of Real Estate gave approval to the park owner to sell individual lots to park residents, pursuant to the terms of the Development Agreement. The first sale was completed in August 2023, with other sales in process.

d. Reduced Impact Fees. The City Council will continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks as compared to single-unit detached dwellings commensurate with the lower level of impacts for this type of development.

**Summary 2023:** As of 2023, 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. 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. The City undertook an extensive Nexus Study in 2018 that led to the adoption of new development impact fees in 2019. As part of these fees, mobile homes are required to pay less in impact fees than other single family detached homes.

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

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

**Summary 2023:** No applications for condominium conversion of rental residential units to ownership were submitted to the City in 2023.



b. The City will consider adopting and implementing regulations to discourage the conversion of conforming residential units to nonresidential uses and regulate, to the extent permitted by law, conversion of rental housing developments to nonresidential uses to protect and conserve the rental housing stock.

**Summary 2023:** The City’s Zoning Ordinance includes regulations regarding conversion of conforming residential uses in Chapter 17.29 (Demolition, Relocation, and Loss of Dwelling Units) of the GMC. This chapter was amended by Ordinance No. 23-05, on June 6, 2023, to ensure compliance with Government Code Section 65583.2(g)(3).

**HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs.** The City will facilitate full use of available rental assistance programs by providing information to owners of apartment units regarding current “source of income” laws regarding the use of Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority of the County of Santa Barbara in publicizing information on rental housing assistance programs.

**Summary 2023:** The Housing Authority of the County of Santa Barbara (HASBARCO), acting on Goleta’s behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. HASBARCO owns and/or manages 148 units within the City limits and owns and/or manages over 100 additional rental housing units outside the City limits that have Goleta addresses. As of 2023, HASBARCO also provides rental assistance to 263 low-income families within the City as follows: 85 through Section 8 Housing Choice Vouchers; 164 through Section 8 Project-Based Vouchers; 14 through Section 8 Project-Based Rental Assistance.

The City’s Neighborhood Services Department staff regularly meet with representatives from the HASBARCO on new programs and developments. In 2024, HASBARCO will be opening a 100% affordable hotel conversion property with project-based tenant assistance affordable to extremely-low-income formerly homeless tenants. The City also contracts with the Rental Housing Mediation Program that responds to all tenant inquiries regarding rental landlord-tenant issues. Neighborhood Services Department staff also coordinates with the Legal Aid Foundation of Santa Barbara regarding any “source of income” concerns in placing people with Housing Choice Vouchers. Ther LEAP Family Resource Center, located in Goleta, provides robust information and resources to people seeking rental assistance. Finally, for homeless people, the City contracts with City Net and the New Beginnings Safe Parking Program to offer rental assistance through the federal Housing Choice Voucher program and other Rapid Rehousing rental subsidies provided by state grants.

**HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock.** The City shall actively monitor the use of short-term vacation rentals (STVRs) in the City, as they are allowed and licensed under Goleta Municipal Code Chapter 5.08, to ensure there is not a significant loss of existing permanent housing due to use as short-term vacation rentals. Monitoring shall include tracking permitted and unpermitted STVRs. The City shall actively address any identified unpermitted STVRs

through the monitoring efforts to ensure all STVRs are operating in accordance with a City-issued STVR permit. Annual monitoring reports to City Council will summarize the monitoring and compliance efforts and provide details on the operations of the existing STVRs, including information such as whether the STVR is owner-occupied, if a corporation is operating the STVR, and what type of STVR is on site (entire unit, guesthouse, or bedroom). The City shall consider additional regulations to address identified issues regarding impacts of STVRs on residential neighborhoods and the City's existing housing stock. Potential regulations that will be considered include but are not limited to: STVR rental caps (Citywide or by area of the City), separation requirements between STVRs, owner-occupant requirements, different regulations based on the type of STVR (entire unit, guesthouse, or bedroom), and limits on the number of STVRs owned and/or operated by one person or entity.

**Summary 2023:** On July 18, 2023, the City adopted amendments to the City's short-term rental (STR) regulations, via Ordinance No. 23-07. This ordinance amended Chapter 5.08 of the GMC. The purpose of the amendments was to increase efficiency and effectiveness of the City's STR permitting process, gain a more accurate accounting of the number of STR units in Goleta, and begin to analyze the impact of STRs on the local housing market. Prior to the amendments, owner-occupied residential dwelling units were exempt from the City's STR permit requirements and could be rented without a permit, though the owner had to obtain a Goleta business license. The amended regulations changed the permitting requirements with a uniform STR license requirement, applicable to owner-occupied (hosted) and non owner-occupancy (unhosted) STR. This change will allow the City to gather better information on the use of STRs in the City for future analysis.

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

**Summary 2023:** No action taken in 2023.

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

- a. Residential Development Capacity to Accommodate the RHNA. The City has been assigned a Regional Housing Needs Assessment (RHNA) of 1,837 units. Accounting for units approved or completed after the beginning of the Housing Element planning period, the City has a remaining RHNA of 1,287 units for which the City must identify sufficient sites. The City has identified a number of vacant and underutilized sites with development potential over the Housing Element planning period. Existing available sites not identified for rezoning can accommodate 1,496 units, primarily appropriate to facilitate moderate and above moderate income units (140 lower income; 641 moderate income; and 715 above moderate income). The remaining RHNA of 597 lower income units are to be accommodated on sites identified for rezoning to medium

and high density residential uses through RM, RH, and CC zoning. To fully accommodate the City's RHNA, the City will take the following actions to increase residential capacity within the City:

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

Vacant Sites:

- 60 Colusa Avenue (APN 077-155-004) – CI to RH
- 7264 Calle Real (Kenwood Village) (APN 077-130-006) – RS/AG to RH
- 7190 Hollister Avenue (portion of APN 073-030-005) – RM to RH
- Parcels to East of 7190 Hollister Avenue (APN 073-030-009 and APN 073-030-006) – CG/RM to RH
- 625 Dara Road (APN 069-373064) – RS to RM
- 35 Ellwood Station Drive (APN 079-210-066) – CG to RH
- 6470 Hollister Avenue (APN 073-070-034) – CG to CC

Underutilized Sites:

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

Specific development policies and regulations:

- Density Limits: To qualify for lower income RHNA, the RH zoning for above listed sites will be amended to establish a density range of 20 to 30 units per acre (increasing from the current density range of 15 to 30 units per acre). For CC, the maximum residential density will be increased from 12 units per acre to 20 units per acre to facilitate moderate income housing for all sites in the CC zone.
- Residential Overlay: A residential overlay is proposed on parcel 071- 130-084, currently developed as an office park. While the owner intends to convert the existing uses into residential, the overlay will avoid making the existing uses nonconforming while they are being planned for conversion.
- Development Cap: Development of the 9.85-acre parcel 077-130-006 (7264 Calle Road, Kenwood Village) is capped at 190 units, estimated at the minimum density of 20 units per acre. This cap is proposed to recognize the site characteristics, the need to provide adequate buffer from adjacent uses, the need to accommodate site access, and to allow for innovative site planning techniques. Clustering of density will be allowed within portions of the site, provided that the product types must be consistent with the density range of 20 to 30 units per acre.

**Summary 2023:** The City adopted the required land use designation change General Plan Amendments and associated General Plan text amendments to facilitate the Residential Overlay, Development Cap, and RH density requirements within this subprogram on December 5, 2023 via City Council Resolution Nos. 23-65, 23-67, and 23-69. Associated Title 17 amendments, including updates to the City's Zoning Map and

Zoning Overlay Map, were adopted on December 19, 2023, via Ordinances No. 23-14, 23-15, 23-16, and 23-17.

The City approved a General Plan Amendment on December 5, 2023 via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. A companion amendment to Title 17 of the GMC was adopted on December 19, 2023, via Ordinance No. 23-17.

b. By-Right Approval for Reuse and Rezone Sites. Consistent with the requirements of Government Code Section 65583.2(h) and (i), the following types of sites will be subject to by right approval without discretionary review if 20 percent of the project is set aside as housing affordable to lower income households:

- Existing vacant sites that have been used for lower income RHNA for the previous two Housing Element cycles;
- Existing underutilized sites that have been used for lower income RHNA for the previous Housing Element cycle; and
- Sites to be rezoned to accommodate lower income RHNA if rezoning occurs after February 15, 2023.

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

**Summary 2023:** The City adopted Ordinances No. 23-05, on June 6, 2023, and No. 23-17, on December 19, 2023, to amend Title 17 of the GMC to fully implement Government Code Section 65583.2(h) and (i).

c. Monitoring of No Net Loss of Capacity. California Government Code Section 65863 requires that the City maintain an adequate sites inventory to meet its RHNA throughout the Housing Element planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. If an approval of development results in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

**Summary 2023:** The City adopted Ordinance No. 23-05, on June 6, 2023, to include provisions in the City’s zoning regulations to implement Government Code Section 65863. In 2023, no approval of development resulted in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households.

d. Replacement of Units Lost in Redevelopment. Process a Title 17 amendment by December 2023 to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments consistent with Government Code Section 65583.2(g)(3).

**Summary 2023:** The City adopted an updated Section 17.29.030 of the GMC on June 6, 2023, via Ordinance No. 23-05. This Section includes the protections provided for in Government Code Section 65583.2(g)(3) and satisfied the implementation of this subprogram.

e. Allowed Densities. The City will support the maximum allowed residential density on parcels zoned for residential uses through the following:

- Amendments to Land Use Element subpolicy LU 2.2 and GMC Section 17.03.060 to change the residential density standards methodology from applying to the net lot area to the gross lot area and by encouraging development at the maximum residential density buildout during application completeness review, formal Planner Consultations, and during counter inquiries.
- Title 17 amendment to allow an Adjustment to Development Standards for residential density as part of a Development Plan.

**Summary 2023:** The City adopted changes to the Title 17 residential density standards methodology from applying density to the net lot area to the gross lot area, on June 6, 2023, via Ordinance No. 23-05. A companion General Plan amendment was deemed unnecessary. The City took no action to allow an Adjustment to Development Standards for residential density as part of a Development Plan in 2023.

f. Facilitate a Wide Variety of Housing Types. The City will continue to implement regulations and standards for multiple-unit housing, mixed use, live/work developments, single-room occupancy (SRO) housing, limited-equity housing cooperatives, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options throughout the community.

**Summary 2023:** The City continued to implement adopted regulations and standards for a wide range of housing types in 2023. The NZO, adopted on March 3, 2020 via Ordinance No. 20-03 and now included as Title 17 of the Goleta Municipal Code, includes a variety of housing types, including mixed use, live/work developments, single-room occupancy (SRO) 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.

As part the Housing Element 2023-2031 process in 2023, the City identified zoning amendments to further facilitate a variety of housing types. Some of these amendments were adopted in 2023 and are detailed under other programs in this report and some amendments were identified for 2024 and 2025.

g. Mixed-Use Housing. Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Old Town Commercial, Community Commercial, and Office and Institutional on the Land Use Plan Map. The City will continue to encourage mixed-use development in commercial areas, such as by allowing different

types of development on separate lots as part of a multiple lot mixed-use development. The City will do the following to support mixed-use development:

- A Title 17 amendment to reduce the open space requirements for mixed-use housing to better facilitate this type of housing option.
- General Plan and Title 17 amendments to remove the Major Conditional Use Permit requirement for mixed-use housing in Old Town Commercial, Community Commercial, and Office and Institutional land use designations and zoning districts.
- General Plan and Title 17 amendments to increase the maximum allowed residential density in the Community Commercial land use designation and zoning district from 12 dwelling units per acre to 20 dwelling units per acre.

**Summary 2023:** The City approved a General Plan Amendment on December 5, 2023, via Resolution No. 23-69, to increase the allowed residential density in Community Commercial to 20 dwelling units per acre. A companion amendment to Title 17 of the GMC was adopted on December 19, 2023 via Ordinance No. 23-17. No action was taken to update the mixed-use open space requirements or remove the requirement for a Major Condition Use Permit in 2023.

h. Revised Height Maximums. Support housing development through the revision of development standards for height maximums to 35 feet for RP, RM, and RH zone districts (in the Coastal Zone) and in the OT zone district.

**Summary 2023:** No action taken in 2023.

i. Revised Lot Coverage Methodology. Process Title 17 and General Plan amendments to revise the method for calculating lot coverage from “net” to “total” lot area and increase lot coverage maximum for RH to 50 percent.

**Summary 2023:** The City adopted changes to the Title 17 lot coverage methodology, from “net” to “total” lot area, on June 6, 2023, via Ordinance No. 23-05. The City took no action taken in 2023 to update the lot coverage standard for RH.

j. Streamlined Processing. Process Title 17 amendments to do the following:

- Add 100 percent affordable (not including manager units) housing projects to the types of projects that get streamlined, ministerial review with objective design standards pursuant to GMC Chapter 17.44, Multiple-Unit and Mixed-Use Objective Design Standards.
- Amend Title 17 to exempt smaller mixed-use housing projects from the requirement for a Development Plan in the CC, OT, and OI zone districts.
- Amend Conservation Element Policy CE 1.5 and Title 17, as needed, to ensure that changes to mapped environmentally sensitive habitat areas are not treated as a General Plan amendment for a project

**Summary 2023:** No action taken in 2023.

k. Revised Findings. Process Title 17 amendments to address findings for Design Review (ensure Findings 1 and 3 cannot be used to reduce residential density of a proposed project) and Development Plan (remove reference to density in Finding 2) approvals to ensure the findings do not limit residential densities below what is allowed in the relevant land use designation and zoning district.

**Summary 2023:** No action taken in 2023.

l. Website Posting. Continue to post City development standards and fees on the City website, and update annually throughout the planning period in compliance with transparency requirements.

**Summary 2023:** The City's development standards and fees were posted on the City's website throughout 2023.

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

a. Housing Priority for Goleta Residents and Employees. To the extent permitted by law, the City will give persons working and/or residing in Goleta priority preference regarding available units, marketing, and selecting occupants for affordable and market-rate units, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA and contribute to mitigation of traffic, economic development, and community safety conditions. Information regarding local priority will be posted on the City website and in City Hall by December 2023.

**Summary 2023:** The City continues to work with project applicants to encourage them to notify City residents and employees when housing units are available for rent or ownership. In September 2023, the City adopted an Affordable Housing Policies and Procedures Manual, which includes a local resident/employee housing preference for affordable units created by the City's housing programs and permit processes.

b. Mitigation of Non-Residential Development Impact on Housing. The City will continue to require new non-residential development and proposed expansion or intensification of existing non-residential development to contribute to providing affordable housing within the City. The requirement can be met through the payment of affordable housing impact fees adopted by the City. Alternatives to satisfy this requirement may, at the discretion of the City, include providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value.

**Summary 2023:** In October 2021, the City Council adopted new non-residential development affordable housing impact fees. The impact fees became fully effective in January 2022 and apply to all new development and all expansion or intensification of existing development throughout the City. This requirement has been imposed on several non-residential development projects approved during 2023. 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.

c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing. The City will consider revisions to Title 17 of the Goleta Municipal Code to remove requirement for Major Conditional Use Permits for live/work units by December 2023.

**Summary 2023:** The City adopted amendments to Title 17 to remove the requirement for a Conditional Use Permit for live/work units and to revise the live/work specific use standards, on June 6, 2023, via Ordinance No. 23-05.

d. Housing Opportunities for Existing and New Employees. The City will coordinate with local school districts, public agencies, and businesses annually to identify opportunities for assisting their employees in finding housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, and rent subsidies. Moreover, the City will seek the commitment annually of other organizations, such as the Santa Barbara South Coast Chamber of Commerce or the Santa Barbara Association of Realtors, to have their members, particularly larger employers, address employee housing needs.

**Summary 2023:** The City participates 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 has funded the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP) to expand homeownership opportunities for local workforce households earning between 120 - 210% of Area Median Income (AMI) and provide 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 County. The South Coast Chamber of Commerce is creating an employer-sponsored housing program, which the City will continue to monitor and participate in as it develops.

