RESOLUTION NO. 10-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ADOPTING THE HOUSING ELEMENT AMENDMENTS TO THE GENERAL PLAN/COASTAL LAND USE PLAN (CASE NO. 10-123-GPA)

WHEREAS, at a duly noticed public hearing held on September 20, 2006, the Planning Agency recommended to the City Council adoption of findings and a Statement of Overriding Considerations and certification of the Goleta General Plan/Coastal Land Use Plan Environmental Impact Report [SCH #2005031151] ("2006 Final EIR"), pursuant to the California Environmental Quality Act ("CEQA") California Public Resources Code Sections 21000 et seq., and the CEQA Guidelines, Title 14, Division 6, Chapter 3 of the California Code of Regulations, via Resolution No. PA-06-09 and adoption of the Goleta General Plan/Coastal Land Use Plan ("GP/CLUP") via Resolution No. PA-06-10; and

WHEREAS, at a duly noticed public hearing held on October 2, 2006, the City Council adopted findings and a Statement of Overriding Considerations and certified the 2006 Final EIR, pursuant to CEQA and the CEQA Guidelines, via Resolution No. 06-37 and adopted the GP/CLUP via Resolution No. 06-38; and

WHEREAS, on March 5, 2007, the City Council authorized staff to conduct a process for reopening the GP/CLUP, to consider suggested amendments by staff, the public-at-large, land owners, developers and special interest groups; and

WHEREAS, on April 16, July 16, and August 6, 2007 the City Council conducted public hearings to initiate and authorize a General Plan Amendment Work Program involving five interrelated components or tracks to amend the GP/CLUP, including Track 1 Housing Element Revisions, Track 2 Minor Revisions, Track 3 Substantive Revisions, Track 4 Project Specific Amendments, and Track 5 Sphere of Influence Revisions, and subsequently Track 2.5 Other Minor Revisions was initiated and authorized to be incorporated into the General Plan Amendment Work Program; and

WHEREAS, in response to the Santa Barbara County Association of Government issuance of the Regional Housing Needs Allocation to the City of Goleta on August 21, 2008, staff proceeded to conduct an update of the Housing Element under Track 1; and

WHEREAS, on June 18, 2009, the City submitted the updated Housing Element to the California Department of Housing and Community Development ("HCD"); and

WHEREAS, the City received a comment letter from HCD on August 18, 2009, which was the same day that the City Council considered the updated Housing Element for adoption; and
WHEREAS, the City Council adopted the updated Housing Element with
direction to staff to revise the Technical Appendix in response to the comments from
HCD; and

WHEREAS, the amendments to the updated Housing Element, attached as
Exhibit 2, carry-out the direction from the City Council and other minor changes were
made for the purposes of clarification and to more accurately reflect the City Council’s
policy positions; and

WHEREAS, the CEQA Addendum for 2010 Housing Element Amendments
(Case No. 10-123-GPA) ("Addendum") to the GP/CLUP EIR has been prepared to
address the changes in environmental effects associated with the Housing Element
amendments; and

WHEREAS, the Addendum was prepared in full compliance with CEQA, CEQA
Guidelines, and the City Environmental Review Guidelines; and

WHEREAS, on November 8, 2010, the Planning Commission adopted
Resolution 10-06, thereby recommending to the City Council certification of the Housing
Element Amendments Addendum and Resolution 10-07, thereby recommending to the
City Council adoption of the Housing Element Amendments as proposed by staff; and

WHEREAS, the City Council conducted a duly noticed public hearing on
November 16, 2010, 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 GP/CLUP EIR and Addendum, including the Mitigation
Monitoring and Reporting Program, 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. General Plan Amendment Findings

The City Council finds that the Housing Element Amendments to the GP/CLUP,
attached as Exhibit 2 and incorporated herein by reference, are in the public
interest pursuant to Section 65358 of the Government Code, supporting findings
and the reasons for which are attached as Exhibit 1 and incorporated herein by
reference. The City Council hereby adopts the foregoing finding and the findings
set forth in Exhibit 1.
SECTION 3. Consistency with the Coastal Act Findings

The City Council hereby finds and determines that the GP/CLUP as revised by the Housing Element Amendments is consistent with the California Coastal Act of 1976, Public Resources Code Sections 30000 et seq., according to the supporting findings and reasons set forth in the attached Exhibit 3, which is incorporated herein by reference.

SECTION 4. Adoption of Housing Element Amendments

The Housing Element Amendments as set forth in Exhibit 2 are duly noted by underline and strikethroughs. The City Council hereby adopts the Housing Element Amendments to the GP/CLUP as set forth in Exhibit 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 16th day of November, 2010.

ERIC ONNEN, MAYOR

ATTEST:

DEBORAH CONSTANTINO
CITY CLERK

APPROVED AS TO FORM:

TIM W. GILES
CITY ATTORNEY
I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 10-57 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 16th day of November, 2010, by the following vote of the Council members:

AYES: MAYOR ONNEN, MAYOR PRO TEMPORE CONNELL, COUNCILMEMBERS ACEVES, BENNETT AND EASTON.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK
EXHIBIT 1

GENERAL PLAN FINDINGS UNDER GOVERNMENT CODE SECTON 65358 THAT AMENDMENTS ARE IN THE PUBLIC INTEREST
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The Amendment findings are related to the eight subject areas below and include amendments to the Housing Elements of the Goleta General Plan/Coastal Land Use Plan.

<table>
<thead>
<tr>
<th>Housing Element GPA Subject Area and Description of Amendment</th>
<th>Policy, Subpolicy, or Implementation Action Number</th>
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<tr>
<td>Add Extremely Low Income References Per Regulations</td>
<td>IP-4B; HE 8.4; IP-8C; HE 10.2; IP-10A; IP-10B; IP-10D; IP-10E; IP-10F; HE 11.1; HE 11.4; HE 11.5; HE 11.6; IP-11B; IP-12A</td>
</tr>
<tr>
<td>Clean-up Farmworker Housing Policy Per Regulations</td>
<td>IP-5G</td>
</tr>
<tr>
<td>Clarify Inclusionary Housing In-Lieu Payment References</td>
<td>IP-10A; HE 11.1; HE 11.2; HE 11.3; HE 11.8; IP-11A; HE 12.1; IP-12A</td>
</tr>
<tr>
<td>Clarify Non-Residential Development Impact Fee References</td>
<td>IP-3A; IP-3B; IP-4B; IP-4C; IP-8I; HE 12.3; IP-12A</td>
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<tr>
<td>Clean-up Inclusionary Housing Requirements</td>
<td>HE 11.1; HE 11.2; HE 11.4; HE 11.5; HE 11.6</td>
</tr>
<tr>
<td>Expand Long-term Housing Affordability Controls Consistent with the 2006 Adopted Housing Element</td>
<td>HE 10.5</td>
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<tr>
<td>Update the Housing Element Technical Appendix Per HCD Comment Letter Dated August 18, 2009</td>
<td>Technical Appendix and related updates to Housing Element Section 10.1 Introduction &amp; Section 10.2 Framework for Action</td>
</tr>
<tr>
<td>Clean-up Items: Zoning Ordinance Time Period Update</td>
<td>IP-1D; IP-3A; IP-3B; IP-3D; IP-4B; IP-4C; IP-5B; IP-5E; IP-5G; IP-6A; IP-6B; IP-6C; IP-6E; IP-6F; IP-7A; IP-7B; IP-8C; IP-8H; IP-10C; IP-10D; IP-10E; IP-10G; IP-10H; IP-11A</td>
</tr>
<tr>
<td>Clean-up Items: Implementation Program Time Periods</td>
<td>IP-2A; IP-10A; Table 10-4</td>
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<tr>
<td>Clean-up Items: Implementation Program Clarifications</td>
<td>IP-4C; IP-5E; IP-8H</td>
</tr>
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**Subject 1 Extremely Low Income References**
IP-4B; HE 8.4; IP-8C; HE 10.2; IP-10A; IP-10B; IP-10D; IP-10E; IP-10F; HE 11.1; HE 11.4; HE 11.5; HE 11.6; IP-11B; IP-12A

**Finding.** The amendments to the above implementation programs and subpolicies are intended to maintain compliance with State and Federal Law and to use the most restrictive standard in order to maximize the production of affordable housing and facilitate the funding for these project types to all income groups, particularly the lower income residents. The City Council finds that the result is in the public benefit in that the programs identified in the Housing Element are consistent with State and Federal law and respond to the community need for more housing at appropriate income levels. The finding under Government Code Section 65358 can therefore be made.