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

a. Reduce the Appearance of Building Bulk. Require designs, as allowed under State law, that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.

b. Recognize Existing Street Patterns. Incorporate transitions, as allowed under State law, in height and setbacks from adjacent properties to respect adjacent development



- character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
  - d. Parking Standards. Reduce Multiple-Unit Development parking requirements for studio and one-bedroom dwelling units; clarify reductions for affordable and senior housing units; and remove the Major Conditional Use Permit requirement for shared parking reductions. Research and map areas of parking scarcity to inform future parking reductions.
  - e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
  - f. Provide Buffers between Housing and Nonresidential Uses. . Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.
  - g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
  - h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of “defensible space,” security for residents, and public safety and facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

**Summary 2023:** 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 ensure project compliance with all applicable standards for good design and neighborhood compatibility.

Additionally, on November 15, 2022, the City Council adopted the new objective design standards and procedures, that are now codified in Title 17 of the Goleta Municipal Code. These standards consider the design elements identified in this program when projects do not go to the Design Review Board.

No action was taken in 2023 to amend parking standards pursuant to subprogram HE 2.3(d).

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

a. Density Bonus. Continue to monitor changes to State law and update Title 17 of the Goleta Municipal Code as necessary to ensure conformance with Density Bonus law.

**Summary 2023:** The City continues to monitor changes to State law and updates Title 17 regularly to ensure compliance. No amendments to Title 17 were contemplated in 2023.

b. Increase Housing Potential in New Developments. Engage with potential and new project applicants regarding housing, and in particular affordable housing, potential on their site. Information provided will include, but not be limited to, the residential density allowance for the site, incentives for housing development including density bonus allowances, potential funding sources, and affordable housing providers that may be able to collaborate on development. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process. In addition, the City will contact affordable housing developers annually to identify development opportunities.

**Summary 2023:** The City understands the importance of housing and makes a point to both require and encourage its provision. In counter inquiries, planner consultations, and during completeness review, staff provide applicants with information about City housing requirements, as well as potential bonus programs and funding sources. City housing staff also continues its long-standing relationship with local affordable-housing developers and supports all efforts to create and preserve affordable units.

c. Long-Term Affordability Covenants. The City will continue to apply resale controls and income restrictions consistent with current law to ensure that affordable housing provided through incentives or as a condition of development approval remains affordable to the income group for which it is intended.

**Summary 2023:** 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 17.27. This agreement must include a required term of affordability or resale agreement consistent with state law that covers rental or resale of any income-restricted units. In addition, Chapter 17.28 (Inclusionary Housing) includes information on the Inclusionary Housing Plan, Affordable Housing Agreement and Affordability Control Covenants and other restrictions required of inclusionary housing projects to ensure long-term affordability.

d. Financial Equivalent Options. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking by February 2025.

**Summary 2023:** No programs for land acquisition or land banking were implemented in 2023 as consideration for financial equivalent options for affordable or special needs housing. City will conduct research on such options in a future fiscal year.

e. Lot Consolidation and Subdivision. The City will facilitate affordable multiple unit housing development on small parcels by encouraging the consolidation of adjacent parcels and on large parcels by encouraging parcel subdivision. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable dwelling units. Engagement will occur during all public counter inquiries, formal Planner Consultations, and as advisory comments during the completeness review process.

**Summary 2023:** Any projects, including those that include affordable housing, located on small adjacent parcels are encouraged to voluntarily merge the parcels into a single legal lot to facilitate development and are processed without additional costs. To date, no requests for the development of affordable housing have been 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.

f. Reduced Impact Fees. The City will consider establishing an automatic reduction or waiver of development impact fees by December 2024 for development that includes affordable dwelling units, with priority for 100% affordable and special needs housing projects not already receiving a reduction or waiver.

**Summary 2023:** No action taken in 2023.

g. Affordable Housing Design. The City will research affordable design principles, including in collaboration with other agencies and stakeholders, to determine potential viability in the City and pursue regulatory amendments, as warranted, by February 2025.

**Summary 2023:** No action taken in 2023.

h. Priority Processing. The City will prioritize procedures that speed up the processing of applications for 100% affordable housing projects with the exception of-site management and/or support units. The City shall give such projects priority in allocating work assignments, scheduling, and hearings.

**Summary 2023:** No applications were submitted in 2023 that were for 100% affordable housing projects.

**HE 2.5 Inclusionary Housing.** To the extent permitted by law, the City will require all residential developments—including, but not limited to, single-unit dwelling housing, multiple-unit housing, condominiums, townhouses, stock cooperatives, and land subdivisions—to provide affordable housing as follows:

- a. Projects consisting of one single-unit dwelling unit per lot when not part of a larger subdivision are exempt from the inclusionary requirement.
- b. Projects consisting of two to four units shall be required to pay an inclusionary housing in-lieu payment.
- c. Projects of five or more units will be required to construct the applicable number of units, except that the City may allow the inclusionary requirement for these projects to

be satisfied by alternative means as set forth in this Implementation Program. Currently the City Council is the only authority to approve alternative compliance in Title 17. Title 17 will be amended to remove this limitation and dedicate the Review Authority of the project to determine the appropriateness of alternative compliance.

- d. Projects of five or more units located outside of the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The City may consider decreasing the 20 percent affordable unit requirement, but not less than 15 percent, on a case-by-case basis where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed standards set forth in applicable law.

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

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

- e. Projects of five or more units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:
  - 1. 5 percent of the total number of units within the project shall be provided at prices affordable to extremely low- and very low-income households.
  - 2. 5 percent of the total number of units within the project shall be provided at prices affordable to low-income households.
  - 3. 5 percent of the total number of units within the project shall be provided at prices affordable to moderate-income households.
  - 4. 5 percent of the total number of units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income.
- f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu fee or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.
- g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged,

especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.

- h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 55 years but not less than 30 years or as otherwise detailed in a City Comprehensive Affordable Housing Finance Plan, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

**Summary 2023:** The City imposed its Inclusionary Housing requirements on the one residential project permitted in 2023, where the requirements applied. In addition, staff routinely advises prospective residential developers of the Inclusionary Housing requirements and Density Bonus incentives at the time of initial discussion so the projects can be designed appropriately.

No action was taken in 2023 to implement the zoning amendment identified in subprogram HE 2.5(c).

**HE 2.6 Encourage Accessory Dwelling Units.** The City will encourage construction of new accessory dwelling units consistent with State law. The City's objective is to encourage 152 new accessory dwelling units during the planning period.

- a. The City will seek to incentivize ADUs for low- and moderate-income households by exploring and pursuing a funding program by February 2024.

**Summary 2023:** City staff conducted research on available funding sources, as well as the programs implemented in other jurisdictions throughout the state. However, no formal action was undertaken in 2023.

- b. The City will provide homeowner/applicant assistance tools on the City website and at City Hall by October 2023.

**Summary 2023:** In March 2023, the City added information about available funding programs for ADU development to the City website and to the public counter area.

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

**Summary 2023:** No action taken.

**HE 2.7 Funding for Affordable Housing.** The City will develop ongoing City and external sources of funding to support affordable housing as follows:

a. Maintain the collection of housing in-lieu payments, housing development impact fees for nonresidential development, and any other voluntary donations, grants, and matching funds or other similar payments in a City-managed Affordable Housing Trust Fund(s) to be used in support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.

**Summary 2023:** As of December 2023, the existing available balance in the Housing In-Lieu fund is \$1,279,231, including earned interest. There were no deposits to the Housing In-Lieu fund in 2023. There was one expense to the Housing In-Lieu fund in 2023: \$25,000 to the Housing Trust Fund of Santa Barbara County for support of a deed-restricted 3D-printed house.

b. Participate in external grant programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and others when appropriate to leverage the City's affordable housing funds for local projects and programs.

**Summary 2023:** The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium and an entitlement city for the Community Development Block Grant Program. In 2022, the Home Consortium agreed to use a total of \$2,030,382 in HOME American Rescue Plan Act (ARPA) funding for a project in Old Town Goleta that involves conversion of a 65-unit motel into 60 studio units for people experiencing homelessness, one on-site manager's unit and offices for supportive services, known as Buena Tierra (formerly the Super 8 Motel). In 2023, a need for additional funding to support the new residents that will be living in Buena Tierra was identified. The City opted to use an additional \$114,271 in 2019-2021 Permanent Local Housing Allocations to support case management services at Buena Tierra.

c. Prepare a Comprehensive Affordable Housing Finance Plan by December 2024 that addresses all local and external sources of housing assistance funds and identifies appropriate strategies for the use and disbursement of those funds to affordable housing projects and activities.

**Summary 2023:** In spring 2023, City Council prioritized development of a Comprehensive Affordable Housing Finance Plan as the next project with the highest priority for Affordable Housing Program staff in fiscal year 2023-2024.

d. Monitor affordable funding assistance programs annually and assist developers in applying for funding as available.

**Summary 2023:** City staff has continued to research available funding sources and assist developers in securing funds where possible. Staff added links to the Affordable Housing/Implementation page of the City website, including information on available funding programs such as the state ADU grant programs.

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

a. **Increase Affordable Housing Opportunities.** Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Strategies include:

1. Continue to use federal, State, and other locally administered funds to support affordable and special needs housing and explore opportunities to increase funding for affordable housing creation on an annual basis. Coordinate with HASBARCO and other non-profit housing organizations to generate a detailed understanding of where overpayment rates and displacement risks are highest in the City, where vouchers are and are not used, and develop a place-based strategy for allocating new and existing funds for housing assistance in target areas of the most severe overpayment, highest displacement risk, and lowest incomes. (see also Program HE 2.7 Funding for Affordable Housing)

**Summary 2023:** The City acknowledges the limited amount of funding available for housing and continues to look for opportunities to assist projects with funding or other forms of assistance. The City has its own Affordable Housing Trust Fund account and also participates in the County HOME and PLHA Consortium in order to leverage funds and assist affordable housing projects in the City and countywide. Staff work closely with HASBARCO and other housing partners, such as the Housing Trust Fund of Santa Barbara County, to monitor the local housing market and make the best use of available funds.

2. Support opportunities to reduce barriers to affordable housing development. (see also Program HE 2.1 Encourage a Diverse Range of New Housing)

**Summary 2023:** See actions described elsewhere, including for Program HE 2.1.

3. Increase access to family-oriented housing (e.g., units with at least two bedrooms). (see also Programs HE 2.1 Encourage a Diverse Range of New Housing and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

**Summary 2023:** See actions described elsewhere, including for Programs HE 2.1 and HE 3.2.

4. Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (see also Program and HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

**Summary 2023:** In 2023, the City of Goleta contributed \$600,000 toward the acquisition and rehabilitation of a former Super 8 Hotel. Developed by the Housing Authority of the County of Santa Barbara, the “Buena Tierra” project will use \$19 million in state Homekey, other state funding, and federal funds. This project will house 60 formerly homeless people with special needs – 15 units will be for Transition Aged Youth, and the remaining 45 units will be for chronically homeless people (with disabilities) and veterans. The project features an on-site manager and a full array of supportive services provided by Good Samaritan Shelter – Opening in February 2024. This year also featured the planning approvals for Heritage Ridge, a 332-unit mixed income rental project, where 104 of the units will be reserved for vulnerable populations, guaranteed by State of California No Place Like Home funding. These units will be occupied by seniors and families.

5. Proactively monitor and address loss of existing affordable housing units, particularly in “high opportunity” areas. (see also Program HE 1.3 Monitor and Preserve Assisted Affordable Housing Units).

**Summary 2023:** Based on 2023 HCD data, all housing in the City is in either a High” or “Highest” resource opportunity area. There are no assisted rental units at risk of conversion to market rate in the next few years. However, staff is preparing an outreach strategy to tenants living in affordable units to attempt to preserve the affordability and protect vulnerable tenants. Over the next 5 years, a total of 1 for-sale unit is at risk of conversion to market rate (at Kona Kai in 2024). It is particularly challenging to preserve for-sale units where the original purchaser is nearing the expiration of a 30-year covenant; however, the City keeps track of those expiring units and is amenable to creative solutions or agreements with developers, such as offers to “buy out” covenants in lieu of providing required affordable units on site.

6. Adopt a Tenant Protection Ordinance to formalize local tenant protection standards and protocols by December 2024.

**Summary 2023:** On December 19, 2023, the City adopted an urgency Tenant Protections Ordinance and conducted the first reading of a permanent Tenant Protections Ordinance with just-cause eviction requirements, relocation assistance payments, a mandatory offer of a one-year lease to residential tenants, and a mandatory right of first refusal after vacating a unit for a substantial remodel.

b. Reduce homelessness. In 2021 the City Council adopted the Goleta Homelessness Strategic Plan. The Strategic Plan includes four overarching goals: 1) Increase Access to Critical Services for the Homeless; 2) Reduce the Impacts of Homelessness on the Community; 3) Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention); and 4) Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing. The City will continue to pursue implementation of the Strategic Plan to address the problem of homelessness in Goleta. (see also Program HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs)



**Summary 2023:** The City’s Neighborhood Services Department continued to implement the Homelessness Strategic Plan in 2023 by focusing on the four main goals:

1. **Increasing Access to Critical Services.** City staff contracted with City Net for 2 full-time outreach workers. Staff also closely collaborated with new County of Santa Barbara grant funded program of outreach and housing navigation for people in the US 101/Union Pacific Railroad Transit Corridor. The City partnered with the Santa Barbara Alliance for Community Transformation (SBACT) to open a once-a-week homeless Neighborhood Navigation Center that provides food, clothing, medical care, psychological support, housing navigation and enrollment in the Coordinated Entry System for permanent housing. The City also continued its City Grant programs to homeless-serving agencies: Transition House, Showers of Blessing, New Beginnings Counseling Center, and People’s Self Help Housing for basic needs services.
2. **Reduce the Impacts of Homelessness on the Community.** Through its partnership with SBACT, the City conducts a once-a-month community meeting with all interested people to focus on areas where people experiencing homelessness are congregating and/or impacting communities. Follow up and response includes outreach by City Net and, when necessary, law enforcement. The City published a resource guide that gives clear instructions to residents, businesses, and visitors about what to do if they have a concern about people experiencing homelessness. The City also maintains a Fulcrum mapping program software license that tracks all encampments in the City and keeps a record of outreach and any clearing efforts.
3. **Prevent At-Risk Individuals from Becoming Homeless (Homelessness Prevention).** The City contracts with the Rental Housing Mediation Program to ensure rapid and continuous responses to resident concerns about their rental housing. They handle approximately 30-40 cases a quarter with the goal of preserving people’s housing. The City also participated in a County-wide Diversion Hotline funded by the County of Santa Barbara to handle calls for needed rental assistance or other services to prevent people from becoming homeless.
4. **Increase the Supply of Transitional Housing, Permanent Supportive Housing, and Emergency Housing.** In 2023, the City of Goleta contributed \$600,000 toward the acquisition and rehabilitation of a former Super 8 Hotel. Developed by the Housing Authority of the County of Santa Barbara, the “Buena Tierra” project will use \$19 million in state Homekey, other state funding, and federal funds/ This project will provide permanent supportive housing for 60 formerly homeless people with special needs – 15 units will be for Transition Aged Youth, and the remaining 44 units will be for chronically homeless people (with disabilities) and veterans. The project features an on-site manager and a full array of supportive services provided by Good Samaritan Shelter. The City also authorized over \$114,000 in PLHA funding towards supportive services for this project.

<p>c. <u>Fair Housing Education and Training.</u> The City will support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Specific actions include:</p>
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1. Coordinate with other fair housing organizations to make training opportunities available for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.

**Summary 2023:** The City of Goleta contracts fair housing and mediation services through the City of Santa Barbara's Rental Housing Mediation Program. Serving approximately 125-159 families a year, the program is a confidential service providing support to either landlords or tenants or both through mediation. A key component of the program is Fair Housing Education and Training as part of the mediation efforts. These services are offered in English and Spanish. In addition, the Family Resource Center, operated by LEAP, a Goleta-based nonprofit, provides bilingual and bicultural tenant support on an as-needed basis.

2. The City will continue to contract with the City of Santa Barbara Rental Housing Mediation Program, or other appropriate agency throughout the planning period, in support of efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex (including gender identity or sexual orientation), familial status (due to pregnancy or the presence of children), national origin, source of income, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including below market rate housing units subject to City-required affordability agreements. Continue to support the fair housing efforts of the Santa Barbara Rental Housing Mediation Program, or other appropriate fair housing agency.

**Summary 2023:** The City of Goleta executed a new contract with the City of Santa Barbara for the City of Santa Barbara's Rental Housing Mediation Program on August 15, 2023. This new agreement extends to June 30, 2024. Fair Housing support is provided to landlords and tenants through their mediation process.

In December 2023, the City adopted a Tenant Protections Ordinance with just-cause eviction requirements, relocation assistance payments, a mandatory offer of a one-year lease to residential tenants, and a mandatory right of first refusal after vacating a unit for a substantial remodel. The Rental Housing Mediation Program staff will reference and implement the City's Tenant Protections Ordinance regulations when assisting City tenants and landlords.

3. Continue to support the provision of housing for persons with disabilities through updates to Title 17 in compliance with fair housing law by December 2023. (see Program 3.2 Facilitate the Provision of Housing for Persons with Special Needs)

**Summary 2023:** The City amended subsection 17.63.030(A) of the GMC to remove the Zoning Administrator role from the request for reasonable accommodation procedures and subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty in the processing of requests for reasonable accommodation on June 6, 2023, via Ordinance No. 23-05.

4. Post and update information annually regarding fair housing and conduct a presentation to City Council every two years in collaboration with the Santa Barbara Rental Housing Mediation Program.

**Summary 2023:** The City maintains a webpage for fair housing information on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/neighborhood-services/fair-housing-services>. No City Council presentation occurred in 2023.

5. In cooperation with the Santa Barbara Rental Housing Mediation Program, contact all low-income apartment complexes annually to provide education and materials about the program including multi-lingual materials.

**Summary 2023:** No action taken in 2023.

6. The City's Equal Opportunity Coordinator will maintain a Fair Housing City of Goleta website that provides contact information for the U.S. Housing and Urban Development's Office of Fair Housing and Equal Opportunity and other fair housing information and resources and will refer discrimination complaints to the appropriate legal service, County agency, or State agency for review and potential enforcement action. The Fair Housing website will be promoted through social media annually.

**Summary 2023:** Neighborhood Services maintains a webpage on the City's website that provides information to residents regarding fair housing services and related complaint response procedures. This web page refers tenants to the Rental Housing Mediation Program and refers lower income residents to the Legal Aid Foundation and agricultural workers to California Rural Legal Assistance.

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

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

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

1. Continue to implement subsection 17.07.040(B) of the GMC to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9 (2021). In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9 (2021).

**Summary 2023:** The City's regulations allow for SB 9 subdivisions, if such a request is submitted. However, the City received no such SB 9 applications in 2023. No further action was taken in 2023.

2. Coordinate with HASBARCO in 2023 about utilizing a mobility counseling program in Goleta. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas of higher opportunity. Through landlord outreach and mobility counseling, the City's goal will be to increase Housing Choice Vouchers by 10% and through implementation of the City's SB 9 (2021) ordinance, seek to integrate at least five units annually in single-family areas.

**Summary 2023:** No action taken in 2023.

3. By February 2024 research and pursue the development of a program that would provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restrictions on their property. This research should also explore outside funds. If funding is available, establish a pilot program by December 2024 and implement at least annually thereafter with a goal of achieving at least five deed-restricted ADUs annually.

**Summary 2023:** In 2023, City staff conducted research on available funding sources, as well as information on similar programs implemented in other jurisdictions throughout the state. However, no formal action was undertaken in 2023.

4. The City will publicize the HASBARCO First-Time Homebuyer Assistance program annually on the City website, newsletters, and through social media.

**Summary 2023:** As a partner and funder of the Housing Trust Fund of Santa Barbara County's First-Time Homebuyer Assistance Program, the City continues to publicize and promote the program to interested residents. Information about the program is posted on the City's website and is proactively shared with citizens who submit an Affordable Housing Interest List Sign-Up form. Given the recent changes in financial markets and interest rates, the program has slowed in recent years, giving out fewer loans than in the past; however, when the program has stable lines of credit in place once again, the City will promote the program through its various outreach methods, including social media.

5. Research and pursue a homesharing program, including research and coordination with non-profit and other organizations to assist with matching tenants with special needs with existing homeowners. The City will market and take other actions as necessary at least annually with the goal of five opportunities per year.

**Summary 2023:** No action taken in 2023.

6. The City will explore alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices such as higher density opportunities on Community Assembly uses (such as religious institutions) and institutional and quasi-institutional uses, missing middle housing (such as triplexes, bungalow courts, and townhouses) zoning amendments in addition to SB 9 (2021), such as SB 10 (2021), adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.

**Summary 2023:** No actions taken beyond those identified elsewhere in this report.

7. Accessibility Improvements: Research and pursue funding opportunities at least every other year to make accessibility improvements to homes and community infrastructure.

**Summary 2023:** In fiscal year 2022-2023, the City dedicated over \$155,000 in CDBG funds towards ADA accessibility improvements at the Goleta Community Center. The prior year, an additional \$150,000 in CDBG funds was allocated to ADA improvements at the Goleta Community Center. In recent years, the City has devoted additional CDBG funding towards making ADA accessibility improvements at local parks.

8. Develop incentives or other strategies to promote housing choices and affordability in all development throughout the City.

**Summary 2023:** No actions taken beyond those identified elsewhere in this report.

9. Affirmative Marketing and Regional Registries: Require affordable developers receiving public funds to prepare an affirmative marketing plan, and encourage private developers with affordable units in their projects to prepare an affirmative marketing plan. The affirmative marketing plan shall consider any regional housing registries and ensure marketing materials for new developments are designed to attract renters and

buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.

**Summary 2023:** In recognition of the need to affirmatively further fair housing under state programs and federal HUD programs, the City included in the Affordable Housing Policies and Procedures Manual, adopted by City Council in September 2023, a requirement for developers of affordable housing to submit a marketing plan to City staff for review and approval prior to conducting any advertising for the project units. This requirement applies to projects with Inclusionary units, Density Bonus units, and other deed-restricted units under the City's housing programs. If a project were exempt from the requirements, City staff would still encourage the developer to submit a marketing plan and conduct a fair and nondiscriminatory outreach process.

10. Mid-term evaluation: In 2027, evaluate the effectiveness of these strategies in promoting housing opportunities throughout the City, and make adjustments within one year to achieve the overall goal of 250 units.

**Summary 2023:** No action taken.

e. Address Disparities in Access and Opportunity. Continue to implement the Citywide initiative of continually examining City policies and practices, seeks new and innovative ways to engage and benefit the entire community, and make changes in any government policies, structures, services, or culture that negatively impact or do not fully benefit historically disenfranchised communities. The City will adopt a Diversity, Equity, and inclusion (DEI) Plan by December 2024 and implement that plan through the planning period. The DEI Plan will consider place-based strategies such as recruiting residents from other local government decision-making bodies; catalyze leadership and future community wide decision-makers; and expand access to community meetings.

**Summary 2023:** The City issued a Request for Proposal (RFP) for a Diversity, Equity, and Inclusion Plan on February 15, 2023. The City received a total of 15 proposals from consultants locally and nationwide. Following an assessment of the proposals, Equity Praxis Group was selected to assist the City with the Plan. The City executed an agreement with Equity Praxis Group on October 3, 2023 and work on development of the plan commenced shortly thereafter.

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

**Summary 2023:** The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the CIP Division of the Public Works Department. On June 20, 2023, Council adopted the City of Goleta Two-Year Operating Budget and Capital

Improvement Program Budget for Fiscal Years 2023/24 and 2024/25 (Resolution No. 23-33).

Projects within Census Tract 003001 (Old Town) that were under construction and completed in FY 2021-22 and 2022-23 include the San Jose Creek Bike Path – Middle Extent (Project No. 9007), Community Gardens (Project No. 9084), Jonny D. Wallis Neighborhood Park Phase 2 – Splash Pad (Project No. 9111), and the Goleta Community Center ADA Improvements (Project No. 9121),

A significant number of other projects were in, or approaching, the final design phase within Census Tract 003001 (Old Town) and will move into the construction phase during 2023 and 2024, including the Ekwil Street & Fowler Road Extensions (Project No. 9002) and Hollister Avenue Bridge (Project No. 9033) Hollister Avenue Old Town Interim Striping Project (Project No. 9114), and the San Jose Creek Bike Path – Southern and Northern Extents (Project No. 9006).

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

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

**Summary 2023:** Title 17 (Zoning) of the GMC includes allowances and specific use standards for SRO Housing. No applications for SRO housing were made in 2023.

b. Emergency Shelters. Continue to facilitate the provision of emergency shelters consistent with State law. Review and amend Title 17 standards by December 2023 to ensure consistency with AB 139 of 2019 (Government Code Section 65583(a)(4)(A)(ii)) to ensure parking standards for emergency shelters consistent with State law. Amend Title 17 to allow Emergency Shelters as a permitted use in Office and Institutional (OI), in compliance with AB 2339 of 2022, including amending the definition of emergency shelters and meet all requirements pursuant to AB 2339 (sufficient capacity, proximity, development standards).

**Summary 2023:** The City amended the Emergency Shelter regulations in Title 17 of the GMC on June 6, 2023, via Ordinance No. 23-05. The amendments updated zoning regulations for compliance with AB 139. Amendments to ensure compliance with AB 2339 did not occur in 2023. No applications for Emergency Shelters were made in 2023.

c. Low Barrier Navigation Centers. Pursuant to AB 101 of 2019 (Government Code Section 65660 et seq.), a Title 17 amendment will be processed by December 2023 to allow low barrier navigation centers consistent with State law.

**Summary 2023:** The City added low barrier navigation center standards into Title 17 of the GMC on June 6, 2023, via Ordinance No. 23-05. The amendments updated zoning regulations for compliance with AB 101. No applications for low barrier navigation centers were made in 2023.

d. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with State law. Review Title 17 standards and process a Title 17 amendment by December 2023, if necessary, for supportive housing to ensure consistency with AB 2162 of 2018 (Government Code Section 65583(c)(3)).

**Summary 2023:** Title 17 (Zoning) of the GMC includes allowances for transitional and supportive housing. The City adopted amendments to Title 17 to update the City's supportive housing regulations to ensure compliance with AB 2162 on June 6, 2023, via Ordinance No. 23-05.

In 2023, the City approved one supportive housing project (104 units at Heritage Ridge) and one supportive housing project (Buena Terra) was under construction.

e. Residential Care Facilities. Continue to facilitate the provision of small state licensed residential care facilities for six or fewer persons as a family residential use and apply standards for larger care facilities in appropriate locations. The City will also process amendments to Title 17 of the Goleta Municipal Code by December 2023 to allow large residential care facilities, where currently allowed, without the requirement for a Major Conditional Use Permit and as an allowed use in the General Commercial zoning district.

**Summary 2023:** Title 17 (Zoning) of the GMC includes allowances for small and large residential care facilities. The City adopted amendments to Title 17 to remove the requirement for a Major Conditional Use Permit for large residential care facilities where previously allowed with such an approval and to allow large residential care facilities as an allowed use in General Commercial, on June 6, 2023, via Ordinance No. 23-05. The City received no applications for residential care facilities in 2023.

f. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Section 17021.5 and Section 17021.6.

**Summary 2023:** Title 17 (Zoning) of the GMC includes allowances and specific use standards for farmworker housing consistent with Health and Safety Code Section 17021.5 and Section 17021.6. The City received no applications for farmworker housing in 2023.

g. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, and financial assistance when feasible. Contact special



needs housing organizations annually to explore development opportunities (see also Program 2.4).

**Summary 2023:** In 2023, the City worked closely with the Housing Authority of the County of Santa Barbara on both the Buena Tierra project, for extremely low-income formerly homeless individuals, and the Heritage Ridge project, for both seniors and family households.

h. Family Housing Amenities. Encourage adequate provisions in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities throughout the development review process.

**Summary 2023:** The City's development review process encourages the provision of open space amenities as a baseline unless a concession/waiver of the provision of open space and/or amenity is requested by the applicant.

i. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations. Process a Title 17 amendment to subsection 17.63.030(A) to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) to remove factors that can create uncertainty in the processing of requests.

**Summary 2023:** The City amended subsection 17.63.030(A) of the GMC to remove the Zoning Administrator role from the request procedures and to subsection 17.63.040(B)(1) of the GMC to remove factors that can create uncertainty in the processing of requests on June 6, 2023, via Ordinance No. 23-05. No reasonable accommodation requests were received in 2023.

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

**Summary 2023:** 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, such as removing day care facilities from any lot coverage calculation otherwise applicable to the site.

Further, the City continues to work with developers and nonprofit groups to discuss opportunities for cooperative and collaborative housing when and where permissible and feasible. No cooperative or collaborative housing developments requests were received in 2023.

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

**Summary 2023:** In addition to flyers and informational material provided at outreach events (Lemon Festival, State of the City, etc.) and City Hall, the City continues to use its website, the Monarch Press, and social media to communicate energy efficiency programs and resources to the public. Additionally, the City's "Go Green Goleta" initiative is used to cultivate awareness about the importance of making small changes that can have big impacts. The webpage for the initiative also includes useful links to Tri-County Regional Energy Network (3C-REN), SCE, Southern California Gas Company, Central Coast Community Energy, and many other sites to help direct the public to additional programs and opportunities.

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

a. Retrofitting of existing residential structures to reduce energy consumption and costs to owners and tenants is encouraged. These retrofits may include, without limitation, increased insulation, weather stripping, caulking of windows and doors, low-flow showerheads, and other similar improvements. The City will require individual residential units within multifamily housing projects to be separately metered or submetered for all utilities.

**Summary 2023:** The City uses 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. In addition, the City is working collaboratively with the Tri-County Regional Energy Network (3C-REN) on promoting incentives for energy efficiency in multi-family housing, with a mailer planned for early 2024. Lastly, as part of the City's Building Code, all individual multifamily projects are required to have separately metered utilities for each individual housing unit. The latest Building Code (2022), effective January 1, 2023, incentivizes energy efficient heat pumps and improved ventilation standards to improve efficiency in new buildings. Additionally, the Code improves efficiency standards for commercial building envelopes, various internal systems, and grid integration equipment, such as demand-responsive controls to buoy grid stability

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.

**Summary 2023:** California's Building Codes are published in their entirety every three years. The City adopted updates for the 2022 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes on November 15, 2022 to be effective on January 1, 2023. Adoption of the State codes ensures that the City's Municipal Code is consistent with the current State building regulations, including those for energy conservation. Throughout 2023, 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.

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.

**Summary 2023:** New development and improvements to existing residential development within the City are reviewed by Planning staff, and in many instances require additional design review by the Design Review Board. Throughout these reviews, design elements such as solar orientation, heating and heat recovery systems, as well as skylights are evaluated for appropriateness for integration into the overall project design. Per the latest adopted building code (2022), effective January 1, 2023, new multifamily and commercial developments are expected to essentially include both solar and battery storage.

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

**Summary 2022:** Within Title 15 (Buildings and Construction) of the City's Municipal Code, construction standards and regulations are codified, including those that encourage or require integrating renewable energy designs and methods. New development within the City that incorporates renewable energy sources are 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.

On August 25, 2022, a solar photovoltaic system, the Monarch Solar Array, was installed at City Hall and is producing about 84% of City Hall's power in Year 1 of operation. The use of this renewable energy to power City Hall has resulted in about 75.7 metric tons of CO<sub>2</sub> emissions reduced by the City, which is equivalent to carbon sequestered by 90 acres of U.S forest in one year. In addition, the City Council authorized a public-private partnership in May 2023 to promote the installation of home solar and battery systems for local residents at no upfront cost through Powered Up Goleta.

**HE 4.4 Transit-Oriented Development.** The City will encourage transit-oriented housing development to enable efficient public transit systems and alternatives to driving (walking and bicycling). In coordination with regional transportation planning activities, the City will work with developers to incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for a project. Residential development plans will incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas, to the

extent feasible. The City will consider requests to reduce required parking for transit-oriented housing developments where alternative-transportation improvements are incorporated on or adjacent to the project site through the approval of a Development Plan, Modification, or Conditional Use Permit.