**Subject 2 Farmworker Housing**
IP-5G

**Finding.** The amendment to Implementation Program IP-5G removes the limitation for farmworker housing to those workers employed on the site and is intended to maintain compliance with State and Federal Law. The City Council finds that the result is in the public benefit in that the programs identified in the Housing Element are consistent with State and Federal law. The finding under Government Code Section 65358 can therefore be made.
Subject 3. Inclusionary Housing In-Lieu Payment References
IP-10A; HE 11.1; HE 11.2; HE 11.3; HE 11.8; IP-11A; HE 12.1; IP-12A

Finding. The Housing Element strives to achieve the highest number of affordable units via a variety of incentives and requirements, largely driven by a residential inclusionary requirement supporting onsite construction of affordable units. The inclusionary requirement may be satisfied via an inclusionary housing in-lieu payment. The adopted Housing Element policy wording incorrectly uses the phrases “impact fee” and “in-lieu fee”. Eight amendments are necessitated to correct terminology such that the references to “impact fee” or “in-lieu fee” are replaced with “in-lieu payment”. Additionally, Inclusionary Housing Subpolicy HE 11.2(a) requires an “impact fee” for one single-family unit larger than 3,000 square feet. Traditionally, the term, “impact fees” requires a nexus study with extensive findings under the Mitigation Fee Act, also referred to as Assembly Bill (AB) 1600. Because satisfying the AB 1600 requirements based on the demarcation of 3,000 square feet is tenuous, the fee requirement is recommended for removal. The exemption of single family projects of one unit from the inclusionary requirement remains in place and no additional requirements apply regardless of the size of the single family unit.

The City Council finds that the clarification of the use of the phrases “impact fee” and “in-lieu fee” to accurately reflect the City’s legally permissible policy position and removal of the arbitrary requirement for a fee on a home over 3,000 square feet is in the public interest in that the policies and programs identified in the Housing Element are consistent with State and Federal law. The finding under Government Code Section 65358 can therefore be made.

Subject 4. Inclusionary Housing In-Lieu Payment References
IP-3A; IP-3B; IP-4B; IP-4C; IP-8I; HE 12.3; IP-12A

Finding. The Housing Element seeks to support the creation of housing nearby to where people work. For example, there are subpolicies that require the mitigation of employee housing impacts from nonresidential uses through the payment of a “development impact fee”. The adopted policy wording incorrectly uses the phrases “impact fee” and “in-lieu fee”. Seven amendments are necessitated to correct terminology such that the references to “impact fee” or “in-lieu fee” are replaced with “development impact fee” for new nonresidential development.

The City Council finds that the clarification of the use of the phrases “impact fee” and “in-lieu fee” to accurately reflect the City’s legally permissible policy position is in the public interest in that the policies and programs identified in the Housing Element are consistent with State and Federal law. The finding under Government Code Section 65358 can therefore be made.

Subject 5. Inclusionary Housing Policy Wording Clean-up
HE 11.1; HE 11.2; HE 11.4; HE 11.5; HE 11.6

Finding. In August 2009, the City Council adopted the Housing Element exempting multifamily rental apartment projects from the inclusionary housing requirements in subpolicies HE 11.5 and HE 11.6. The subpolicies were amended as directed via City Council Resolution 09-44. While the amendment in 2009 accomplished the intent, it is not as clearly written as it could be. As such, staff recommends 5 amendments that clearly indicate multifamily rental apartments are exempt from this requirement and clarify that the inclusionary housing requirement is to be calculated based only on for-sale units.

The City Council finds that the clean-up of subpolicies under HE 11 to accurately reflect the City’s legally permissible policy position is in the public interest in that the policies and programs
identified in the Housing Element are consistent with State and Federal law and prior Council direction. The finding under Government Code Section 65358 can therefore be made.

**Subject 6. Long-Term Housing Affordability Controls**

**HE 10.5**

**Finding.** In September 2006, the City Council adopted the City's first Housing Element, including subpolicy, HE 10.2 relating to long-term housing affordability controls. During the update of the Housing Element in 2009, this subpolicy was inadvertently lost in the editing process. This subpolicy supports resale controls and income restrictions for the longest term allowed by applicable law, as supported by incentives to facilitate the longest term possible. As such, the City Council requires that the subpolicy be reincorporated as part of this amendment.

The City Council finds that the reincorporation of the long-term housing affordability controls policy previously under HE 10.2, now reflected as HE 10.5, accurately reflect the City's legally permissible policy position and is in the public interest in that the policies and programs identified in the Housing Element are consistent with prior Council direction. The finding under Government Code Section 65358 can therefore be made.

**Subject 7. Technical Appendix**

The entirety of the Technical Appendix plus related Housing Element introductory sections (Section 10.1 Introduction and Section 10.2 Framework for Action)

**Finding.** On August 18, 2009, the City received comments from State HCD regarding the City's June 2009 Draft Housing Element. The comments generally related to the Technical Appendix. On the evening of August 18, 2009 the Council held a hearing to adopt the Housing Element that was submitted to HCD in June 2009. The City Council adopted the Housing Element with instructions to staff to make the necessary changes to the Technical Appendix in response to HCD's comments. As such, staff proceeded with making a series of modifications to the Technical Appendix relative to HCD's comment letter. The Technical Appendix is summarized in the Housing Element Section 10.1 Introduction and Section 10.2 Framework for Action. As such, related updates to these sections are necessitated to reflect Technical Appendix changes.

The intent of the Technical Appendix is to, in support of the housing policies, present an analysis of information to understand the housing needs in Goleta, to provide a benchmark of housing data, and to comply with State law requirements. The City Council finds that the Technical Appendix modifications and related Housing Element introductory sections accurately reflect the intent of the Technical Appendix and complies with State law requirements and is therefore in the public interest. The finding under Government Code Section 65358 can therefore be made.

**Subject 8. Clean-up Items**

**Housing Element Implementation Programs**

**Finding.** The City Council finds that the amendments to correct implementation programs including the Zoning Ordinance time period, the deadline for General Plan Annual report, the planning period mandated under Government Code Section 65588, the removal of an outdated Assembly Bill, updates to wording for programs that have already been completed such as the program for homeless needs in IP-5E, and consistency in Zoning Ordinance program description, result in the public benefit in that the programs identified in the Housing Element have accurately forecasted implementation dates and other detail. The finding under Government Code Section 65358 can therefore be made.
Overall Finding

The City Council finds that the following benefits resulting from the General Plan Amendments are in the public interest:

1. The General Plan Amendments are in response to the requirement of the State Government Code to update the Housing Element. They also provide clarification, substitute language, and/or alternate direction to policies, implementing programs, tables, and figures in the Housing Element, and provide for greater clarity and flexibility in implementing the Goleta General Plan/Coastal Land Use Plan goals and objectives. The amendments would promote the intention of the General Plan/Coastal Land Use Plan Housing Element to make adequate provision for the housing needs of all economic segments of the community.

2. The General Plan Amendments continue to allow development and implementation of programs to revitalize the Old Town area.

3. The General Plan Amendments encourage sustained economic growth.

4. The General Plan Amendments continue to allow focus on the preservation and enhancement of scenic views, ocean and island views, mountain and foothill views, open space views, preservation of natural landforms, scenic corridors, and community character.

5. The General Plan Amendments continue to reflect the community's goals and aspirations for Goleta by contributing to the creation of a coherent vision for the City's future, building upon the individual and sometimes conflicting visions of a diverse population.

6. The General Plan Amendments facilitate the guidance of future physical changes and public decision making in a lawful manner that is comprehensive, long range, and internally consistent.

7. The General Plan Amendments facilitate the four core goals and objectives of the Goleta General Plan/Coastal Land Use Plan:
   a. The provision of a unified and coherent framework and vision for the future of Goleta.
   b. The provision of a basis for future decisions by the City on implementing ordinances such as zoning and subdivision codes, individual development project applications, and public investments in infrastructure and services.
   c. Informing the public of the City's policies and provision of a means to invite public participation in the decision-making process.
   d. Guidance for private landowners, developers, and other public agencies in formulating projects and designs that is consistent with City policies.

8. The General Plan Amendments facilitate the six core goals of the Goleta General Plan/Coastal Land Use Plan Housing Element:
   a. A Balanced and Diverse Community. Goleta is a balanced community with a socially and economically diverse population that values preservation of the
community's heritage, its sense of community, beautiful natural environment, attractive neighborhoods, and diverse businesses, and adequate services.

b. A Variety of Housing Types and Choices. Goleta has many housing types and choices appropriate for the variety of people who live and work in the community.

c. Adequate Sites for a Variety of Housing Needs. Goleta has adequate sites to provide a variety of housing types at various income levels and respond to the RHNA.

d. Great Neighborhoods. Housing and neighborhoods show pride in their design and maintenance. There is creativity and diversity in the design of housing. Goleta's residential neighborhoods have parks and green space and engender a strong sense of community.

e. Housing for Special Needs. Support systems and housing are in place to help the disadvantaged (homeless and those at risk of homelessness; persons with mental, physical, and developmental disabilities; lower-income seniors; farmworkers; single women with children; victims of domestic violence; persons with drug and alcohol dependence; persons with HIV/AIDS, etc.) and provide housing affordable to all income levels.

f. Employee Housing. The types and prices of housing are linked to the types and salaries of local workers. Consistent with fair housing laws, opportunities are provided for local workers to find housing in Goleta.
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EXHIBIT 2

HOUSING ELEMENT AMENDMENTS
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EXHIBIT 2

HOUSING ELEMENT AMENDMENTS
10.3 CITY POLICIES AND IMPLEMENTATION PROGRAMS

Policy HE 1: Equal Housing Opportunities [GP]

Objective: Promote equal housing opportunities for all persons and ensure effective application of fair housing law.