**Summary 2023:** 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). The City's development review process encourages the provision of transit improvements where feasible. One non-residential project approved in 2023 included the provision of a bus stop and associated amenities (bench, shelter, lighting, etc.).

In addition, on June 6, 2023, the City adopted Ordinance No. 23-05. Included in this ordinance was a new allowance for bus stops to be developed in front and street side setbacks.

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

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

**Summary 2023:** The 2022 General Plan Progress Report was considered by the City's Planning Commission on February 13, 2023, and by the City Council on March 21, 2023. Subsequent to those meetings, the report was submitted to the state on March 23, 2023. Included in the 2022 Progress Report was a summary of progress towards implementing the City's Housing Element 2015-2023.

Also in 2023, the City adopted the Housing Element 2023-2031 on January 17, 2023, via Resolution No. 23-02. Staff submitted the adopted Housing Element 2023-2031 to HCD for review on January 23, 2023, and on March 20, 2023, the City received a letter from HCD identifying additional information and analysis needed for certification. After receipt of the HCD letter, staff prepared revisions to address HCD comments and hosted three study sessions with the Planning Commission and City Council. The purpose of the study sessions was to obtain input from the Council, Planning Commission, and members of the public regarding potential rezones to address HCD's comments on the Housing

Element 2023-2031's sites inventory. Subsequent to that public outreach, an amended Housing Element 2023-2031 was considered by Planning Commission on November 13 and 15, 2023. After those hearings, City Council adopted the amended Housing Element 2023-2031 on December 5, 2023, via Resolution Nos. 23-64, -66, and -68.

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

- a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, organizations, and the University of California, Santa Barbara to address housing needs on the South Coast of Santa Barbara County, as well as more regionally in Ventura and San Luis Obispo Counties.

**Summary 2023:** The HOME Consortium includes the County and the Cities of Buellton, Carpinteria, Lompoc, Solvang, Goleta, and Santa Maria. The Consortium's goals for the current five-year planning period focus on expanding affordable housing, assisting homeless individuals and those at risk of homelessness with emergency and permanent housing services, assisting non-homelessness special needs populations, building community infrastructure and service capacity, and promoting economic development. Over \$1,000,000 in supplemental HOME Investment Partnership Program funds made available by the American Rescue Plan (HOME-ARP) were allocated to the Buena Tierra permanent supportive housing project in Goleta which will provide 60 units for extremely low-income, formerly homeless individuals.

The City also continues to participate in the quarterly meetings of the Joint Cities-County Affordable Housing Task Group, which is comprised of the Cities of Goleta, Carpinteria, Santa Barbara, Santa Maria, Lompoc, Guadalupe, Buellton, and Solvang; the County of Santa Barbara; City of Santa Barbara Housing Authority, Housing Authority of the County of Santa Barbara; Housing Trust Fund of Santa Barbara County; Metropolitan Transit District; Peoples' Self-Help Housing; Habitat for Humanity; Home for Good (formerly C3H); and Santa Barbara Alliance for Community Transformation (SBACT). 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.

- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all socio-economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
  1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.

2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
3. Work with local nonprofit and service organizations to distribute information to the public.
4. Provide public information through press releases, City of Goleta website, GovDelivery email/text message system, Nextdoor, social media (Facebook, Twitter, and Instagram) and Goleta TV Channel 19.
5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.
7. Conduct public meetings at suitable times and accessible to persons with disabilities. Resources will be invested to provide interpretation services when requested at public meetings when feasible.

**Summary 2023:** The City contracted with the Santa Barbara Alliance for Community Transformation (SBACT) for coordination of public outreach and awareness on issues regarding the resolution of homelessness. Three times a month, SBACT convened a stakeholder meeting group to advance outreach and housing efforts for people experiencing homelessness. This group includes City staff, elected officials, law enforcement, and outreach organizations. Once a month, SBACT advertised and coordinated a meeting with interested and concerned residents of Goleta on efforts to resolve homelessness for people living in encampments and in vehicles. In July 2023, SBACT conducted an in-person community forum and invited the public to learn about homelessness and Goleta's efforts to house people.

In the spring and again in the fall of 2023, the City worked with Habitat for Humanity of Southern Santa Barbara County to publicize its A Brush With Kindness home-repair program for low-income homeowners in the city limits are unable to maintain their houses without assistance. In both instances, the City made the program information available, in English and Spanish, to almost 8,000 people through its email and text alert platform, as well as on Nextdoor, various social media sites, and the City News section of its website.

During 2023, the City also maintained a fair housing webpage here: <https://www.cityofgoleta.org/your-city/neighborhood-services/neighborhood-services/fair-housing-services> .

- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:
  1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
  2. Identifying information resources.

3. Enhancing relationships and partnerships with nonprofit providers of housing services.
4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

**Summary 2023:** The City's Planning staff and the staff of the Department of Neighborhood Services continue to work together to implement the programming within the Housing Element, attend regional planning meetings with the Affordable Housing Task Group, co-sponsor the Coastal Housing Coalition's annual conference, and maintain relationships with non-profit providers (e.g., People's Self-Help Housing, Habitat for Humanity). Additionally, City staff coordinates 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.

- 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.

**Summary 2023:** The City regularly encourages applicants to conduct neighborhood meetings before application submittal and during the review process. This encouragement was when staff meet with prospective developers on residential and non-residential projects in 2023.

- 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.

**Summary 2023:** The City of Goleta continued to be an active participant in the development and passing of State housing laws. Working with the City's legislative advocate and the League of California Cities throughout 2023, the City wrote and sent several comment letters pertaining to housing bills that either benefit or inhibit the City's housing goals. The City supported two legislative bills during the 2023 Legislative Session that would have provided funding to support local efforts and increase the supply of affordable housing and supportive housing. The City also submitted letters of support for federal and state funding for other local agencies' housing projects. The League is an association of California city officials who work together to enhance their knowledge and skills, exchange information, and combine resources so that they may influence housing policy and decisions that affect cities. The League's policy-making process allows many of the issues facing California cities to be discussed and debated and the organization's policy directions to be established. Through the League, cities collectively marshal their resources to defend and expand local control in the Legislature, at the ballot box, in the courts, and through strategic outreach to inform and educate the public, policymakers and opinion leaders.

f. The City will work with the Goleta Water District to seek sufficient additional water resources to support the development of new housing in the City commensurate with regional needs. Specific City actions will include:

- Annual consultation with GWD staff and administrative support in applying for grant funding if available.
- Support efforts by the GWD to expand the water supply with new water sources being earmarked for residential development.
- Work with GWD and Santa Barbara County Water Agency staff to develop and promote, at least annually, water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new residential development projects.
- Annual consultation with the GWD staff and any other relevant agencies regarding opportunities for increased use of recycled/reclaimed water.
- Evaluate the effectiveness of this subprogram in 2027 and implement alternative actions (such as increased conservation measures and regional efforts to expand water supply), as appropriate, if water supply is acting as a constraint to housing development.

**Summary 2023:** City staff met with Goleta Water District staff on March 23, 2023 and December 12, 2023 to discuss water resources for new housing development. On December 12, 2023, the Goleta Water District Board of Directors adopted a resolution for the allocation of potable water for new or additional service connections, of up to 154.7 acre-feet, in 2024. The 2024 allocation represented the first Goleta Water District allocation of new or expanded water service since 2013.

g. The City will provide the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element immediately upon adoption and will do the same for any Housing Element amendments during the planning period, in compliance with Senate Bill 1087 (2005) as codified in Government Code Section 65589.7(a). Included in this transmittal will be information regarding State requirements for water/sewer priority service for lower-income housing.

**Summary 2023:** The City provided the Goleta Water District, Goleta Sanitary District, and Goleta West Sanitary District with a copy of the City's Housing Element 2023-2031 (adopted on January 17, 2023) on January 26, 2023 and the City's amended Housing Element 2023-2031 (adopted on December 5, 2023) on December 11, 2023. In both instances, the transmittals included information regarding State requirements for water/sewer priority service for lower-income housing.

### 3.10 Housing Element Tables

#### 3.10.1 Regional Housing Needs Allocation Tracking

Government Code Section 65400(a)(2)(B) requires the General Plan Progress Report to include a description of the progress in meeting the City's share of regional housing needs, including a description of actions taken by the City towards completion of programs and status of compliance with deadlines in the Housing Element. A series of



tables are presented below to document the City’s progress towards meeting the regional housing needs allocation through the 2023 - 2031 reporting period and also to identify important residential housing projects that are unbuilt or pending. Refer to Appendix C of this report for completed housing forms, as adopted by the California Department of Housing and Community Development and required to be completed by Government Code Section 65400(a)(2)(B).

Table 2 of this report documents the number and type of residential units built in 2023. The income group for those units is also provided in the last column. It should be noted that “Above-Moderate” means households earning over 120 percent of the median household income for Santa Barbara County. As part of the City’s Inclusionary Housing Program, HE 2.5, above moderate-income is used to describe workforce housing. This category includes households earning 120 to 200 percent of the median household income, but for State reporting requirements and as detailed in the tables below, above-moderate units are all units available to households making more than 120 percent of the median household income.

**TABLE 2  
RESIDENTIAL UNITS COMPLETED IN 2023**

<b>Date</b>	<b>Project Name</b>	<b>Location</b>	<b>Number of Units</b>	<b>Units Type</b>	<b>Income Group</b>
2/22/2023	NA	7085 Scripps Crescent	1	JADU	1 Low
3/8/2023	NA	7437 San Blanco Dr.	1	ADU	1 Very Low
3/20/2023	NA	126 Kamala Way	1	ADU	1 Above Moderate
4/13/2023	NA	7526 Astoria Pl.	1	ADU	1 Very Low
4/20/2023	NA	217 Calle Serrento	1	ADU	1 Very Low
5/1/2023	NA	531 Dalton Way	1	ADU	1 Very Low
6/14/2023	NA	365 Coronado Dr.	1	ADU	1 Very Low
7/12/2023	NA	447 Caseta Way	1	ADU	1 Very Low
7/19/2023	NA	925 Via Bolzano	1	ADU	1 Low
7/19/2023	NA	37 Colusa Ave.	1	ADU	1 Above Moderate
9/12/2023	NA	217 Ancona Ave.	1	ADU	1 Low
9/19/2023	NA	7341 Padova Dr Unit C	1	ADU	1 Low
10/3/2023	NA	7922 Rio Vista Dr.	1	ADU	1 Low
10/9/2023	NA	7668 Newport Dr.	1	JADU	1 Low
11/1/2023	NA	7658 Newport Dr.	1	JADU	1 Low
12/18/2023	NA	487 N Kellogg Ave.	1	ADU	1 Very Low
12/21/23	NA	6280 Shamrock Ave.	1	ADU	1 Above Moderate

Table 3 documents the total number of constructed residential units in 2023 by income group. Of the 17 new residential units constructed in 2023 (all ADUs), 3 were in the “Above-Moderate” income group, 7 in “Low” income group, and 7 in the “Very Low” group.

**TABLE 3  
TOTAL BUILT RESIDENTIAL UNITS BY INCOME GROUP**

	Total Units Added	Very Low (including extremely low)	Low	Moderate	Above Moderate
<b>2023 Units</b>	17	7	7	0	3

Table 4 compares housing objectives and housing production. The housing objectives are based on Goleta’s Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2023-31 planning period. New housing units with building permits issued (rather than receiving certificate of occupancy) since the beginning of the projection period (June 30, 2022) are credited towards the City’s housing need for the planning period. As such, the values for 2023 in Table 4 (building permit issuance) vary from those in Tables 2 and 3 (construction completed).

**TABLE 4  
HOUSING OBJECTIVES UPDATE (2023-2031)**

Income Level	RHNA Allocation	Projection Period (6/30/22-2/14/23)	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining RHNA
Very Low	682	62	7	-	-	-	-	-	-	-	-	69	613
Low	324	6	11	-	-	-	-	-	-	-	-	17	307
Moderate	370	0	0	-	-	-	-	-	-	-	-	0	370
Above Moderate	461	5	3	-	-	-	-	-	-	-	-	8	453
<b>Total</b>	<b>1,837</b>	<b>73</b>	<b>21</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>94</b>	<b>1,743</b>

**3.10.2 Removal of Constraints for Affordable Housing**

During 2023, the City prepared the Housing Element 2023-2031. As part of this process, the City analyzed constraints to housing development. As a result of this analysis, the City identified several changes to the City’s regulations, as highlighted below:

- *Parking.* Allow shared parking reductions as a staff level approval (as opposed the current requirement of a Major Conditional Use Permit).
- *Height.* Increase height maximums in RP, RM, RH zone districts in the Coastal Zone to 35 feet (from 25 feet) and in the C-OT zone district to 35 feet (from 30 feet).
- *Open Space.* Reduce open space requirements for mixed-use residential development.

- *Densities*. Increase the maximum residential density in CC from 12 to 20 dwelling units per acre and to include an allowance for adjustments to density standards through the review of a Development Plan.
- *Lot Coverages*. Increase the maximum lot coverage standard in RH to 50 percent.

### **3.10.3 Housing Projects of Interest**

In 2023, the City approved two housing projects that will provide below market rate units. The larger of the two is the Heritage Ridge residential project. On March 7, 2023, the City Council approved the Heritage Ridge project and adopted amendments to Open Space Element Figure 3-5 and Conservation Element Figure 4-1, via Resolution No. 23-12. Out of the 332 units approved, 85 will be available to low income households and 17 will be available for very-low income households. The City also approved a mixed-use project at 6491 Calle Real on September 11 2023. This project, processed under SB 330, includes 14 total units, with 2 available to low income households. During 2023, the 61-unit total supportive housing project Buena Tierra (formerly the Super 8 Motel) was also under construction.

### **3.10.4 Project Streamlining Pursuant to Government Code Section 65913.4**

Government Code Section 65913.4 provides provisions for streamlined processing of certain infill residential projects (see Senate Bill 35 (2017)). In 2023, the City received no applications submitted pursuant to Government Code Section 65913.4(a). In addition, no developments were approved pursuant to Government Code Section 65913.4(c) and no building permits were issued pursuant to Government Code Section 65913.4(c) for either rental or for-sale residential units.

### **3.11 LEAP Grant**

On June 6, 2020, City Council authorized staff to submit a Local Early Action Planning (LEAP) Grant application for the development of objective design standards for multi-unit and mixed-use developments. LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local govts. prepare for their 6th cycle RHNA. LEAP is made available as a portion of the Local Government Planning Support Grants Program pursuant to Chapter 3.1 of Health and Safety Code (Sections 50515 to 50515.05) (Chapter 159, Statutes of 2019).

In the fall 2020, the City was notified of an award of \$150,000 LEAP Grant from HCD and worked to execute a grant agreement between the City and state. On January 4, 2021, the City executed an agreement with the California Department of Housing and Community Development for a LEAP Grant in the amount of \$150,000 to develop objective design standards (ODS) for multi-unit and mixed-use developments. On November 15, 2022, the City Council adopted the new ODS standards and procedures to be codified in Title 17 of the Goleta Municipal Code. The final task for the project is production of a User's Guide that was prepared in early 2023.

After completion of the ODS project, additional funds remained available within the City's LEAP Grant. In order to utilize these funds, the City and HCD amended the LEAP Grant scope to include staff and consultant time to prepare for and attend the Housing Element 2023-2031 sites study sessions on July 20, 25 ,and 31, 2023. Reimbursement for this work concluded the LEAP Grant.

## **Appendix A**

### **General Plan Implementation Actions and Programs Summary 2023**

**APPENDIX A**  
**GOLETA GENERAL PLAN/COASTAL LAND USE PLAN**  
**IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2023)**

No.	Implementation Program / Action: Objective	Implementation Status <sup>1</sup>		
		No Action	Underway/ Ongoing	Complete
<b>Land Use Element</b>				
LU-IA-1	Preparation & Adoption of New Zoning Code & Map			X
LU-IA-2	Adoption of Sphere of Influence for Goleta			X
LU-IA-3	Traffic Mitigation Agreements with UCSB, City of Santa Barbara, and County of Santa Barbara		X	
LU-IA-4	Neighborhood Compatibility Ordinance/Program			X
LU-IA-5	Transfer of Development Rights Ordinance/Program	X		
LU-IA-6	South Kellogg Industrial Area Compliance Program	X		
<b>Open Space Element</b>				
OS-IA-1	Preparation and Adoption of New Zoning Code			X
OS-IA-2	AB 1600 Fee Study for Park, Recreation, and Open Space Facilities			X
OS-IA-3	Feasibility Study for Open Space District/Acquisition Methods		X	
OS-IA-4	Preparation of Park System Master Plan			X
OS-IA-5	Preparation of Individual Park Development and/or Management Plans		X	
<b>Conservation Element</b>				
CE-IA-1	Preparation of New Zoning Code			X
CE-IA-2	Update of the CEQA Thresholds Manual	X		
CE-IA-3	Preparation of a Creek & Watershed Mngt Plan			X
CE-IA-4	Preparation of a Tree Protection Ordinance	X		
CE-IA-5	Preparation of a Greenhouse Gas Reduction Plan			X
<b>Safety Element</b>				
SE-IA-1	New Zoning Code			X
SE-IA-2	San Jose Creek Flood Control Project		X	
SE-IA-3	Annual Safety Audits of Oil and Gas Facilities		X	
SE-IA-4	Multihazard Emergency Response Plan			X
SE-IA-5	International Fire Code Council Urban Interface Code			X
<b>Visual &amp; Historic Resources Element</b>				
VH-IA-1	Preparation and Adoption of New Zoning Code			X
VH-IA-2	Preparation and Adoption of Design Guidelines	X		
VH-IA-3	Preparation and Adoption of Story Pole/Visual Simulation Procedures	X		
VH-IA-4	Creation of a Historic Preservation Board or Committee			X
<b>Transportation Element</b>				
TE-IA-1	Traffic Impact Fee Program			X
TE-IA-2	Capital Improvements Program and Budget		X	
TE-IA-3	Street Design Standards			X
TE-IA-4	Neighborhood Traffic Management Program	X		
TE-IA-5	Parking In-Lieu Fee Program for Old Town	X		
TE-IA-6	Bicycle Transportation Plan			X
TE-IA-7	Update of the CEQA Thresholds Manual			X

**APPENDIX A**  
**GOLETA GENERAL PLAN/COASTAL LAND USE PLAN**  
**IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2023)**

No.	Implementation Program / Action: Objective	Implementation Status <sup>1</sup>		
		No Action	Underway/ Ongoing	Complete
<b>Public Facilities Element</b>				
<b>PF-IA-1</b>	Preparation of AB 1600 Study and Impact Fee Program			X
<b>PF-IA-2</b>	Capital Improvements Program and Budget		X	
<b>Noise Element</b>				
<b>NE-IA-1</b>	Adoption of New Noise Ordinance			X
<b>NE-IA-2</b>	Design Criteria		X	
<b>NE-IA-3</b>	Noise Enforcement Program		X	
<b>Housing Element</b>				
<b>HE 1.1</b>	Code Compliance		X	
<b>HE 1.2</b>	Housing Rehabilitation		X	
<b>HE 1.3</b>	Monitor & Preserve Assisted Affordable Units		X	
<b>HE 1.4</b>	Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership		X	
<b>HE 1.5</b>	Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use		X	
<b>HE 1.6</b>	Assist in the Effective Use of Available Rental Assistance Programs		X	
<b>HE 1.7</b>	Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock		X	
<b>HE 1.8</b>	Research Impact of Underused Housing Stock	X		
<b>HE 2.1</b>	Encourage a Diverse Range of New Housing		X	
<b>HE 2.2</b>	Linkage of Housing and Jobs		X	
<b>HE 2.3</b>	Housing Design Principles for Multiple-Unit and Affordable Housing		X	
<b>HE 2.4</b>	Facilitate Affordable Housing Development		X	
<b>HE 2.5</b>	Inclusionary Housing		X	
<b>HE 2.6</b>	Encourage Accessory Dwelling Units		X	
<b>HE 2.7</b>	Funding for Affordable Housing		X	
<b>HE 3.1</b>	Affirmatively Further Fair Housing Opportunities		X	
<b>HE 3.2</b>	Facilitate the Provision of Housing for Persons with Special Needs		X	
<b>HE 3.3</b>	Encourage Cooperative and Similar Collaborative Housing Development		X	
<b>HE 4.1</b>	Rehabilitation and Energy Loan Programs		X	
<b>HE 4.2</b>	Resource Conservation in Existing and New Residential Development		X	
<b>HE 4.3</b>	Use of Renewable Energy Sources		X	
<b>HE 4.4</b>	Transit-Oriented Development		X	
<b>HE 5.1</b>	Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals		X	
<b>HE 5.2</b>	Community and Regional Collaboration		X	

<sup>1</sup> = The implementation tracking status is intended to provide a summary of the status of a particular action or program. This tracking table does not reflect related advances in implementation actions/programs nor does it reflect the fact that some items will continually be "in progress" as they are related to ongoing City practices. Refer to the Section 3 of this Report for a more detailed description of implementation progress.

## **Appendix B**

### **Planning Commission and City Council Resolutions**



**RESOLUTION NO. 24-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN / COASTAL LAND USE PLAN 2023 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE REPORT TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the Goleta General Plan / Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

**WHEREAS**, the General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element; and

**WHEREAS**, each Element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives; and

**WHEREAS**, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation (report); and

**WHEREAS**, California Government Code Section 65400(a)(2)(B) requires the City to include in the report the City's progress in meeting its share of regional housing needs; and

**WHEREAS**, California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200 et seq. require the City to use the report forms and definitions adopted by the California Department of Housing and Community Development (HCD) to report on the status and progress in implementing the City's Housing Element; and

**WHEREAS**, California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

**WHEREAS**, California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor's Office of Planning and Research (OPR) and HCD by April 1 of each year; and

**WHEREAS**, the Planning Commission conducted a public meeting on the General Plan 2023 Progress Report (Progress Report) on February 12, 2024, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the entire administrative record, including the staff report, the 2023 Progress Report, and oral and written testimony from interested persons.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:**

**SECTION 1. Recitals**

The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

**SECTION 2. Recommendation of Approval of General Plan 2023 Progress Report to the City Council and Finding of Exemption Under the California Environmental Quality Act**

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2023 Progress Report (attached as Exhibit A and incorporated herein by reference) and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan.

The Planning Commission also determines that the General Plan 2023 Progress Report is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment and pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

The Planning Commission therefore recommends to City Council approval of the 2023 Progress Report and submittal of the report to relevant State agencies as required by State law.

**SECTION 3. Documents**

The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

**SECTION 4. Certification**

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**PASSED, APPROVED AND ADOPTED** this 12<sup>th</sup> day of February 2024.



---

KATIE MAYNARD  
CHAIR

ATTEST:



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DEBORAH S. LOPEZ  
CITY CLERK

APPROVED AS TO FORM:



---

WINNIE CAI  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA ) ss.  
CITY OF GOLETA )

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 24-02 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 12<sup>th</sup> day of February, 2024 by the following roll call vote of the Planning Commission:

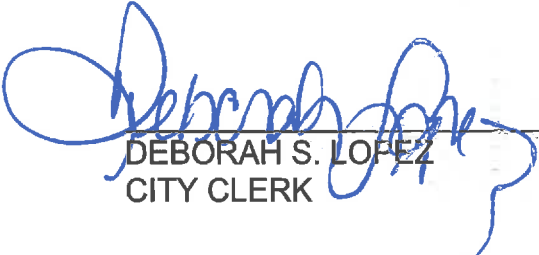
AYES: CHAIR MAYNARD, VICE-CHAIR CHAPMAN,  
COMMISSIONERS FULLERTON AND MILLER

NOES: NONE

ABSENT: COMMISSIONER SMITH

ABSTENTIONS: NONE

(SEAL)

  
DEBORAH S. LOPEZ  
CITY CLERK

**RESOLUTION NO. 24-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE GENERAL PLAN/COASTAL LAND USE PLAN 2023 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND FINDING THE REPORT TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the Goleta General Plan/Coastal Land Use Plan (General Plan) is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

**WHEREAS**, the General Plan contains the seven State-required Elements and two additional Elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element; and

**WHEREAS**, each Element of the General Plan concludes with a set of implementation actions and programs that are intended to carry out a policy and achieve specific objectives; and

**WHEREAS**, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status of the City's General Plan and progress in its implementation (report); and

**WHEREAS**, California Government Code Section 65400(a)(2)(B) requires the City to include in the report the City's progress in meeting its share of regional housing needs; and

**WHEREAS**, California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200 et seq. require the City to use the report forms and definitions adopted by the California Department of Housing and Community Development (HCD) to report on the status and progress in implementing the City's Housing Element; and

**WHEREAS**, California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

**WHEREAS**, California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor's Office of Planning and Research (OPR) and HCD by April 1 of each year; and

**WHEREAS**, the Planning Commission conducted a public meeting on the General Plan 2023 Progress Report (2023 Progress Report) on February 12, 2024, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the entire administrative record, including the staff report, the 2023 Progress Report, and oral and written testimony from interested persons; and

**WHEREAS**, on February 12, 2024, the Planning Commission recommended that City Council approve the 2023 Progress Report; and

**WHEREAS**, the City Council conducted a public meeting on March 19, 2024, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the City Council considered the entire administrative record, including the staff report, the 2023 Progress Report, the recommendation of the Planning Commission, and oral and written testimony from interested persons.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:**

**SECTION 1. Recitals**

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

**SECTION 2. California Environmental Quality Act**

The City Council determines that the General Plan 2023 Progress Report is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(b)(5) as an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment and pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

**SECTION 3. Approval of General Plan 2023 Progress Report**

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the 2023 Progress Report, attached as Exhibit A and incorporated herein by reference, and finds that the 2023 Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan. The City Council therefore approves the 2023 Progress Report.

**SECTION 4. Submittal of General Plan 2023 Progress Report**

The City Council directs the City's Advance Planning Manager, or their designee, to submit the 2023 Progress Report to OPR and HCD on or before April 1, 2024 in accordance with the provisions of Government Code Section 65400(a)(2).


**SECTION 5. Documents**

The documents and other materials which constitute the record of proceedings upon which this decision is based, are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

**SECTION 6. Certification**


The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**PASSED, APPROVED AND ADOPTED** this 19<sup>th</sup> day of March 2024.



PAULA PEROTTE  
MAYOR

ATTEST:



DEBORAH S. LOPEZ  
CITY CLERK

APPROVED AS TO FORM:



MEGAN GARIBALDI  
CITY ATTORNEY

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA    )  
CITY OF GOLETA                 )        ss.

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 24-16 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 19<sup>th</sup> day of March, 2024 by the following roll call vote of the City Council:

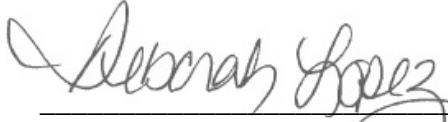
AYES:                    MAYOR PEROTTE, MAYOR PRO TEMPORE REYES-MARTÍN, COUNCILMEMBERS KASDIN, KYRIACO AND RICHARDS

NOES:                    NONE

ABSENT:                 NONE

ABSTENTIONS:        NONE

(SEAL)

  
\_\_\_\_\_  
DEBORAH S. LOPEZ  
CITY CLERK



## **Appendix C**

### **Department of Housing and Community Development Tables**

**2023 GOLETA Housing Element Annual Progress Report**

**General Information**

<b>First Name</b>	Andy	<b>Street Address</b>	130 Cremona Drive	<b>Phone</b>	8059617544
<b>Last Name</b>	Newkirk	<b>City</b>	Goleta	<b>Email</b>	anewkirk@cityofgoleta.org
<b>Title</b>	Supervising Senior Planner	<b>Zip Code</b>	93117		

Comments: Include any additional information or explanation for the information provided in the following tables.

## 2023 GOLETA Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

**Unit Information**

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
069-560-030	550 Cambridge Dr.	0	0	0	0	0	0	1	1	0	0
073-194-001	7093 Armstrong Rd.	0	0	0	0	0	0	1	1	1	0
069-372-011	653 Cambridge Dr.	0	0	0	0	0	0	1	1	1	0
077-141-052	4 Baker Lane	0	0	0	0	0	0	1	1	1	0
079-570-053	213 Old Ranch Rd.	0	0	0	0	0	0	1	1	1	0
077-363-008	626 Carlo Dr.	0	0	0	0	0	0	1	1	1	0
077-303-016	6212 Covington Way	0	0	0	0	0	0	1	1	1	0
077-122-006	7071 Del Norte Dr.	0	0	0	0	0	0	1	1	1	0
077-071-009	666 Larchmont Pl	0	1	0	0	0	0	0	1	0	0
079-415-019	7481 San Bergamo Dr	0	0	0	1	0	0	0	1	0	0
071-021-010	77 Magnolia Ave	0	1	0	0	0	0	0	1	0	0
079-492-009	7658 Newport Dr	0	0	0	1	0	0	0	1	0	0
071-072-001	68 Cardinal Ave	0	0	0	0	0	0	1	1	0	0
077-275-003	6181 Covington Way	0	0	0	1	0	0	0	1	0	0

071-032-028	70 Nectarine Ave #101	0	0	0	0	0	0	1	1	0	0
077-142-010	5 Plumas Ave	0	0	0	0	0	0	1	1	0	0
073-221-041	200 Cannon Green Dr	0	0	0	0	0	0	1	1	0	0
073-490-006	6838 Silkberry Ln	0	0	0	1	0	0	0	1	1	0
073-223-001	7309 Davenport Rd	0	0	0	0	0	0	1	1	0	0
077-264-009	212 Valdez Ave	0	0	0	0	0	0	1	1	0	0
077-130-022	3 Baker Ln	0	1	0	0	0	0	0	1	0	0
079-444-002	7409 Sea Gull Dr	0	0	0	1	0	0	0	1	0	0
079-343-012	77 Manchester Pl	0	0	0	0	0	0	1	1	0	0
079-530-032	286 Spruce Dr Unit 101	0	0	0	1	0	0	0	1	0	0
079-402-005	58 Deerhurst Dr	0	0	0	1	0	0	0	1	1	0
069-080-018	5641 Cielo Ave Unit 101	0	1	0	0	0	0	0	1	1	0
077-243-009	6154 Malva Ave	0	0	0	1	0	0	0	1	0	0
077-204-006	6235 Guava Ave	0	0	0	1	0	0	0	1	0	0
077-122-009	7059 Del Norte Dr Unit	0	0	0	1	0	0	0	1	1	0
079-463-003	79 San Milano Dr Unit 101	0	0	0	1	0	0	0	1	1	0
073-080-028	6021 Hollister Ave	1	0	0	0	0	0	0	1	1	0
079-450-066	185 Park Cir	0	0	0	0	0	0	1	1	0	0
077-303-016	6212 Covington Way	0	1	0	0	0	0	0	1	1	0
077-431-008	6434 Camino Vivente	0	0	0	1	0	0	0	1	0	0

077-431-008	6414 Camino Viviente	0	1	0	0	0	0	0	1	0	0
073-194-006	478 Pacific Oaks Unit 101	0	0	0	0	0	0	1	1	0	0
079-354-004	221 Big Sur Dr	0	1	0	0	0	0	0	1	0	0
079-354-004	221 Big Sur Dr	0	1	0	0	0	0	0	1	0	0
077-363-008	626 Carlo Dr Unit 101	0	1	0	0	0	0	0	1	1	0
077-103-011	64 Placer Dr	0	1	0	0	0	0	0	1	0	0
077-114-004	7115 Madera Dr Unit 2	0	1	0	0	0	0	0	1	0	0
079-412-003	18 San Rossano Dr	0	1	0	0	0	0	0	1	0	0
073-184-019	507 Mills Way	0	0	0	1	0	0	0	1	0	0
069-271-007	5594 Cathedral Oaks Rd.	0	0	0	0	0	1	0	1	0	0
071-041-015	5668 Armitos Ave	0	1	0	0	0	0	0	1	0	0
077-141-011	7121 Tuolumne	0	0	0	1	0	0	0	1	0	0
073-184-013	7028 Scripps Crescent	0	0	0	0	0	1	0	1	0	0
069-271-007	5596 Cathedral Oaks Rd.	0	0	0	0	0	1	0	1	0	0
069-131-011	5620 Marbury Dr.	0	1	0	0	0	0	0	1	0	0
<b>Totals</b>		<b>1</b>	<b>14</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>3</b>	<b>17</b>	<b>49</b>	<b>15</b>	<b>0</b>

Project Information												
Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
069-560-030	069-560-030	550 Cambridge Dr.	23-0019-LUP	23-0019-LUP	SFD	Renter	12/21/2023	NONE	No	N/A	Pending	3D Printed House; affordability level still TBD
073-194-001	073-194-001	7093 Armstrong Rd.	23-0005-ADU	23-0005-ADU	ADU	Renter	10/17/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
069-372-011	069-372-011	653 Cambridge Dr.	23-0004-ADU	23-0004-ADU	ADU	Renter	09/26/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
077-141-052	077-141-052	4 Baker Lane	23-0006-ADU	23-0006-ADU	ADU	Renter	12/29/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
079-570-053	079-570-053	213 Old Ranch Rd.	23-0002-ADU	23-0002-ADU	ADU	Renter	08/21/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
077-363-008	077-363-008	626 Carlo Dr.	23-0003-ADU	23-0003-ADU	ADU	Renter	07/18/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
077-303-016	077-303-016	6212 Covington Way	23-0001-ADU	23-0001-ADU	ADU	Renter	07/03/2023	NONE	No	N/A	Approved	Affordability determined with building permit.