HE 1.1 Equal Housing Opportunity. [GP] The City will ensure, to the extent possible, that individuals and families seeking housing in Goleta are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with the Fair Housing Act.

HE 1.2 Preferences for Affordable Housing. [GP] To the extent consistent with applicable law, priority shall be given to persons working and/or residing in Goleta in providing notifications of available units, marketing, and selecting occupants for affordable units that are deed-restricted pursuant to the policies of this element, including rental and ownership units. The intent is to meet local housing needs consistent with the RHNA assigned to the City by SBCAG and contribute to mitigation of traffic, economic development, and community safety conditions.

Implementation Programs [GP]

IP-1A Require Nondiscrimination Clauses. Continue to provide nondiscrimination sections in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing, units subject to City-required Affordability Agreements, or Development and Disposition Agreements and Owner Participation Agreements when there is Redevelopment Agency (RDA) participation.

Time period: Ongoing
Responsible parties: Redevelopment and Neighborhood Services Department, Planning and Environmental Services Department

IP-1B Respond to Complaints. Refer discrimination complaints to the appropriate legal service, county, or state agency. If mediation fails and enforcement is necessary, refer tenants to the state Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

Time period: Ongoing
Responsible party: City Manager's Office

IP-1C Undertake Actions to Prevent Discrimination. Facilitate fair and equal housing opportunity by designating a City Equal Opportunity Coordinator with responsibility to investigate and deal appropriately with complaints. Undertake activities to broaden local knowledge of fair housing laws through actions identified in IP-2D.

Time period: Designate Equal Opportunity Coordinator in 2009
Responsible party: City Manager's Office
IP-1D  Adopt a Source of Income Antidiscrimination Ordinance. Adopt an Antidiscrimination Ordinance to prohibit discrimination based on the source of a person's income or based on the use of housing subsidies, including Section 8 and other rental assistance programs.

Time period: Initiate in 2010, adopt in 2011
Responsible party: City Attorney

Policy HE 2: Effective Implementation and Housing Partnerships [GP]

Objectives: Take an active approach in sharing resources to effectively create and respond to opportunities to achieve housing goals. Establish a monitoring and policy/actions/priorities update process to assess progress in accomplishing housing actions identified in this element on an ongoing basis and respond to changing conditions and housing needs. Identify shared responsibilities from all sectors within the community (government, business, neighborhoods, nonprofits, etc.) and work with other jurisdictions and agencies to effectively address Goleta's housing needs.

HE 2.1  Local Government Leadership. [GP] Maintaining an adequate supply of affordable housing is an important City priority, and the City shall take an active role in working with community groups, other jurisdictions, and other agencies in following through on identified Housing Element implementation actions in a timely manner.

HE 2.2  Community Participation in Housing and Land Use Plans. [GP] The City shall facilitate and encourage public participation from affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land use programs and actions.

HE 2.3  Organizational Effectiveness. [GP] In recognition that there are limited resources available to the City 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:

a. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.

b. Identifying information resources.

c. Enhancing relationships and partnerships with nonprofit providers of housing services.

d. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

HE 2.4  Housing Element Monitoring, Evaluation, and Amendments. [GP] The City shall continue to provide and refine its monitoring system to track residential development to assess housing needs and achievements and provide a process for modifying policies, programs, and resource allocations as needed in response to changing conditions.
HE 2.5 Neighborhood Meetings. [GP] 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 shall facilitate neighborhood participation in the project review and decision-making process.

HE 2.6 Coordination with Other South Coast Agencies. [GP] The City will coordinate housing strategies with other jurisdictions, agencies, and organizations in the south coast as appropriate to meet its housing needs.

Implementation Programs [GP]

IP-2A Conduct an Annual Housing Element Review. Provide an annual assessment of Housing Element implementation, with opportunities for public input and discussion. This report shall be prepared in conjunction with state requirements, at Government Code Section 65400, for an annual report to the City Council, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the General Plan and progress in its implementation, including progress in meeting Goleta's share of the regional housing need.

Time period: Annually by April October 1 of each year following adoption of the General Plan

Responsible party: Planning and Environmental Services Department

(Amended by Reso. 10-1000/10)

IP-2B Periodic Updates of the Housing Element. Undertake Housing Element updates as needed, including an update to occur no later than the next RHNA cycle, expected by June 2014, in accordance with requirements of state law.

Time period: 2012 to 2014

Responsible party: Planning and Environmental Services Department

IP-2C Prepare Information and Conduct Community Outreach Activities on Housing Issues. Coordinate with local businesses, housing advocacy groups, and neighborhood groups and participate in building public understanding of housing programs and needs. Topics and activities may include the following:

Topics

a. Housing needs.

b. Housing programs (second units, rental assistance, rental mediation, energy assistance and rehabilitation loans, etc.).

c. Strategies and programs for the Housing Set Aside by the RDA.

d. Fair housing laws.

Activities

a. Provide written material at public locations (including social service centers and public transit locations, where feasible) and on the City's web site.

b. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
c. Work with local nonprofit and service organizations to distribute information to the public.

d. Provide public information through articles in the local newspaper and cable TV public service announcements.

e. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.

f. Fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.

**Time period:** Ongoing

**Responsible parties:** Planning and Environmental Services Department, Redevelopment and Neighborhood Services Department

**IP-2D**

**Collaborate on Interjurisdictional Actions for Housing.** Coordinate and collaborate with other agencies, when possible, to efficiently and effectively respond to housing needs in the south coast area.

**Time period:** Ongoing

**Responsible parties:** Planning and Environmental Services Department and City Manager’s Office

**IP-2E**

**Undertake Coordinated Advocacy Efforts on State Legislation.** Identify and advocate regarding possible changes to state law or other legislation that would help to effectively implement local housing solutions and achieve local housing goals.

**Time period:** Ongoing

**Responsible party:** City Manager’s Office

**Policy HE 3: Linkage of Housing and Jobs [GP]**

**Objective:** Create housing nearby to where people work and encourage participation in the City’s affordable housing program from commercial, office, industrial, and other nonresidential uses.

**HE 3.1**

**Housing for Local Workers. [GP]** The City encourages housing developers to provide an adequate supply and variety of housing opportunities that are specifically designed to meet the needs of Goleta’s workforce, striving to match housing types and affordability with household incomes of the local workforce.

**HE 3.2**

**Mitigation of Employee Housing Impacts from Nonresidential Uses. [GP]** Housing needs of local workers are an important factor for the City when reviewing nonresidential development proposals. The City shall require proposed new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to the provision of affordable employee housing. The proposed amount of floor area and type of nonresidential use shall be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of “in-lieu” housing a development impact fees, provision of housing on-site, housing assistance as part of employee benefit packages, or other alternatives of similar value.
HE 3.3 Live/Work Development. [GP] Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-to-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.

Implementation Programs [GP]

IP-3A Commercial/Housing Nexus Study and Development Impact Fees. Determine appropriate and possible contributions for affordable housing from nonresidential uses and document the relationship between job growth and affordable housing needs of various types of development. Adopt an affordable housing development impact fee requirement for new nonresidential development.

   Time period:       Initiate in 2010, adopt in 2011
   Responsible party: Planning and Environmental Services Department

IP-3B Adopt a Jobs/Housing Linkage Program. Adopt a Jobs/Housing Linkage Ordinance with consideration of the following:

   a. Set exaction requirements for dwelling units and development impact in-lieu-fees based on empirical evidence to comply with applicable legal tests.

   b. Establish a ratio of affordable housing units required to be included with proposed nonresidential development (such as hotels, multimedia centers, retail, office, other commercial or industrial buildings), if feasible. Options to satisfy the requirement may include, but are not limited to, construction of housing units on-site, construction of housing units off-site, subsidizing employee mortgages or rents, and payment of an development impact fee for affordable housing production, acquisition of at-risk units, or rehabilitation of affordable housing pursuant to the programs identified herein.

   c. Deposit the payment of development impact fees (based on a dollar amount per square foot of nonresidential office, commercial, and industrial building development) into a housing trust fund.

   Time period:       Initiate in 2010, adopt in 2011
   Responsible party: Planning and Environmental Services Department
IP-3C  **Housing Opportunities for Existing and New Employees.** Work with local school districts, public agencies, and businesses to identify opportunities for assisting their employees to find needed housing, such as employer-assisted development of new housing units, mortgage buy-downs or subsidies, rent subsidies, etc. Seek the commitment of other organizations, such as the Chamber of Commerce or Board of Realtors, to have their members, particularly larger employers, address employee housing opportunities.

**Time period/target:** Twenty moderate-income and 20 above-moderate-income units by 2014  

**Responsible party:** Private and Public Employers

IP-3D  **Provide Zoning for Live/Work Opportunities.** Review implementation of live/work and home occupation provisions in the new zoning ordinance to ensure effective standards for home occupations and live/work projects are provided in appropriate locations.