077-122-006	077-122-006	7071 Del Norte Dr.	23-0001-LUP	23-0001-LUP	ADU	Renter	01/13/2023	NONE	No	N/A	Approved	Affordability determined with building permit.
077-071-009	077-071-009	666 Larchmont Pl	23-B-0030	23-B-0030	ADU	Owner	01/11/2023	NONE	No	N/A	Pending	Provided to family.
079-415-019	079-415-019	7481 San Bergamo Dr	23-B-0049	23-B-0049	ADU	Renter	01/16/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
071-021-010	071-021-010	77 Magnolia Ave	23-B-0062	23-B-0062	ADU	Owner	02/03/2023	NONE	No	N/A	Approved	Provided to family.
079-492-009	079-492-009	7658 Newport Dr	23-B-0067	23-B-0067	ADU	Renter	02/13/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
071-072-001	071-072-001	68 Cardinal Ave	23-B-0065	23-B-0065	ADU	Owner	02/20/2023	NONE	No	N/A	Approved	
077-275-003	077-275-003	6181 Covington Way	23-B-0074	23-B-0074	ADU	Renter	02/23/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
071-032-028	071-032-028	70 Nectarine Ave #101	23-B-0102	23-B-0102	ADU	Renter	03/03/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
077-142-010	077-142-010	5 Plumas Ave	23-B-0100	23-B-0100	ADU	Renter	03/20/2023	NONE	No	N/A	Pending	
073-221-041	073-221-041	200 Cannon Green Dr	23-B-0108	23-B-0108	ADU	Renter	04/03/2023	NONE	No	N/A	Approved	

073-490-006	073-490-006	6838 Silkberry Ln	23-B-0138	23-B-0138	ADU	Renter	04/06/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
073-223-001	073-223-001	7309 Davenport Rd	23-B-0148	23-B-0148	ADU	Renter	04/07/2023	NONE	No	N/A	Pending	
077-264-009	077-264-009	212 Valdez Ave	23-B-0116	23-B-0116	ADU	Renter	04/10/2023	NONE	No	N/A	Pending	
077-130-022	077-130-022	3 Baker Ln	23-B-0140	23-B-0140	ADU	Owner	05/05/2023	NONE	No	N/A	Pending	Provided to family.
079-444-002	079-444-002	7409 Sea Gull Dr	23-B-0158	23-B-0158	ADU	Renter	05/22/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
079-343-012	079-343-012	77 Manchester Pl	23-B-0164	23-B-0164	ADU	Renter	05/24/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
079-530-032	079-530-032	286 Spruce Dr Unit 101	23-B-0163	23-B-0163	ADU	Renter	05/31/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
079-402-005	079-402-005	58 Deerhurst Dr	23-B-0208	23-B-0208	ADU	Renter	06/19/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
069-080-018	069-080-018	5641 Cielo Ave Unit 101	23-B-0201	23-B-0201	ADU	Owner	06/21/2023	NONE	No	N/A	Approved	Provided to family.



077-243-009	077-243-009	6154 Malva Ave	23-B-0209	23-B-0209	ADU	Renter	06/21/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
077-204-006	077-204-006	6235 Guava Ave	23-B-0217	23-B-0217	ADU	Renter	07/08/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
077-122-009	077-122-009	7059 Del Norte Dr Unit	23-B-0223	23-B-0223	ADU	Renter	07/17/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
079-463-003	079-463-003	79 San Milano Dr Unit 101	23-B-0254	23-B-0254	ADU	Renter	07/30/2023	NONE	No	N/A	Approved	Affordability based on expected rent and affordability calculator
073-080-028	073-080-028	6021 Hollister Ave	23-B-0237	23-B-0237	MH	Renter	08/01/2023	NONE	No	N/A	Approved	
079-450-066	079-450-066	185 Park Cir	23-B-0257	23-B-0257	ADU	Renter	08/09/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
077-303-016	077-303-016	6212 Covington Way	23-B-0291	23-B-0291	ADU	Owner	08/09/2023	NONE	No	N/A	Approved	Provided to family.
077-431-008	077-431-008	6434 Camino Vivente	23-B-0416	23-B-0416	ADU	Renter	08/09/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator

077-431-008	077-431-008	6414 Camino Viviente	23-B-0265	23-B-0265	ADU	Owner	08/15/2023	NONE	No	N/A	Pending	Provided to family.
073-194-006	073-194-006	478 Pacific Oaks Unit 101	23-B-0303	23-B-0303	ADU	Renter	08/24/2023	NONE	No	N/A	Pending	
079-354-004	079-354-004	221 Big Sur Dr	23-B-0292	23-B-0292	ADU	Owner	09/11/2023	NONE	No	N/A	Pending	Provided to family.
079-354-004	079-354-004	221 Big Sur Dr	23-B-0289	23-B-0289	ADU	Owner	09/14/2023	NONE	No	N/A	Pending	Provided to family.
077-363-008	077-363-008	626 Carlo Dr Unit 101	23-B-0309	23-B-0309	ADU	Owner	09/14/2023	NONE	No	N/A	Approved	Provided to family.
077-103-011	077-103-011	64 Placer Dr	23-B-0305	23-B-0305	ADU	Owner	09/15/2023	NONE	No	N/A	Pending	Provided to family.
077-114-004	077-114-004	7115 Madera Dr Unit 2	23-B-0302	23-B-0302	ADU	Owner	09/17/2023	NONE	No	N/A	Pending	Provided to family.
079-412-003	079-412-003	18 San Rossano Dr	23-B-0323	23-B-0323	ADU	Owner	09/27/2023	NONE	No	N/A	Pending	Provided to family.
073-184-019	073-184-019	507 Mills Way	23-B-0361	23-B-0361	ADU	Renter	10/25/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
069-271-007	069-271-007	5594 Cathedral Oaks Rd.	23-B-0362	23-B-0362	ADU	Renter	10/25/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
071-041-015	071-041-015	5668 Armitos Ave	23-B-0370	23-B-0370	ADU	Owner	10/26/2023	NONE	No	N/A	Pending	Provided to family.
077-141-011	077-141-011	7121 Tuolmune	23-B-0375	23-B-0375	ADU	Renter	10/26/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator

073-184-013	073-184-013	7028 Scripps Crescent	23-B-0418	23-B-0418	ADU	Renter	11/30/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
069-271-007	069-271-007	5596 Cathedral Oaks Rd.	23-B-0414	23-B-0414	ADU	Renter	12/07/2023	NONE	No	N/A	Pending	Affordability based on expected rent and affordability calculator
069-131-011	069-131-011	5620 Marbury Dr.	23-B-0419	23-B-0419	ADU	Owner	12/15/2023	NONE	No	N/A	Pending	Provided to family.

## 2023 GOLETA Housing Element Annual Progress Report

**TABLE A2 - Annual Building Activity Report Summary - New Construction**

**Entitlements**

Project Identifier			Affordability by Household Income - Entitlements							Entitlement Date Approved	# of Units Issued Entitlements
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
073-060-031	NA	14-049-GPA-VTM-DP-DRB	17	0	85	0	0	0	230	03/07/2023	332
077-160-066	6491 Calle Real	22-0005-DP	0	0	2	0	0	0	12	09/11/2023	14
073-194-001	7093 Armstrong Rd.	23-0005-ADU	0	0	0	0	0	0	1	11/20/2023	1
069-372-011	653 Cambridge Dr.	23-0004-ADU	0	0	0	0	0	0	1	11/01/2023	1
077-141-052	4 Baker Lane	23-0006-ADU	0	0	0	0	0	0	1	12/29/2023	1
079-570-053	213 Old Ranch Rd.	23-0002-ADU	0	0	0	0	0	0	1	10/30/2023	1
077-363-008	626 Carlo Dr.	23-0003-ADU	0	1	0	0	0	0	0	09/14/2023	1
077-303-016	6212 Covington Way	23-0001-ADU	0	1	0	0	0	0	0	08/07/2023	1
077-122-006	7071 Del Norte Dr.	23-0001-LUP	0	0	0	0	0	0	1	10/03/2023	1
077-204-006	6235 Guava Ave.	22-0039-LUP	0	0	0	1	0	0	0	01/04/2023	1
069-331-005	205 Sylvan Dr.	22-B-0272	0	0	0	0	0	0	0		0
077-393-010	217 Ancona Ave.	22-B-0451	0	0	0	0	0	0	0		0
071-072-001	68 Cardinal Ave	23-B-0065	0	0	0	0	0	0	0		0
077-111-007	7164 Del Norte Dr.	22-B-0305	0	0	0	0	0	0	0		0

069-143-004	487 N Kellogg Ave	23-B-0002	0	0	0	0	0	0	0	0	0
077-154-005	37 Colusa Ave	22-B-0470	0	0	0	0	0	0	0	0	0
073-221-041	200 Cannon Green Dr	23-B-0108	0	0	0	0	0	0	0	0	0
069-513-015	5993 Berkeley Rd	21-B-0163	0	0	0	0	0	0	0	0	0
079-492-009	7658 Newport Dr	23-B-0067	0	0	0	0	0	0	0	0	0
079-415-016	7463 San Bergamo Dr.	22-B-0377	0	0	0	0	0	0	0	0	0
073-490-006	6838 Silkberry Ln	23-B-0138	0	0	0	0	0	0	0	0	0
077-470-031	861 Volante Place	22-B-0252	0	0	0	0	0	0	0	0	0
073-200-001	416 Mills Way	22-B-0222	0	0	0	0	0	0	0	0	0
071-032-028	70 Nectarine Ave #101	23-B-0102	0	0	0	0	0	0	0	0	0
077-122-009	7059 Del Norte Dr Unit	23-B-0223	0	0	0	0	0	0	0	0	0
071-021-010	77 Magnolia Ave	23-B-0062	0	0	0	0	0	0	0	0	0
069-080-018	5641 Cielo Ave Unit 101	23-B-0201	0	0	0	0	0	0	0	0	0
079-463-003	79 San Milano Dr Unit 101	23-B-0254	0	0	0	0	0	0	0	0	0
079-402-005	58 Deerhurst Dr	23-B-0208	0	0	0	0	0	0	0	0	0
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	0	0	0	0	0	0
079-414-006	7437 San Blanco Drive	20-B-0107	0	0	0	0	0	0	0	0	0
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	0	0	0
079-393-011	7526 Astoria Pl.	21-B-0406	0	0	0	0	0	0	0	0	0

079-600-004	217 Calle Serrento	21-B-0372	0	0	0	0	0	0	0	0	0
077-283-013	531 Dalton Way	21-B-0497	0	0	0	0	0	0	0	0	0
079-395-002	365 Coronado Dr	21-B-0271	0	0	0	0	0	0	0	0	0
077-412-029	447 Caseta Way	20-B-0208	0	0	0	0	0	0	0	0	0
069-391-008	925 Via Bolzano	20-B-0220	0	0	0	0	0	0	0	0	0
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	0	0	0	0	0	0
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	0	0	0	0	0	0
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	0	0	0	0	0	0
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	0	0	0
073-080-028	6021 Hollister Ave	23-B-0237	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>17</b>	<b>2</b>	<b>87</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>247</b>		<b>354</b>

<b>Building Permits</b>											
<b>Project Identifier</b>			<b>Affordability by Household Income - Building Permits</b>								
<b>Current APN</b>	<b>Street Address</b>	<b>Local Jurisdiction Tracking ID</b>	<b>Very Low-Income Deed Restricted</b>	<b>Very Low-Income Non Deed Restricted</b>	<b>Low-Income Deed Restricted</b>	<b>Low-Income Non Deed Restricted</b>	<b>Moderate-Income Deed Restricted</b>	<b>Moderate-Income Non Deed Restricted</b>	<b>Above Moderate-Income</b>	<b>Building Permits Date Issued</b>	<b># of Units Issued Building Permits</b>
073-060-031	NA	. 14-049-GPA-VTM-DP-DRB	0	0	0	0	0	0	0		0
077-160-066	6491 Calle Real	22-0005-DP	0	0	0	0	0	0	0		0
073-194-001	7093 Armstrong Rd.	23-0005-ADU	0	0	0	0	0	0	0		0
069-372-011	653 Cambridge Dr.	23-0004-ADU	0	0	0	0	0	0	0		0
077-141-052	4 Baker Lane	23-0006-ADU	0	0	0	0	0	0	0		0
079-570-053	213 Old Ranch Rd.	23-0002-ADU	0	0	0	0	0	0	0		0
077-363-008	626 Carlo Dr.	23-0003-ADU	0	1	0	0	0	0	0	11/02/2023	1
077-303-016	6212 Covington Way	23-0001-ADU	0	1	0	0	0	0	0	12/20/2023	1
077-122-006	7071 Del Norte Dr.	23-0001-LUP	0	0	0	0	0	0	0		0
077-204-006	6235 Guava Ave.	22-0039-LUP	0	0	0	0	0	0	0		0
069-331-005	205 Sylvan Dr.	22-B-0272	0	0	0	1	0	0	0	01/18/2023	1
077-393-010	217 Ancona Ave.	22-B-0451	0	0	0	1	0	0	0	03/15/2023	1
071-072-001	68 Cardinal Ave	23-B-0065	0	1	0	0	0	0	0	04/10/2023	1
077-111-007	7164 Del Norte Dr.	22-B-0305	0	0	0	1	0	0	0	04/12/2023	1
069-143-004	487 N Kellogg Ave	23-B-0002	0	1	0	0	0	0	0	04/18/2023	1
077-154-005	37 Colusa Ave	22-B-0470	0	0	0	0	0	0	1	04/25/2023	1

073-221-041	200 Cannon Green Dr	23-B-0108	0	0	0	0	0	0	1	05/01/2023	1
069-513-015	5993 Berkeley Rd	21-B-0163	0	0	0	1	0	0	0	05/13/2023	1
079-492-009	7658 Newport Dr	23-B-0067	0	0	0	1	0	0	0	05/31/2023	1
079-415-016	7463 San Bergamo Dr.	22-B-0377	0	0	0	1	0	0	0	06/05/2023	1
073-490-006	6838 Silkberry Ln	23-B-0138	0	0	0	1	0	0	0	06/07/2023	1
077-470-031	861 Volante Place	22-B-0252	0	0	0	1	0	0	0	07/19/2023	1
073-200-001	416 Mills Way	22-B-0222	0	0	0	1	0	0	0	08/14/2023	1
071-032-028	70 Nectarine Ave #101	23-B-0102	0	0	0	0	0	0	1	09/13/2023	1
077-122-009	7059 Del Norte Dr Unit	23-B-0223	0	0	0	1	0	0	0	10/23/2023	1
071-021-010	77 Magnolia Ave	23-B-0062	0	1	0	0	0	0	0	10/30/2023	1
069-080-018	5641 Cielo Ave Unit 101	23-B-0201	0	1	0	0	0	0	0	12/13/2023	1
079-463-003	79 San Milano Dr Unit 101	23-B-0254	0	0	0	1	0	0	0	12/18/2023	1
079-402-005	58 Deerhurst Dr	23-B-0208	0	0	0	1	0	0	0	12/20/2023	1
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	0	0	0	0		0
079-414-006	7437 San Blanco Drive	20-B-0107	0	0	0	0	0	0	0		0
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	0		0
079-393-011	7526 Astoria Pl.	21-B-0406	0	0	0	0	0	0	0		0
079-600-004	217 Calle Serrento	21-B-0372	0	0	0	0	0	0	0		0



077-283-013	531 Dalton Way	21-B-0497	0	0	0	0	0	0	0		0
079-395-002	365 Coronado Dr	21-B-0271	0	0	0	0	0	0	0		0
077-412-029	447 Caseta Way	20-B-0208	0	0	0	0	0	0	0		0
069-391-008	925 Via Bolzano	20-B-0220	0	0	0	0	0	0	0		0
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	0	0	0	0		0
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	0	0	0	0		0
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	0	0	0	0		0
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	0		0
073-080-028	6021 Hollister Ave	23-B-0237	1	0	0	0	0	0	0	09/12/2023	1
<b>Totals</b>			<b>1</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>3</b>		<b>22</b>

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
073-060-031	NA	. 14-049-GPA-VTM-DP-DRB	0	0	0	0	0	0	0		0
077-160-066	6491 Calle Real	22-0005-DP	0	0	0	0	0	0	0		0
073-194-001	7093 Armstrong Rd.	23-0005-ADU	0	0	0	0	0	0	0		0
069-372-011	653 Cambridge Dr.	23-0004-ADU	0	0	0	0	0	0	0		0
077-141-052	4 Baker Lane	23-0006-ADU	0	0	0	0	0	0	0		0
079-570-053	213 Old Ranch Rd.	23-0002-ADU	0	0	0	0	0	0	0		0
077-363-008	626 Carlo Dr.	23-0003-ADU	0	0	0	0	0	0	0		0
077-303-016	6212 Covington Way	23-0001-ADU	0	0	0	0	0	0	0		0
077-122-006	7071 Del Norte Dr.	23-0001-LUP	0	0	0	0	0	0	0		0
077-204-006	6235 Guava Ave.	22-0039-LUP	0	0	0	0	0	0	0		0
069-331-005	205 Sylvan Dr.	22-B-0272	0	0	0	0	0	0	0		0
077-393-010	217 Ancona Ave.	22-B-0451	0	0	0	1	0	0	0	09/12/2023	1
071-072-001	68 Cardinal Ave	23-B-0065	0	0	0	0	0	0	0		0
077-111-007	7164 Del Norte Dr.	22-B-0305	0	0	0	0	0	0	0		0
069-143-004	487 N Kellogg Ave	23-B-0002	0	1	0	0	0	0	0	12/18/2023	1
077-154-005	37 Colusa Ave	22-B-0470	0	0	0	0	0	0	1	07/19/2023	1

073-221-041	200 Cannon Green Dr	23-B-0108	0	0	0	0	0	0	0		0
069-513-015	5993 Berkeley Rd	21-B-0163	0	0	0	0	0	0	0		0
079-492-009	7658 Newport Dr	23-B-0067	0	0	0	1	0	0	0	11/01/2023	1
079-415-016	7463 San Bergamo Dr.	22-B-0377	0	0	0	0	0	0	0		0
073-490-006	6838 Silkberry Ln	23-B-0138	0	0	0	0	0	0	0		0
077-470-031	861 Volante Place	22-B-0252	0	0	0	0	0	0	0		0
073-200-001	416 Mills Way	22-B-0222	0	0	0	0	0	0	0		0
071-032-028	70 Nectarine Ave #101	23-B-0102	0	0	0	0	0	0	0		0
077-122-009	7059 Del Norte Dr Unit	23-B-0223	0	0	0	0	0	0	0		0
071-021-010	77 Magnolia Ave	23-B-0062	0	0	0	0	0	0	0		0
069-080-018	5641 Cielo Ave Unit 101	23-B-0201	0	0	0	0	0	0	0		0
079-463-003	79 San Milano Dr Unit 101	23-B-0254	0	0	0	0	0	0	0		0
079-402-005	58 Deerhurst Dr	23-B-0208	0	0	0	0	0	0	0		0
073-183-001	7085 Scripps Crescent	22-B-0239	0	0	0	1	0	0	0	02/22/2023	1
079-414-006	7437 San Blanco Drive	20-B-0107	0	1	0	0	0	0	0	03/08/2023	1
077-195-011	126 Kamala Way	20-B-0079	0	0	0	0	0	0	1	03/20/2023	1
079-393-011	7526 Astoria Pl.	21-B-0406	0	1	0	0	0	0	0	04/13/2023	1
079-600-004	217 Calle Serrento	21-B-0372	0	1	0	0	0	0	0	04/20/2023	1

077-283-013	531 Dalton Way	21-B-0497	0	1	0	0	0	0	0	05/01/2023	1
079-395-002	365 Coronado Dr	21-B-0271	0	1	0	0	0	0	0	06/14/2023	1
077-412-029	447 Caseta Way	20-B-0208	0	1	0	0	0	0	0	07/12/2023	1
069-391-008	925 Via Bolzano	20-B-0220	0	0	0	1	0	0	0	07/19/2023	1
077-354-001	7341 Padova Dr Unit C	22-B-0093	0	0	0	1	0	0	0	09/19/2023	1
079-570-012	7922 Rio Vista Dr.	22-B-0258	0	0	0	1	0	0	0	10/03/2023	1
079-492-010	7668 Newport Dr.	22-B-0398	0	0	0	1	0	0	0	10/09/2023	1
077-222-002	6280 Shamrock Ave	22-B-0230	0	0	0	0	0	0	1	12/21/2023	1
073-080-028	6021 Hollister Ave	23-B-0237	0	0	0	0	0	0	0		0
<b>Totals</b>			<b>0</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>3</b>		<b>17</b>

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
073-060-031	073-060-031	NA	Heritage Ridge	. 14-049-GPA-VTM-DP-DRB	MH	Renter	17	NONE	Y	Other	INC, DB		55	0			Also qualified for Density Bonus (column 17). Extremely low income units not mandated but expected.	
077-160-066	077-160-066	6491 Calle Real	6491 Calle Real	22-0005-DP	MH	Renter	0	NONE	Y		DB		55	0			Also City inclusionary.	
073-194-001	073-194-001	7093 Armstrong Rd.	23-0005-ADU	23-0005-ADU	ADU	Owner	0	NONE	Y					0			Affordability determined with building permit.	

069-372-011	069-372-011	653 Cambridge Dr.	23-0004-ADU	23-0004-ADU	ADU	Owner	0	NONE	Y					0			Affordability determined with building permit.
077-141-052	077-141-052	4 Baker Lane	23-0006-ADU	23-0006-ADU	ADU	Owner	0	NONE	Y					0			Affordability determined with building permit.
079-570-053	079-570-053	213 Old Ranch Rd.	23-0002-ADU	23-0002-ADU	ADU	Owner	0	NONE	Y					0			Affordability determined with building permit.
077-363-008	077-363-008	626 Carlo Dr.	23-0003-ADU	23-0003-ADU	ADU	Owner	1	NONE	Y			No rent charged (\$0) to family member.		0			Provided to a family member.
077-303-016	077-303-016	6212 Covington Way	23-0001-ADU	23-0001-ADU	ADU	Owner	1	NONE	Y			No rent charged (\$0) to family member.		0			Provided to a family member.
077-122-006	077-122-006	7071 Del Norte Dr.	23-0001-LUP	23-0001-LUP	ADU	Owner	0	NONE	Y					0			Affordability determined with building permit.

077-204-006	077-204-006	6235 Guava Ave.	22-0039-LUP	22-0039-LUP	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
069-331-005	069-331-005	205 Sylvan Dr.	22-B-0272	22-B-0272	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
077-393-010	077-393-010	217 Ancona Ave.	22-B-0451	22-B-0451	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
071-072-001	071-072-001	68 Cardinal Ave	23-B-0065	23-B-0065	ADU	Owner	1	NONE	Y			Will not be rented (\$0 rent)		0			
077-111-007	077-111-007	7164 Del Norte Dr.	22-B-0305	22-B-0305	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
069-143-004	069-143-004	487 N Kellogg Ave	23-B-0002	23-B-0002	ADU	Owner	1	NONE	Y			Will not be rented (\$0 rent)		0			
077-154-005	077-154-005	37 Colusa Ave	22-B-0470	22-B-0470	ADU	Renter	0	NONE	Y					0			

073-221-041	073-221-041	200 Cannon Green Dr	23-B-0108	23-B-0108	ADU	Renter	0	NONE	Y					0			
069-513-015	069-513-015	5993 Berkeley Rd	21-B-0163	21-B-0163	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
079-492-009	079-492-009	7658 Newport Dr	23-B-0067	23-B-0067	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
079-415-016	079-415-016	7463 San Bergamo Dr.	22-B-0377	22-B-0377	ADU	Renter	0	NONE	Y			Assumed 22-23 application avg rent for 1br ADUs (\$2016)		0			
073-490-006	073-490-006	6838 Silkberry Ln	23-B-0138	23-B-0138	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator



077-470-031	077-470-031	861 Volante Place	22-B-0252	22-B-0252	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
073-200-001	073-200-001	416 Mills Way	22-B-0222	22-B-0222	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
071-032-028	071-032-028	70 Nectarine Ave #101	23-B-0102	23-B-0102	ADU	Renter	0	NONE	Y					0			Affordability based on expected rent and affordability calculator
077-122-009	077-122-009	7059 Del Norte Dr Unit	23-B-0223	23-B-0223	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
071-021-010	071-021-010	77 Magnolia Ave	23-B-0062	23-B-0062	ADU	Owner	1	NONE	Y			No rent charged (\$0) to family member.		0			Provided to a family member.

069-080-018	069-080-018	5641 Cielo Ave Unit 101	23-B-0201	23-B-0201	ADU	Owner	1	NONE	Y			No rent charged (\$0) to family member.		0			Provided to a family member.
079-463-003	079-463-003	79 San Milano Dr Unit 101	23-B-0254	23-B-0254	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
079-402-005	079-402-005	58 Deerhurst Dr	23-B-0208	23-B-0208	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			Affordability based on expected rent and affordability calculator
073-183-001	073-183-001	7085 Scripps Crescent	22-B-0239	22-B-0239	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0			
079-414-006	079-414-006	7437 San Blanco Drive	20-B-0107	20-B-0107	ADU	Renter	0	NONE	Y			HCD Affordability calculator		0			
077-195-011	077-195-011	126 Kamala Way	20-B-0079	20-B-0079	ADU	Renter	0	NONE	Y					0			
079-393-011	079-393-011	7526 Astoria Pl.	21-B-0406	21-B-0406	ADU	Owner	0	NONE	Y			Will not be rented (\$0 rent)		0			

079-600-004	079-600-004	217 Calle Serrento	21-B-0372	21-B-0372	ADU	Owner	0	NONE	Y			Will not be rented (\$0 rent)	0			
077-283-013	077-283-013	531 Dalton Way	21-B-0497	21-B-0497	ADU	Owner	0	NONE	Y			Will not be rented (\$0 rent)	0			
079-395-002	079-395-002	365 Coronado Dr	21-B-0271	21-B-0271	ADU	Owner	0	NONE	Y			Will not be rented (\$0 rent)	0			
077-412-029	077-412-029	447 Caseta Way	20-B-0208	20-B-0208	ADU	Renter	0	NONE	Y			Based on Avg. Rent for 1BR - \$1560 (2021)	0			
069-391-008	069-391-008	925 Via Bolzano	20-B-0220	20-B-0220	ADU	Renter	0	NONE	Y			HCD Affordability calculator	0			
077-354-001	077-354-001	7341 Padova Dr Unit C	22-B-0093	22-B-0093	ADU	Renter	0	NONE	Y			Rent provided with building permit application.	0			Affordability based on expected rent and affordability calculator
079-570-012	079-570-012	7922 Rio Vista Dr.	22-B-0258	22-B-0258	ADU	Renter	0	NONE	Y			Rent provided with building permit application.	0			Affordability based on expected rent and affordability calculator

079-492-010	079-492-010	7668 Newport Dr.	22-B-0398	22-B-0398	ADU	Renter	0	NONE	Y			Rent provided with building permit application.		0		Affordability based on expected rent and affordability calculator
077-222-002	077-222-002	6280 Shamrock Ave	22-B-0230	22-B-0230	ADU	Renter	0	NONE	Y					0		Affordability based on expected rent and affordability calculator
073-080-028	073-080-028	6021 Hollister Ave	Buena Tierra	23-B-0237	MH	Renter	1	NONE	Y	HKEY		Supporting Housing operated by Housing Authority	1000	0		ARPA, one additional unit to previous 60 unit project

**Density Bonus**

Project Identifier			Density Bonus				
Current APN	Street Address	Local Jurisdiction Tracking ID	Deed Restriction Type	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
073-060-031	NA	14-049-GPA-VTM-DP-DRB	INC, DB	.0	0	Other	Yes
077-160-066	6491 Calle Real	22-0005-DP	DB	27.2	2	Development Standards Modification	Yes

## 2023 GOLETA Housing Element Annual Progress Report

**TABLE B - Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level	RHNA Allocation	Restrictions	Projection Period	Year 1 - 2023	Year 2 - 2024	Year 3 - 2025	Year 4 - 2026	Year 5 - 2027	Year 6 - 2028	Year 7 - 2029	Year 8 - 2030	Year 9 - 2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	682	Deed restricted	0	1	0	0	0	0	0	0	0	0	69	613
		Non-Restricted	62	6	0	0	0	0	0	0	0	0		
Low	324	Deed restricted	0	0	0	0	0	0	0	0	0	0	17	307
		Non-Restricted	6	11	0	0	0	0	0	0	0	0		
Moderate	370	Deed restricted	0	0	0	0	0	0	0	0	0	0	0	370
		Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Above Moderate	461		5	3	0	0	0	0	0	0	0	0	8	453
<b>Total Units</b>			<b>73</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>94</b>	
<b>Total RHNA</b>	<b>1,837</b>	<b>Total Remaining Need for RHNA Period</b>											<b>1,743</b>	

**Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1)**

	Extremely Low-Income Need	Year 1 - 2023	Year 2 - 2024	Year 3 - 2025	Year 4 - 2026	Year 5 - 2027	Year 6 - 2028	Year 7 - 2029	Year 8 - 2030	Year 9 - 2031	Total Units to Date	Total Remaining ELI Need
Extremely Low-Income Units**	341	7	0	0	0	0	0	0	0	0	7	334

For the last year of the 5th cycle planning period, Table B will only include units that were permitted before the end date of the 5th cycle planning period.

For the first year of the 6th cycle planning period, Table B will only include units that were permitted since the start date of the 6th cycle planning period.