**Time period/target:** New Zoning Ordinance initiate in by 2010, adopt in 2011; four moderate-income live/work units by 2014

**Responsible party:** Planning and Environmental Services Department

(Amended by Reso. 10-____) /

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**Policy HE 4: Variety of Housing Choices and Affordable Housing Opportunities [GP]**

**Objective:** Provide a variety of choices in the type, size, cost, and location of new housing units; encourage more efficient use of existing housing and vacant sites and redevelopment of obsolescent existing development.

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**HE 4.1 Diversity of Population.** [GP] Consistent with the community's housing goals, the City shall, in its land use and development actions, attempt to maintain a diversity of age, social, and economic backgrounds among residents throughout Goleta and within individual housing projects.

**HE 4.2 Variety of Housing Choices.** [GP] In response to the broad range of housing needs in Goleta, the City will strive to achieve a mix of housing types, densities, affordability levels, and designs. The City will work with developers of nontraditional housing and seek innovative approaches in financing, design, construction, and types of housing to meet local housing needs. This includes, but is not limited to, the following types of housing at varying affordability levels:

a. Ownership and rental housing.  
b. Small and large units.

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*Multi-Family Ownership Units*
c. Single- and multifamily housing.
d. Housing close to jobs and transit.
e. Mixed-use housing.
f. Single Room Occupancy units.
g. Shared living opportunities.
h. Manufactured housing and mobile homes.
i. Self-help or "sweat equity" housing.
j. Housing cooperatives.
k. Assisted-living residential units.

HE 4.3 New Accessory Dwelling Units. [GP] The City will enable construction of well-designed accessory dwelling units in both new and existing single-family residential neighborhoods, consistent with minimum lot size, parking, and street capacity.

HE 4.4 Accessory Dwelling Units in New Subdivisions. [GP] Some second units (unequal duets) and occasional duplexes are encouraged to be included in proposals for new single-family subdivision developments with four or more new units.

HE 4.5 Accessory Dwelling Unit Affordability. [GP] If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City shall require a use agreement to ensure that second unit rents are affordable to lower-income persons.

Implementation Programs [GP]

IP-4A Encourage Cooperative and Similar Collaborative Housing Development. Work with developers and nonprofit housing organizations to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, day care, and other facilities.

Time period/target: Four low-income or special needs units by 2014
Responsible parties: Private and nonprofit housing developers and the Planning and Environmental Services Department

IP-4B Provide Appropriate Zoning and Development Standards for Single Room Occupancy Units and Efficiency Apartments. Establish opportunities for development of Single Room Occupancy (SRO) units and small efficiency apartments in appropriate locations as lower cost rental alternatives for single-person households. SRO rooms are, by definition, designed for occupancy by no more than one person and are usually very small, between 80 and 200 square feet, typically including a sink and a closet but possibly sharing bathroom and shower facilities with other SRO units. Review and revise zoning regulations to allow SRO units and efficiency apartments in appropriate multifamily and mixed-use areas. This may include:
a. Evaluate and provide appropriate parking, development, management, and other standards and modify per-unit development impact fees as appropriate in recognition of the small size and low impacts of SRO units.

b. Expand the types of SRO development that may be permitted (e.g., not limited to extremely low-, very low- and low-income persons).

c. Consider zoning provisions to encourage SRO and studio apartments through the use of density bonus provisions or other provisions that may equate SRO units or studio apartments on a 2-to-1 basis with two bedroom apartments.

d. Require deed restrictions to limit occupancy to one person per unit as a condition of approval of SRO projects in order to ensure that the standards and development impact fees for such units will not result in unanticipated and/or unmitigated impacts.

**Time period/target:** New Zoning Ordinance initiate in by 2010, adopt in 2011; four low- and four moderate-income SRO units by 2014

**Responsible parties:** Planning and Environmental Services Department and private and/or nonprofit housing developers

(Amended by Reso. 10- 09/01/10)

**IP-4C Review Accessory Dwelling Unit Development Standards and Permit Process.**
Continue to allow accessory dwelling units and review and modify the following accessory dwelling unit development requirements to be consistent with recent changes to state law, including Assembly Bill (AB) 1866:

a. Continue to allow accessory dwelling units as a permitted “use by right” when the single-family lot, primary structure, and second unit meet all of the zoning and building development standards established for the zoning district in which they are located and adequate traffic safety and parking are available. Second units approvable “by right” may be limited in size to a maximum of 650 square feet.

b. Require design review for second units. Continue to provide appropriate noticing and early neighborhood involvement in the permitting process.

c. Continue to maintain a tiered development impact fee structure that provides lower development impact fees for accessory dwelling units commensurate with their small size and estimated level of impacts and encourage the creation of accessory units, particularly where the owner executes a BMR agreement on the unit.

**Time period/target:** New Zoning Ordinance initiate in by 2010, adopt in 2011; 20 new accessory dwelling units (five low-income and 15 moderate-income) by 2014

**Responsible parties:** Property Owners and Planning and Environmental Services Department

(Amended by Reso. 10- 09/01/10)
Policy HE 5: Special Needs Housing and Support Programs [GP]

Objective: Encourage provision of housing for population groups that require special assistance and link such housing to health and human services programs intended to meet the needs of seniors, people with disabilities, the homeless, and other persons in the community identified as having special housing needs.

HE 5.1 Special Needs Groups. [GP] The development of new and rehabilitation of existing housing for special needs groups is encouraged, including housing to meet the needs of seniors, people with disabilities, farmworkers, homeless persons, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, large families, and other persons in Goleta identified as having special housing needs.

HE 5.2 Provision of Affordable Housing for Special Needs Households. [GP] Continue to work with appropriate organizations to provide programs for a variety of affordable housing to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities. Specific types of housing include:

a. Smaller, affordable residential units, especially for lower-income single-person households.
b. Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
c. Affordable units with three or more bedrooms for large-family households.
d. Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).
e. Affordable housing for farmworkers.

HE 5.3 Density Bonuses for Special Needs Housing. [GP] Density bonuses per State Density Bonus law may be used to assist in meeting special housing needs housing for lower-income elderly and disabled persons, consistent with roadway capacity, parking needs, and neighborhood scale.

HE 5.4 Group Residential Care Facilities. [GP] The City will continue to comply with state and federal law by allowing group homes with special living requirements consistent with the City’s land use regulations.
HE 5.5 Family Housing Amenities. [GP] Adequate provisions shall be made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities.

HE 5.6 Housing for Homeless Persons. [GP] The City will work collaboratively with other organizations and agencies to assist with provision of a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing. The City will seek ways to establish one, year-round shelter.

HE 5.7 Rental Assistance Programs. [GP] The City will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based and tenant-based Section 8 rental certificates program in coordination with the Housing Authority.

HE 5.8 Homesharing. [GP] In collaboration with other organizations, the City will seek ways to make homesharing at appropriate locations a viable option for seniors and other groups identified as having special housing needs as a way to make efficient use of the existing housing stock.

HE 5.9 Health and Human Services Programs Linkages. [GP] As appropriate to its role, the City will seek ways to link together services for lower-income people to provide the most effective response to homeless, special needs, or "at risk" individuals. The City shall encourage such service providers to focus their programs to meet the unique needs of all subpopulations that make up the county's homeless population, including adults; families; youths; seniors; those with mental disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, and multiple diagnoses; veterans; victims of domestic violence; farmworkers; and other economically challenged or underemployed workers. The integration of such services into residential projects for special needs groups is encouraged where appropriate and feasible.

HE 5.10 Emergency Housing Assistance. [GP] The City will participate in and allocate funds, as appropriate, for County and nonprofit programs providing emergency shelter and related counseling services.

Implementation Programs [GP]

IP-5A Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities. Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Establish guidelines that would consider the following:

a. Designation of a staff person from the provider agency to be a contact person with the community to respond to questions, concerns, or comments from the neighborhood.

b. Outreach programs, such as designation of a member of the local neighborhood to the facility’s board of directors, or establishment of an advisory committee.

c. Encouragement for neighbors of emergency shelters, transitional housing programs, and community care facilities to provide a neighborly and hospitable environment for such facilities and their residents.
IP-5B **Adopt a Reasonable Accommodation Ordinance.** The City will include in its new zoning ordinance a procedure for individuals with disabilities to request reasonable accommodation in the application of the City's land use and zoning regulations, standards, policies, practices, and procedures and establish criteria to be used to ensure prompt, fair, and efficient handling of such requests in accordance with the reasonable accommodation mandate of fair housing laws.

Time period: New Zoning Ordinance initiate in by 2010, adopt in 2011

Responsible party: Planning and Environmental Services Department

(Amended by Reso. 10-_,-07, /7/10)

IP-5C **Adaptable Units for the Disabled.** The City will ensure that new multifamily housing developments include units that can be adapted for use by disabled residents.