**Projection Period units are included in a separate column.**

**\*Units serving extremely low-income households must be included in the very low-income permitted totals in order to be credited toward the RHNA.**

**\*\*Extremely low-income units determined pursuant to Government Code 65583(a)(1). Default value is half of the very low-income RHNA. May be overwritten.**

## 2023 GOLETA Housing Element Annual Progress Report

**TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

Project Identifier				Date of Rezone	RHNA Shortfall by Income				Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Density Allowed		Realistic Capacity	Vacant Non Vacant	Description of Existing Uses
APN	Street Address	Project Name	Local Jurisdiction Tracking ID		Very Low -Income	Low- Income	Moderate -Income	Above Moderate -Income					Minimum	Maximum			
077-155-004	60 Colusa Avenue	61 Colusa Avenue	077-155-004	12/19/2023	19	20	0	0	Shortfall of Sites	1.3	RH	RH	20	30	39	Vacant	Vacant
077-130-006	Calle Real/Basano Drive	Kenwood	077-130-006	12/19/2023	95	96	0	0	Shortfall of Sites	9.86	RH	RH	20	30	190	Vacant	Vacant
069-373-064	625 Dara Road	626 Dara Road	069-373-064	12/19/2023	0	0	84	0	Shortfall of Sites	4.23	RM	RM	15	20	84	Vacant	Vacant
073-030-005	7190 Hollister Ave	7191 Hollister Ave	073-030-005	12/19/2023	51	50	0	0	Shortfall of Sites	3.66	RH	RH	20	30	101	Vacant	Vacant
079-210-066	35 Ellwood Station Drive	36 Ellwood Station Drive	079-210-066	12/19/2023	73	73	0	0	Shortfall of Sites	4.87	RH	RH	20	30	146	Vacant	Vacant
073-030-009	Hollister Avenue/Santa Felicia Drive	Hollister Avenue/Santa Felicia Drive	073-030-009	12/19/2023	46	46	0	0	Shortfall of Sites	3.07	RH	RH	20	30	92	Vacant	Vacant
073-030-006	Hollister Avenue/Santa Felicia Drive	Hollister Avenue/Santa Felicia Drive	073-030-006	12/19/2023	57	58	0	0	Shortfall of Sites	3.84	RH	RH	20	30	115	Vacant	Vacant
073-070-034	6470 Hollister Ave	6471 Hollister Ave	073-070-034	12/19/2023	0	0	9	8	Shortfall of Sites	0.58	CC	CC	0	20	17	Vacant	Vacant

077-155-003	7020 Calle Real	7021 Calle Real	077-155-003	12/19/2023	0	0	2	3	Shortfall of Sites	0.52	CC	CC	0	20	5	Non-Vacant	Commercial
073-020-035	7360 Hollister Ave	7360 Hollister Ave	073-020-035	12/19/2023	27	27	0	0	Shortfall of Sites	2.29	RH	RH	20	30	54	Non-Vacant	Residential
073-020-034	7360 Hollister Ave	7360 Hollister Ave	073-020-034	12/19/2023	6	6	0	0	Shortfall of Sites	0.48	RH	RH	20	30	12	Non-Vacant	Residential
073-020-003	7360 Hollister Ave	7360 Hollister Ave	073-020-003	12/19/2023	1	2	0	0	Shortfall of Sites	0.16	RH	RH	20	30	3	Non-Vacant	Residential
071-130-010	469 Kellogg Way	469 Kellogg Way	071-130-010	12/19/2023	30	30	0	0	Shortfall of Sites	2.49	RH	RH	20	30	60	Non-Vacant	Commercial
071-130-039	449 Kellogg Way	449 Kellogg Way	071-130-039	12/19/2023	7	6	0	0	Shortfall of Sites	0.53	RH	RH	20	30	13	Non-Vacant	Commercial
071-130-064	490 South Fairview Ave	491 South Fairview Ave	071-130-064	12/19/2023	0	0	99	99	Shortfall of Sites	8.25	BP (RH overlay)	BP-RH	0	30	198	Non-Vacant	Commercial
<b>Totals</b>					<b>412</b>	<b>414</b>	<b>194</b>	<b>110</b>							<b>1,129</b>		



## 2023 GOLETA Housing Element Annual Progress Report

**TABLE D - Program Implementation Status**

<b>Housing Programs Progress Report - Government Code Section 65583</b>			
<b>Program Description</b>			
<b>Name of Housing Element Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
HE 1.1 Code Compliance	Surveys twice a year	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 1.2 Housing Rehabilitation	41 Very Low, 117 Low	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 1.3 Monitor & Preserve Assisted Affordable Units	Preserve 46 affordable units	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Preserve approximately 650 mobile homes	Ongoing; Web posting in 2023	Ongoing. See Annual Progress Report for more details.
HE 1.5 Limit Conversion of Rental Housing to Condominiums and Housing Units to Nonresidential Use	NA	Ongoing; Title 17 Amendment in 2024	Ongoing. See Annual Progress Report for more details.
HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	NA	Ongoing; Report Annually	Ongoing. See Annual Progress Report for more details.
HE 1.7 Monitor and Address Impact of Short-Term Vacation Rentals on Existing Housing Stock	NA	Report Annually; Regulation Changes in 2024	Ongoing. See Annual Progress Report for more details.
HE 1.8 Research Impact of Underused Housing Stock	NA	Report to City Council in 2024	No action to date.
HE 2.1 Encourage a Diverse Range of New Housing	341 Extremely Low 341 Very Low 324 Low 370 Moderate 461 Above Moderate	Ongoing; Title 17 amendments in 2023 and 2024; General Plan Amendments in 2024	Ongoing. See Annual Progress Report for more details.
HE 2.2 Linkage of Housing and Jobs	NA	Ongoing; Title 17 Amendment in 2023	Ongoing. See Annual Progress Report for more details.
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing	NA	Ongoing; 17 Amendment in 2025	Ongoing. See Annual Progress Report for more details.

HE 2.4 Facilitate Affordable Housing Development	341 Extremely Low 341 Very Low 324 Low 370 Moderate	Ongoing; Reso. No. 22-68 revision in 2024; Possible amendments to Title 17 in 2025	Ongoing. See Annual Progress Report for more details.
HE 2.5 Inclusionary Housing	46 Extremely Low 46 Very Low 92 Low 92 Moderate 92 Above Moderate (Workforce)	Ongoing, Title 17 amendment in 2024	Ongoing. See Annual Progress Report for more details.
HE 2.6 Encourage Accessory Dwelling Units	32 Very Low 76 Low 10 Moderate 34 Above Moderate	Incentive program in 2024; Website posting in 2023; Monitoring biennially	Ongoing. See Annual Progress Report for more details.
HE 2.7 Funding for Affordable Housing	NA	Ongoing; Consolidated Plan in 2025; CAHFP in 2024	Ongoing. See Annual Progress Report for more details.
HE 3.1 Affirmatively Further Fair Housing Opportunities	Increase distribution of fair housing informational materials by at least 25%; Increase annual number of residents assisted by the Santa Barbara Rental Housing Mediation Program by at least 25%; Increase Housing Choice Vouchers by 10%; Integrate at least five units annually in single-family areas; 5 deed restricted ADUs annually; 50 housing opportunities in the planning period through alternative land use strategies; 250 total units by 2028	Ongoing; Annually; Biennial presentation; Title 17 Amendment in 2023; Tenant Protection Ordinance in 2024; ADU pilot program in 2024; Biennial funding research; DEI Plan in 2024; Midterm evaluation in 2027	Ongoing. See Annual Progress Report for more details.
HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	NA	Ongoing; Title 17 amendments in 2023 and 2024; Annual outreach	Ongoing. See Annual Progress Report for more details.
HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	NA	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 4.1 Rehabilitation and Energy Loan Programs	10 outreach efforts per year	Annually	Ongoing. See Annual Progress Report for more details.
HE 4.2 Resource Conservation in Existing and New Residential Development	NA	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 4.3 Use of Renewable Energy Sources	NA	Ongoing	Ongoing. See Annual Progress Report for more details.
HE 4.4 Transit-Oriented Development	NA	Ongoing	Ongoing. See Annual Progress Report for more details.

HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	8 Annual progress reports	Annual	Ongoing. See Annual Progress Report for more details.
HE 5.2 Community and Regional Collaboration	NA	Ongoing; Provide Housing Element in 2023; Reevaluation of HE 5.2(f) in 2027	Ongoing. See Annual Progress Report for more details.

**2023 GOLETA Housing Element Annual Progress Report**

**TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7**

No Data Available

## 2023 GOLETA Housing Element Annual Progress Report

**TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)**

Affordability by Household Incomes (Units that <b>DO NOT</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Affordability by Household Incomes (Units that <b>DO</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**2023 GOLETA Housing Element Annual Progress Report**

**TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 6202)**

**No Data Available**

**2023 GOLETA Housing Element Annual Progress Report**

**TABLE H - Locally Owned Surplus Sites (CCR Title 25 6202)**

No Data Available

## 2023 GOLETA Housing Element Annual Progress Report

### LEAP Reporting (CCR Title 25 6202)

Total Award Amount	150,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	2,890.00	2,890.00	Completed	None	
Data Gathering and Review	9,912.00	9,912.50	Completed	None	
Public Outreach	30,094.00	30,093.75	Completed	Other	City General Funds
Objective Design Standards	83,213.00	83,212.50	Completed	None	
Public Review and Implementation	17,321.00	17,320.50	Completed	None	
Housing Element Rezone Study Sessions	6,570.00	6,540.00	Completed	REAP	



## **Appendix D**

**Housing Successor Annual Report Regarding the Low and Moderate  
Income Housing Asset Fund for Fiscal Year 2022-2023 Pursuant to  
California Health and Safety Code Section 34176.1(f) for the City of  
Goleta**

**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2022-23  
PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)  
FOR THE  
CITY OF GOLETA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of December 12, 2023. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2022-23 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information made available for the Comprehensive Annual Financial Report for Fiscal Year 2022-23 (Fiscal Year) prepared for the City (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value of Assets Owned by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. Description of Transfers: This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.
- X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.
- XI. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website [www.cityofgoleta.org](http://www.cityofgoleta.org).

**I. AMOUNT DEPOSITED INTO LMIHAF**

A total of \$0 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

**II. ENDING BALANCE OF LMIHAF**

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$0, of which \$0 is held for items listed on the ROPS.

**III. DESCRIPTION OF EXPENDITURES FROM LMIHAF**

The following is a description of expenditures from the LMIHAF by category:

	<b>Fiscal Year</b>
<b>Monitoring &amp; Administration Expenditures</b>	\$0
<b>Homeless Prevention and Rapid Rehousing Services Expenditures</b>	\$0
<b>Housing Development Expenditures</b>	\$0
➤ Expenditures on Low Income Units	
➤ Expenditures on Very-Low Income Units	
➤ Expenditures on Extremely-Low Income Units	
➤ Total Housing Development Expenditures	
<b>Total LMIHAF Expenditures in Fiscal Year</b>	<b>\$0</b>

**IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF**

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The Successor Agency does have an interest in the real estate property located at 5571 Armitos Avenue in Goleta as a result of a 55-year forgivable loan agreement executed on October 5, 2010 for \$200,000. However, so long as the conditions of the loan are met for providing housing to very-low income developmentally disabled persons, 1/55th of the loan is forgiven each year.

The following provides the statutory value of assets owned by the Housing Successor.

	<b>As of End of Fiscal Year</b>
<b>Statutory Value of Real Property Owned by Housing Authority</b>	\$0
<b>Value of Loans and Grants Receivable</b>	\$160,000
<b>Total Value of Housing Successor Assets</b>	\$160,000

**V. DESCRIPTION OF TRANSFERS**

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

**VI. PROJECT DESCRIPTIONS**

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

**VII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

In furtherance thereof, the Housing Successor does not have any real property, but does have an interest in the real estate property located at 5571 Armitos Avenue in Goleta as a result of a 55-year forgivable loan agreement executed on October 5, 2010 for \$200,000. The following provides a status update on the interest in real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

<b>Address of Property</b>	<b>Date of Acquisition</b>	<b>Deadline to Initiate Development Activity</b>	<b>Status of Housing Successor Activity</b>
5571 Armitos Avenue	10/5/2010	10/5/2011	Initiated in 2010 and Certificate of Occupancy issued 8/1/2011

## VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

**Replacement Housing:** According to the Amended Five Year Implementation Plan (2008-09 through 2012-13) for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/dissolved-former-redevelopment-agency>.

**Inclusionary/Production Housing.** According to the Amended Five Year Implementation Plan (2008-09 through 2012-13) for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <https://www.cityofgoleta.org/your-city/neighborhood-services/dissolved-former-redevelopment-agency>. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

## IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information was not required to be reported until 2019 for the 2014 – 2019 period. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

## X. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units

until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

The following provides the Housing Successor's Senior Housing Test for the 10-year period of January 1, 2004 to January 1, 2014:

<b>Senior Housing Test</b>	<b>1/1/04 to 1/1/14</b>
<b># of Assisted Senior Rental Units</b>	0
<b># of Total Assisted Rental Units</b>	34
<b>Senior Housing Percentage</b>	0%

#### **XI. EXCESS SURPLUS TEST**

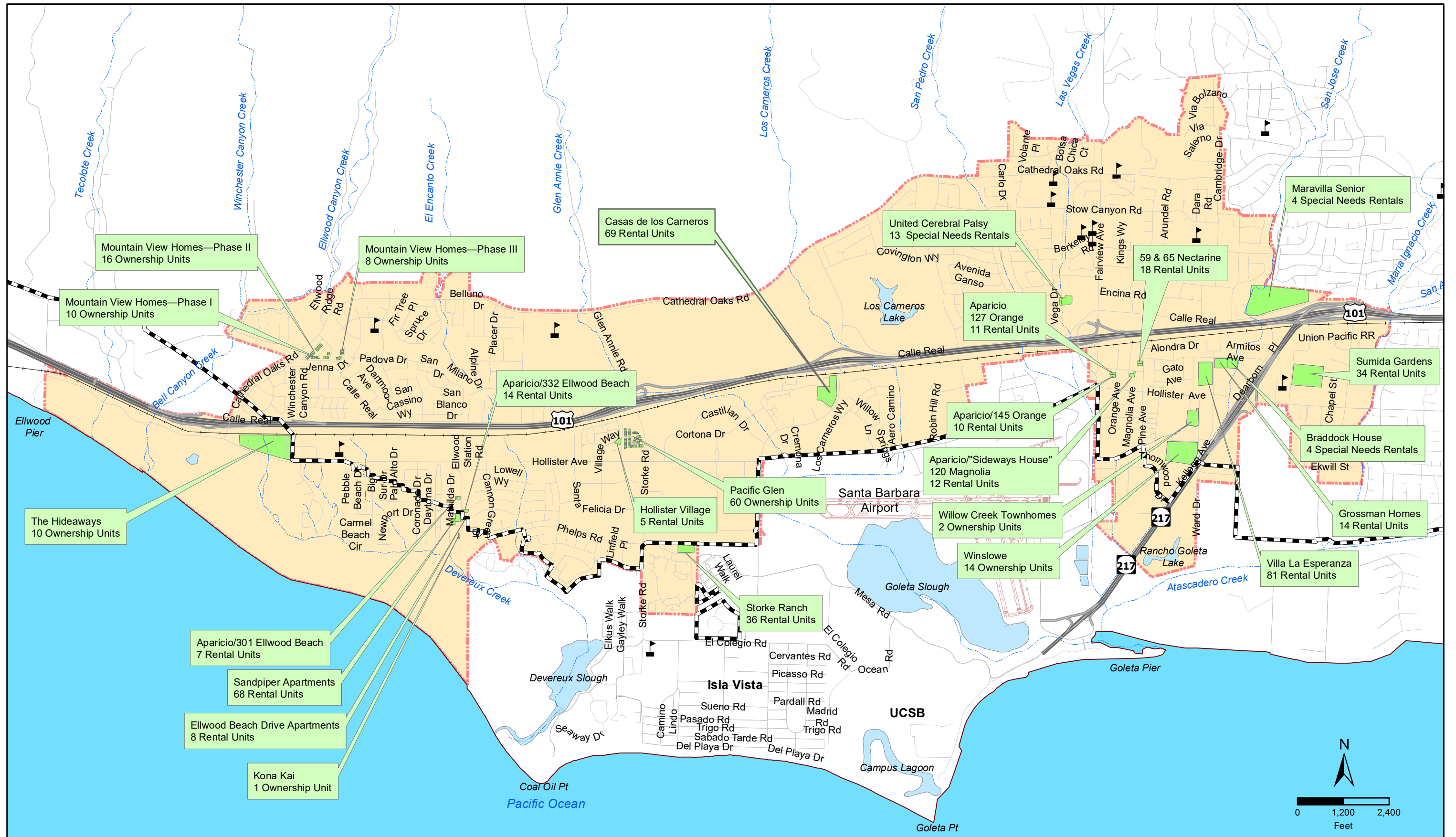
Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The LMIHAF does not have an Excess Surplus. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the City of Goleta serving as the Goleta RDA Successor Agency.

## **Appendix E**

### **Goleta Affordable Housing Map**





**Legend**

- Existing Affordable Housing Units
- Goleta City Boundary

**Other Features**

- Coastal Zone
- Creeks
- Schools

**Appendix E  
Goleta Affordable Housing**

December 31, 2023



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