Time period: Ongoing

Responsible party: Planning and Environmental Services Department

IP-5D **Assist in the Effective Use of Available Rental Assistance Programs.** Develop and implement measures to make full use of available rental assistance programs. Actions include:

a. Encouraging owners of apartment units to accept Section 8 vouchers.

b. Maintaining descriptions of current programs and contacts to hand out to interested persons.

c. Coordinate with the Housing Authority on rental housing assistance programs.

Time period/target: Ongoing; 75 very low-income households assisted annually

Responsible parties: Redevelopment and Neighborhood Services Department

IP-5E **Programs to Address Homeless Needs.** The City will amend the zoning code within one year of Housing Element adoption in compliance with SB 2 as follows: (1) to allow emergency shelters in the C-3 General Commercial zoning district (the C-2 Retail Commercial and M-1 Light Industrial are alternate zoning districts); (2) to permit the emergency shelter use without a Conditional Use Permit or other discretionary action; (3) to subject the emergency shelter use to the same development and management standards that apply to other allowed uses in the C-3 zone; (4) to treat transitional and supportive housing as residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone; and (5) to encourage single room occupancy units.

The City will continue to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness. The City's current zoning ordinance provides multiple zones in which emergency shelters are a permitted use, single room occupancy units are a permitted use and transitional and supportive housing are treated as residential uses. The City will ensure that its new zoning ordinance will continue to comply with state law with regard to emergency shelters, single room occupancy units and transitional and supportive housing.
Time period: Ongoing; New Zoning Ordinance initiate in 2010, adopt in 2011

Responsible party: Redevelopment and Neighborhood Services Department
(Amended by Reso. 10-____ / __/10)

IP-5F Investigate the Feasibility of Homesharing and Tenant Matching Opportunities. Evaluate, in collaboration with other agencies, opportunities for establishing a homesharing/tenant matching program linking seniors and small households with potential boarders to more efficiently use the existing housing stock.

Time period: Ongoing
Responsible party: Redevelopment and Neighborhood Services Department

IP-5G Farmworker Housing. The City will ensure that it continues to comply with state law. Include provisions in the City’s new zoning ordinance to allow development of farmworker housing on-site in areas zoned for agriculture and residential uses. The City will ensure that its new zoning ordinance will continue to comply with state law. Such housing shall be limited to the number of units necessary for workers employed on the specific site.

Time period: Ongoing; New Zoning Ordinance initiate in by 2010, adopt in 2011
Responsible party: Planning and Environmental Services Department
(Amended by Reso. 10-____ / __/10)

Policy HE 6: Adequate Sites to Meet Goleta’s RHNA [GP]

Objective: Identify adequate sites designated at densities to accommodate the City’s SBCAG-assigned fair share of the South Coast’s RHNA and particularly the need for extremely low, very low, low-, and moderate-income housing.

HE 6.1 Residential Development Capacity Consistent with RHNA. [GP] The City shall assure that sufficient land is zoned for housing at appropriate densities to meet the City’s total Regional Housing Needs Allocation (RHNA) and the needs at various income levels, including sites for lower income housing.

HE 6.2 Vacant Sites with Existing Residential Zoning. [GP] Vacant sites with existing zoning for residential use, particularly those designated for 20 units per acre or more, shall be developed with a variety of housing types and income levels.
HE 6.3  **Vacant Sites Designated for Rezoning to Residential or Higher Density. [GP]** Vacant sites designated by the Land Use Element for residential use, as identified in Technical Appendix Table 10A-25, shall be rezoned to higher density residential following adoption of this updated element. Additionally, vacant nonresidential sites, as identified in Technical Appendix Table 10A-25, shall be rezoned to allow for residential use, consistent with the Land Use Element, following adoption of this updated element.

HE 6.4  **Vacant Sites Designated for Mixed-Use Residential. [GP]** Vacant sites where the Land Use Element allows Mixed-Use Residential uses, as identified in Technical Appendix Table 10A-26, shall be developed with a variety of housing types and income levels where possible. These sites include the Fairview Shopping Center, Calle Real Shopping Center, The Plaza at Pacific Oaks, vacant land in the vicinity of the Patterson Avenue/Hollister Avenue intersection, and in the Old Town Redevelopment Project Area.

HE 6.5  **Developed Sites Where Mixed Residential Use Is Encouraged. [GP]** Developed sites where mixed residential use is encouraged include the Old Town Commercial, Community Commercial, and Office and Institutional land use categories. The implementing zoning districts in the new zoning code shall include housing as an allowed use.

HE 6.6  **Sites for Lower-Income Housing. [GP]** The City shall encourage the construction of lower income housing throughout the City, including lower income units in approved but uncompleted residential projects, and vacant land with existing residential zoning at densities of 20 units per acre or greater.

HE 6.7  **Unique Multifamily Affordable Housing Opportunities. [GP]** As opportunities arise involving unique circumstances where affordable housing is appropriate to be built, especially housing for local workers or special needs groups at lower-income levels, the City will work with project sponsors to achieve a development desirable to the City. The City will consider potential incentives to enable development of lower-income and special needs housing as appropriate to the location and design of the development, compatibility with adjacent uses, and the type, size, and income levels of the occupants of the housing.

Such sites and opportunities may include or consider the following:

a. Land owned by other governmental agencies (such as school districts).

b. Parking lots.

c. Residentially zoned sites where higher density is feasible.

d. Sites that are competitive for state or federal subsidies (sites located near transit, shopping, services).

HE 6.8  **Regional Transportation/Housing Activities. [GP]** The City will coordinate with regional transportation agencies, such as the Metropolitan Transit District (MTD), and encourage transit-oriented housing development by locating higher density housing sites near the Hollister Avenue transit corridor. A criterion in establishing the land use plan is to enable efficient public transit systems and alternatives to driving (walking and bicycling). The intent is to provide for medium- and high-density housing developments within an easy walking distance of transit stops on the
Hollister Avenue corridor between Old Town and Pacific Oaks Road where bus headways are, or will be, adequate to support transit use by residents of new residential projects.

**Implementation Programs [GP]**

**IP-6A**  
**Rezone Vacant Sites for Housing.** Rezone vacant nonresidential sites to residential and increase densities on certain residential sites as shown in Table 10A-25 and Figure 10A-3 in the technical appendix.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011; create the opportunity for 312 units to be built (see Table 10-2)

**Responsible party:** Planning and Environmental Services Department  
(Amended by Reso. 10-45 / 1/10)

**IP-6B**  
**Zoning Amendment to Enable Mixed-Use Development.** The City’s new zoning ordinance shall establish zoning districts to implement the Old Town Commercial, Community Commercial, and Office and Institutional use categories and allow and provide incentives for residential use in those zones at densities of up to 20 units per acre.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011; create the opportunity for 242 units to be built (see Table 10-2)

**Responsible party:** Planning and Environmental Services Department  
(Amended by Reso. 10-45 / 1/10)

**IP-6C**  
**Encourage Redevelopment of Nonresidential Sites to Include Residential Uses.** Establish mixed-use incentives and zoning to allow for development of residential units at potential redevelopment sites identified in Table 10A-27 and Figure 10A-3 in the technical appendix at densities of up to 20 units per acre.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011; create the opportunity for 203 units to be built (see Table 10-2)

**Responsible party:** Planning and Environmental Services Department  
(Amended by Reso. 10-45 / 1/10)

**IP-6D**  
**Consider School Property for Housing.** Actively work with school districts and neighborhood groups to develop surplus or underdeveloped school property or portions of active school sites for affordable housing for teachers and other school personnel.

**Time period:** Ongoing

**Responsible parties:** School Districts, Planning and Environmental Services Department, and City Manager’s Office

**IP-6E**  
**Modify Multifamily Zoning Standards.** Review and amend multifamily residential standards and procedures in order to ensure protection of multifamily housing sites. Zoning ordinance revisions may include:

a. Requirements for minimum densities to be built to ensure that medium- and higher density multifamily sites are not developed with lower density housing
unless it is determined that physical or environmental constraints will preclude achievement of the minimum density.

b. Requirements that initial phases of a phased development plan do not prevent subsequent development of the site to at least its minimum density.

c. Incentives to support well-designed multifamily housing at the middle to high end of the density range of General Plan densities.

d. Listing of multifamily housing as a permitted use in multifamily zones, subject to design review and other applicable development permits and approvals.

e. Incorporation of revised building intensity standards as set forth in the Land Use Element to encourage higher density housing in Old Town Commercial, Community Commercial, and Office and Institutional use categories where possible (e.g., where parks and other services would be adequate and/or near transit stops and other services).

f. Improve the Planned Residential and/or Design Residential zoning district regulations in order to allow flexibility in applying development standards, encourage clustering, and achieve the designated densities, particularly where a greater number of affordable units can be achieved.

g. Allow density standards to be applied on a gross rather than net acre basis, with the exception that land areas within a public right-of-way shall not be included in density calculations.

Time period: New Zoning Ordinance initiate in by 2010, adopt in 2011

Responsible party: Planning and Environmental Services Department

(Amended by Reso. 09-32, 5/19/09; and Reso. 10- , / /10)

IP-6F

Adopt Standards for Transit-Oriented Development. In coordination with regional transportation planning activities, consider the following criteria for Transit-Oriented Development (TOD) on sites designated Medium-Density Residential near the Hollister Avenue transit corridor:

a. Neighborhood serving commercial uses shall be provided within the development or at nearby locations.

b. Potential impacts, including, but not limited to, traffic and parking, shall be mitigated.

c. Required affordable inclusionary units shall be provided within the development or at an alternative site along the transit corridor.

d. The development shall provide an excellent, high-quality design that is compatible with the surrounding neighborhood.
incorporating attractive and usable common/open areas, including any dedication of public parkland shown in the Park Plan.

e. The development plan shall incorporate transit improvements, such as bus shelters and turnouts or other transit improvements, as appropriate and feasible for the site.

f. The development plan shall incorporate pedestrian and bicycle facilities, including, but not limited to, sidewalks, benches, bicycle racks, and bicycle storage areas.

**Time period:** Incorporate in New Zoning Ordinance Code, initiate in by 2010, adopt in 2011

**Responsible party:** Planning and Environmental Services Department

(Amended by Reso. 10- , / /10)

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**Policy HE 7: Opportunities for Mixed-Use Housing [GP]**

**Objective:** Allow housing in nonresidential areas where residential use is appropriate to the setting and where mixed-use projects can be encouraged to address jobs and housing needs.

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**HE 7.1 Mixed-Use Housing. [GP]** Well-designed mixed-use residential/nonresidential developments are encouraged by the City at locations where residential use is appropriate to the setting and development impacts can be mitigated, including, but not limited to, Old Town. The City will develop incentives to encourage mixed-use development in appropriate locations.

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**HE 7.2 Housing at Shopping Center Sites. [GP]** The City will allow the development of housing in conjunction with the remodeling or redevelopment of shopping centers located within the Community Commercial land use category. Housing units may be constructed on a new second story above existing retail space or in separate buildings on the site.

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**Implementation Programs [GP]**

**IP-7A Amend the Zoning Ordinance to Allow Mixed-Use Development.** Include residential use as an allowable use in the zoning districts applicable to lands designated in the Old Town Commercial, Community Commercial, and Office and Institutional land use categories by the Land Use Plan map.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011

**Responsible party:** Planning and Environmental Services Department

(Amended by Reso. 10-, / /10)

**IP-7B Encourage Affordable Housing in Mixed-Use Development.** Make affordable housing development more feasible in mixed-use zones through establishment of procedures in the new zoning ordinance to allow consideration of requests for appropriate modifications of development standards and/or other incentives.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011

**Responsible party:** Planning and Environmental Services Department

(Amended by Reso. 10-, / /10)
Policy HE 8: Preservation of Existing Housing and Neighborhoods [GP]

Objective: Protect, conserve, and enhance the existing stock of housing and ensure that existing affordable housing at risk of conversion to market rates will remain affordable.

HE 8.1 Conversion of Conforming Residential Units. [GP] The City will 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.

HE 8.2 Condominium Conversions. [GP] Except when the effective vacancy rate for rental units averages 5 percent or more over the preceding 3 years, the City will, to the extent feasible under state law, conserve its existing multifamily rental housing by prohibiting conversions of rental developments to condominium ownership. Exceptions may be considered for limited-equity cooperatives and other innovative housing proposals that will be affordable to lower-income households.

HE 8.3 Protection of Existing Affordable Housing. [GP] The City will strive to ensure that all affordable housing, whether provided through government subsidy programs or incentives granted by the City or County in approving projects, deed restrictions, or City or County inclusionary requirements, will remain affordable for the longest term allowed by law. In its expenditures from the Affordable Housing Trust Fund and other actions, the City will give priority to preservation of existing affordable units where the County’s affordability covenants or other regulatory agreements will be reaching the end of the term specified in those documents (see Appendix Table 10A-32, Approved and Existing Affordable Housing Units in Goleta, 2009).

HE 8.4 Maintenance and Rehabilitation of Housing and Neighborhoods. [GP] The City will encourage good property management practices and the long-term maintenance and improvement of existing housing. The City may establish programs to rehabilitate viable older housing units, preserve neighborhood character, and where possible, retain the supply of extremely low-very low-to moderate-income housing.

(Amended by Reso. 10-10)

HE 8.5 Preservation of Mobile Home Parks. [GP] The City will strive to protect mobile home parks as an important source of affordable housing in Goleta and 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 in the community. The City shall discourage the closure and/or conversion of mobile home parks to other uses. Mobile home parks shall be designated in the Mobile Home Park (MHP) land use category on the Land Use Plan map, and conversion to a different use shall require an amendment of the Land Use Plan map.
HE 8.6 Conversions of Mobile Home Parks. [GP] 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. Any approval by the City of a subdivision of an existing mobile home park shall be subject to a condition requiring that existing occupants be extended a first right of refusal for purchase of an individual site or airspace within the mobile home park. To the extent allowed by law, any subdivision of an existing mobile home park shall be subject to the requirement to provide a number of sites at prices affordable to low- and moderate-income households in accordance with the Inclusionary Housing Policy set forth in Policy HE 11.

HE 8.7 Conversion of Affordable Housing Units in the Coastal Zone. [GP] As provided in California Government Code Sections 65590 and 65590.1, the conversion or demolition of existing residential dwelling units within the coastal zone that are occupied by persons and families of low or moderate income shall not be authorized unless provision has been made for the replacement of those units with units for persons and families of low or moderate income. If feasible, the replacement units shall be located on the site of the converted or demolished units or elsewhere within the coastal zone. If the foregoing locations for replacement units are not feasible, they shall be located at a site within the city within 3 miles of the coastal zone. The replacement dwelling units shall be provided and available for use within 3 years from the date upon which work commenced on the conversion or demolition of the residential dwelling unit(s).

Implementation Programs [GP]

IP-8A Link Code Enforcement with Public Information Programs. Implement housing, building, and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding.

Time period: Ongoing
Responsible parties: Planning and Environmental Services Department; Redevelopment and Neighborhood Services Department

IP-8B Implement Rehabilitation and Energy Loan Programs. Coordinate with Southern California Edison to make available information on loan programs to eligible owner and renter households.

Time period/target: Ongoing (see Program 2.D); 10 units rehabilitated by 2014
Responsible party: Redevelopment and Neighborhood Services Department

IP-8C Adopt New Condominium Conversion Ordinance. The City shall adopt new condominium conversion regulations as part of its new zoning code and/or subdivision code. The regulations shall prohibit conversions unless evidence is provided that the vacancy rate in the rental sector of the housing market has averaged 5 percent or greater during the preceding 3-year period. The following
provisions shall be included within the City's new condominium conversion ordinance(s): (1) exemptions for limited-equity residential cooperatives that provide long-term affordability for extremely low-, very low- or low-income households; (2) requirements for relocation assistance when units are converted; (3) first right of refusal of purchase of units by occupants; (4) requirements for a percentage of units, consistent with the Inclusionary Housing Policy of Policy HE 11, to be set aside at prices affordable to for extremely low-very low-to moderate-income households; and (5) requirements for recordation of an Agreement to Provide Affordable Housing and deed restrictions that include implementation of resale controls and/or equity sharing.

Time period: New Zoning Ordinance initiate in by 2010, adopt in 2011 and/or Subdivision Ordinance by 2014

Responsible party: Planning and Environmental Services Department

(Amended by Reso. 10- , /10)

**IP-8D**

**Inventory and Monitor Affordable Housing.** The City will maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants and information regarding rental unit vacancy rates and affordable for-sale assistance programs. The City will establish an ongoing program to monitor compliance with affordability covenants and/or regulatory agreements to provide affordable housing. As needed, the City will work with the property owners and/or other parties to ensure that affordable units are conserved as part of Goleta's affordable housing stock.

Time period: 2014

Responsible party: Planning and Environmental Services Department

**IP-8E**

**Assist in Acquisition of Existing Affordable Rental Housing.** The City will work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not be limited to, (1) contact with nonprofits, (2) identification of possible support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assistance in permit processing, (4) possible waiver of fees, and (5) possible use of local affordable housing funds when available.

Time period/target: Fifteen low-income units by 2014

Responsible parties: Redevelopment and Neighborhood Services Department

**IP-8F**

**Support Volunteer Efforts for Housing Maintenance and Repair.** The City will support community service clubs and organizations that are interested in establishing
a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain or repair their properties.

**Time period:** Ongoing  
**Responsible party:** Redevelopment and Neighborhood Services Department

**IP-8G Mobile Home Park Ownership Opportunities.** Investigate and, as determined appropriate, implement ways to allow mobile home park ownership opportunities while preventing displacement of existing residents, including, but not limited to, maintaining separate zoning districts for mobile home parks, establishing an assessment district to pay for any necessary off-site 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.

**Time period:** Ongoing  
**Responsible party:** Planning and Environmental Services Department

**IP-8H Regulate Displacement of Residential Units.** The City shall include in Amend the new zoning ordinance to regulate regulations for the removal or displacement of residential units.

**Time period:** New Zoning Ordinance initiate in by 2010, adopt in 2011  
**Responsible party:** Planning and Environmental Services Department  
*(Amended by Reso. 10-12-09, /10)*

**IP-8I Development Impact Fees for Mobile Home Parks.** Continue to provide a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.

**Time period:** 2011  
**Responsible party:** Planning and Environmental Services Department  
*(Amended by Reso. 10-12-09, /10)*

**IP-8J Housing Rehabilitation Program.** The City, in conjunction with the Redevelopment Agency, shall consider establishing a housing rehabilitation and home repair program. Funding may be from the 20 percent Housing Set-Aside fund and/or from grants. The estimated Housing Set-Aside funds that will accrue to the Redevelopment Agency beginning FY 2009-10 through FY 2013-14 is $2,488,166.

**Time period:** 2014  
**Responsible party:** Redevelopment and Neighborhood Services Department

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**Policy HE 9: Excellence in New Housing Design [GP]**

**Objective:** Ensure that new housing is well designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole.
HE 9.1 Housing Design Process. [GP] The City will review proposed new housing to achieve excellence in site and building design and conduct design review in an efficient process consistent with the design principles articulated in the City's design review requirements.

HE 9.2 Design and Neighborhood Context. [GP] It is the City's intent that neighborhood identity and sense of community should be enhanced by designing all new housing to have a sensitive transition of scale and compatibility in form to the surrounding area. Buffers will be provided in mixed-use areas between residential and nonresidential uses.

HE 9.3 Housing Design Principles for Multifamily and Affordable Housing. [GP] The intent in the design of new multifamily and affordable housing is to provide stable, safe, and attractive neighborhoods through high-quality architecture, site planning, and amenities that address the following principles (see related Policy VH 4):

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

b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern, creates a sense of neighborliness with surrounding buildings, and integrates pedestrian and bicycle 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 shall include the maximum amount of usable, contiguous open space.

d. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.

e. 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.

f. Maximize Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as, but not limited to, placement of windows, shall achieve a maximum degree of privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces.

g. Maximize Security and Safety. Site and architectural design of multifamily residential projects shall emphasize principles of "defensible space," security for residents, and public safety and shall facilitate policing and observation by the City's police department from public streets and rights-of-way to the extent feasible.
HE 9.4 Resource Conservation. [GP] The City will promote development and construction standards that provide resource conservation by encouraging housing types and designs that use renewable and/or sustainable materials, cost-effective energy conservation measures, and fewer resources (water, electricity, etc.) and therefore cost less to operate over time. The City shall require individual residential units within multifamily housing projects to be separately metered for all utilities, including, but not limited to, water, natural gas, and electricity (see related Policy CE 13).

HE 9.5 Renewable Energy Technologies. [GP] Promote the use of sustainable and/or renewable materials and energy technologies, such as solar, in new and rehabilitated housing when possible (see related Policy CE 13).

Implementation Programs [GP]

IP-9A Prepare Residential Design Guidelines. Implement the Design Review process and prepare design guidelines/criteria that will establish effective, consistent development review factors for use by applicants, the community, staff, and decision makers in the review of housing proposals.

Time period: 2011
Responsible party: Planning and Environmental Services Department

IP-9B Promote Solar Design. Develop design standards adapted to Goleta's climate relating to solar orientation, including lot layout for subdivisions, location and orientation of new structures, landscaping, fences, and impervious surfaces to conserve energy.

Time period: 2011
Responsible party: Planning and Environmental Services Department

IP-9C Establish “Green” Building Standards and Processes. Adopt a “Green Building Program” to encourage the use of green building materials and energy conservation measures in new construction.

Time period: 2010
Responsible party: Planning and Environmental Services Department

Policy HE 10: Production of New Affordable Housing [GP]

Objective: Provide incentives to encourage the development of long-term affordable housing.

HE 10.1 Density Bonuses for Affordable Housing Developments. [GP] The City will use density bonuses consistent with state law to help achieve housing goals while ensuring that potential impacts are considered and mitigated. The City will continue to offer density bonuses and incentives or concessions consistent with the State Density Bonus law (California Government Code Section 65915). In addition, the City will incorporate the requirements of State Density Bonus law into the new zoning ordinance, as specified in IP-10C.

HE 10.2 Other Incentives for Affordable Housing Developments. [GP] For projects that do not apply for State Density Bonus Law incentives, the City will use other
incentives to help achieve affordable housing goals. The City will consider the following incentives for residential developments where the applicant meets the requirements of Policy HE 11 and all rental projects:

a. Allow modifications in zoning requirements that will facilitate increased density, such as modifications to Floor Area Ratio (FAR), Lot Coverage Ratio, parking, setbacks, open space, and solar access requirements as specified in the zoning ordinance.

b. Allow modifications in zoning requirements and guidelines, consistent with Subpolicy HE 9.3, that facilitate affordable housing production such that the zoning requirements and guidelines establishes minimum sizes for affordable units and provides for flexibility for the location of the affordable units within a development.

c. Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households, consistent with IP-10E.

d. Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for extremely low-income and low-income households, consistent with IP-10F.

e. Consider a transfer of development rights, consistent with IP-10G.

f. Consider modifying parking standards, consistent with IP-10H.

(Amended by Reso. 09-44, 8/18/09; and Reso. 10-... / 10)

HE 10.3 “Designated” Affordable Housing Sites. [GP] Given the limited availability of developable land within its boundaries, housing opportunity sites or areas are designated. These sites are vacant and designated for densities of 20 units per acre or greater (see maps, policies, and programs under Policy HE 6). Development proposals on these sites may be subject to special affordability provisions, pursuant to the Inclusionary Housing Policy set forth in Policy HE 11. The purpose of the special affordability provisions is to locate new multi-family residential development close to transit corridors and close to employment areas through the rezone of nonresidential land to residential use. The costs associated with special affordability provisions are intended to be offset by concessions and/or incentives identified in Policy HE 10. Additionally, the substantial increases in the land values as a consequence of rezoning of these sites from nonresidential zones to Medium-Density Residential are intended to assist with cost recovery.

HE 10.4 Redevelopment Agency Activities. [GP] Promote residential opportunities in the redevelopment project area, where appropriate, and utilize the Redevelopment Agency's Housing Set-Aside funds to assist with provision of affordable housing.

HE 10.5 Long-Term Housing Affordability Controls. [GP] The City will apply resale controls and income restrictions for the longest term allowed by applicable law to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable to the income group for which it is intended.

(Amended by Reso. 10-... / 10)
Implementation Programs [GP]

IP-10A Implement Actions to Address Remaining Extremely Low-, Very Low-, Low-, and Moderate-Income Housing Need. Work with developers, nonprofit organizations, other agencies, and the community to address a portion of Goleta's remaining extremely low-, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, options for clustering units, options for allowing developers to set aside land for affordable housing as an alternative to inclusionary requirements, second units, use of Redevelopment Agency Housing Set-Aside or inclusionary housing in-lieu housing funds, fast-track processing, and reduced fees as appropriate to the development of the site.

Time period/target: 2009 to 2014 (includes Programs 6.A–F for New Housing; Programs 7.A–B for Mixed Use; Programs 10.A–G for Affordable Housing; and Program 11.A, Inclusionary Housing); 22 extremely low- and very low-income units, 30 low-income units, 75 moderate-income units, and 105 above-moderate-income units provided by 201409

Responsible parties: Residential Developers, Nonprofit Organizations, Redevelopment and Neighborhood Services Development, and Planning and Environmental Services Department

(Amended by Reso. Reso. 10- , /10)

IP-10B Implement Redevelopment Agency Housing Programs. Continue to encourage the development of affordable housing by providing technical and financial assistance to reduce the cost of housing. Use the unique powers and resources of the City's Redevelopment Agency to meet the City's housing needs, especially the remaining extremely low-, very low- and low-income household needs.

Time period: Through 2014

Responsible party: Redevelopment and Neighborhood Services Department

(Amended by Reso. 09-44, 8/18/09; and Reso. 10- , /10)

IP-10C State Density Bonus Law. Incorporate the requirements of State Density Bonus Law into the new zoning ordinance and consider requests by applicants for density bonuses and related incentives or concessions pursuant to the new zoning ordinance consistent with state law.

Time period: New Zoning Ordinance initiate in by 2010, adopt in 2011

Responsible party: Planning and Environmental Services Department

(Amended by Reso. Reso. 10- , /10)

IP-10D Offer Incentives. Update and administer the zoning ordinance provisions to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. Offer incentives consistent with the subpolicies and programs established in HE 10.


Responsible party: Planning and Environmental Services Department

(Amended by Reso. 10- , /10)
IP-10E Modify Procedures and Materials to Expedite Project Review. Modify procedures and materials to expedite project review to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. Expedited project review also applies to all rental projects. Specific procedures include, but are not limited to:

a. Establish a “concept review” process that is subject to the Planning Director’s oversight to enable early feedback and direction for development design.

b. Establish an in-house processing team to assist developments that are beneficial to the City and provide a significant number of affordable units.

c. Create a specific project review checklist of General Plan and other City requirements appropriate for each project application submitted.

d. Establish “fast track” processing procedures in the new zoning code and other mechanisms to fit with funding requirements and encourage desirable affordable housing projects that have a significant number of affordable units.


Responsible party: Planning and Environmental Services Department
(Amended by Reso. 09-44, 8/19/09; and Reso. 10-—/—/10)

IP-10F Water and Sewer Fees. Work with the water and sanitary districts to identify possible reductions, deferred payments, or waivers of some fees for water and sewer hook-ups for affordable housing for extremely low- and very low-income households.

Time period: Ongoing

Responsible parties: Planning and Environmental Services Department and the City Manager’s Office
(Amended by Reso. 10-—/—/10)

IP-10G Implement Transfer of Development Rights. Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.

Time period: Initiate in 2010; adopt in 2011

Responsible party: Planning and Environmental Services Department
(Amended by Reso. 10-—/—/10)

IP-10H Study Parking Standards. Evaluate and possibly modify parking standards, while avoiding impacts on other developed areas, based on the most recent empirical studies and other analyses to facilitate affordable housing development. The options to be evaluated may include, but are not limited to, the following:

a. Multifamily parking requirements.

b. Opportunities for shared parking for mixed-use developments.

c. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.
d. Parking requirements for small-sized units, including SRO and accessory dwelling units.

e. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.

f. Evaluation of opportunities for undergrounding parking and auto sharing.

g. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.

Time period: New Zoning Ordinance initiate in 2010, adopt in 2011-(to-be included in the new zoning code)

Responsible party: Planning and Environmental Services Department
(Amended by Reso. 10-____ / /10)

Policy HE 11: Inclusion of Extremely Low-, Very Low-, Low-, and Moderate-Income Housing in New Development [GP]

Objective: Strengthen residential inclusionary requirements and incentives to require affordable housing as part of market-rate residential projects.
(Amended by Reso. 10-____ / /10)

HE 11.1 Inclusionary Housing Approach. [GP] To increase construction of housing affordable to persons employed locally, the City shall require residential projects developments involving one or more including for-sale units to provide a percentage of units for extremely low-, very low-, low- and moderate-income households in accordance with HE 11.2 and 11.5 or 11.6. Alternatively, in accordance with HE 11.2, 11.3 and 11.4, the inclusionary requirement may be satisfied by paying an inclusionary housing in-lieu payment and/or by other alternative means impact fee for very low-, low-, and moderate-income housing, in accordance with HE 11.2.

The units provided through this policy shall be deed restricted for the longest term permitted by law. The inclusionary requirement shall apply to all housing, including, but not limited to, single-family housing; multifamily housing; condominiums; townhouses; stock cooperatives; and land subdivisions.
(Amended by Reso. 09-44; 8/18/09; and Reso. 10-____ / /10)

HE 11.2 Applicability of Inclusionary Requirements. [GP] The inclusionary requirements shall apply to residential projects including for-sale units as follows:

a. Projects consisting of one for-sale individual single-family unit shall be exempt from the inclusionary requirement; except that units of 3,000 square feet or larger, excluding area within a garage, shall be subject to payment of an impact fee unless a second unit is provided.

b. Projects consisting of two to four for-sale housing units shall be required to pay an inclusionary housing in-lieu payment fee based on the number and sizes of the units.

c. Projects of five or more for-sale units shall be required to construct the applicable number of units in accordance with HE 11.5 or 11.6, except that the City, at its sole discretion, may allow the inclusionary requirement for these projects to be
satisfied by alternative means as set forth in Subpolicies HE 11.3 and 11.4. The applicability of these requirements, while at the sole discretion of the City, shall be determined by the Planning Director early in the application process.

(Amended by Reso. 09-44, 8/18/09, and Reso. 10- / /10)

HE 11.3 Priorities for Meeting Inclusionary Requirements. [GP] The primary intent of the inclusionary requirement is to achieve the construction of new units on-site. A second priority is construction of units off-site or the transfer of sufficient land and cash 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 necessarily limited to, payment of an inclusionary housing in-lieu payment fees or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.

(Amended by Reso. 10- / /10)

HE 11.4 Flexibility in Meeting Inclusionary Requirements. [GP] It is the City's intent to achieve the greatest percentage of affordable units possible. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals, especially for extremely low-, very low- and low-income housing, such as through partnership with a nonprofit housing agency, are encouraged. In addition, trade-offs of extremely low-and very low-income units for moderate-income units may be considered, particularly in projects with for-sale units, if it can be demonstrated that the City's housing goals can be more effectively achieved. Such trade-off approaches may incorporate a unit equivalency based on a financial pro forma provided by the applicant. The applicability of these requirements, while at the sole discretion of the City, shall be determined by the Planning Director early in the application process.

(Amended by Reso. 10- / /10)

HE 11.5 Establishment of Unit Percentages and Income Levels. [GP] Except for designated affordable housing sites as set forth in HE 11.6, the inclusionary housing requirement shall be as follows (see related HE 11.9):

a. Proposed for-sale projects including for-sale units, including subdivisions for purposes of condominium conversions, will be required to provide either 15 percent or 20 percent affordable units of the total number of for-sale units, subject to the Planning Director's direction and City Council's approval. The 15 percent affordability requirement shall be provided to those applicants where the community services, such as new onsite or nearby park/open space facilities, resulting from the project exceed normal expectations.

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

c. Proposed for-sale projects including for-sale units qualifying for a 20 percent affordability level shall provide 5 percent of the total number of for-sale 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 above moderate-income households earning 120 to 200 percent of the median income.
Requirements for provision of inclusionary units in for-sale projects including for-sale units for extremely low-, very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households.

(Amended by Reso. 09-30, 5/19/09; Reso. 09-44, 8/18/09; and Reso. 10-____ / /10)

HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites. [GP]
Vacant sites rezoned from nonresidential districts to Medium-Density Residential at 20 to 25 units per acre to meet the City's RHNA of units for extremely low-, very low- and low-income households are hereby designated as the Central Hollister Affordable Housing Opportunity Sites. These sites, shown in Figure 10A-3, include site numbers 19, 20, 22, 23, and 24. In recognition of the substantial increases in property values that may be associated with the rezonings and support from concessions and incentives provided in Policy HE 10, proposed projects on these sites shall be subject to a greater inclusionary requirement than is applicable to projects at other locations. The requirements for for-sale projects including for-sale units in the affordable housing opportunity sites are as follows:

a. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to extremely low- and very low-income households.

b. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to low-income households.

c. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.

d. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to above moderate-income households earning 120 to 200 percent of the median income.

Requirements for provision of inclusionary units in for-sale projects including for-sale units for extremely low-, very low- and low-income households may be satisfied by providing the same number of rental units at rent levels affordable to these households. Participation by nonprofit housing organizations is encouraged.

(Amended by Reso: 09-44, 8/18/09; and Reso. 10-____ / /10)

HE 11.7 Long-Term Affordability of Inclusionary Units. [GP] Inclusionary units shall be subject to recordation of a regulatory agreement to provide affordable housing units and an affordability covenant or deed restriction. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years. (See related HE 11.9.)

HE 11.8 Additional Incentives for Onsite Production of Affordable Inclusionary Units. [GP] In instances where a developer of a 5-acre or larger site designated as Medium-Density Residential by the Land Use Plan Map in Figure 2-1 agrees to construct affordable inclusionary units in a manner consistent with HE 11.5 or HE 11.6, rather than pay an inclusionary housing in-lieu payment fee, the City shall provide the following incentives or concessions:

a. The Lot Coverage Ratio standard set forth in the Land Use Element shall be increased from 0.3 to 0.4.

The preceding shall be in addition to other incentives or concessions offered pursuant to Policy HE 10.
HE 11.9 Redevelopment Area Housing Requirements. [GP] Redevelopment Area Law requirements related to the production of affordable housing, such as inclusionary standards, overlap with Housing Element requirements and in some cases are not identical. Whichever requirement is more restrictive and produces more affordable units will prevail, as allowed under the law.

Implementation Programs [GP]

IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code. Establish specific standards and requirements for inclusionary housing in the zoning ordinance, including standards and requirements for qualifying projects, specific affordability levels of the inclusionary units, inclusionary housing in-lieu payment fee amounts, management of the units, fractional unit requirements as it relates to affordable unit counts, standard agreements and covenant documents, etc.

Time period: New Zoning Ordinance initiate in by 2010, adopt in 2011
Responsible party: Planning and Environmental Services Department
(Amended by Reso. 09-44, 8/18/09; and Reso. 10-/ /10)

IP-11B Monitoring and Long-Term Affordability. Establish appropriate management approaches for all affordable housing agreements in order to ensure compliance with affordability restrictions, implement resale and rental regulations for extremely low-, very low-, low- and moderate-income units, and ensure that these units are maintained as remain at an affordable housing price level.

Time period: Ongoing
Responsible party: Redevelopment and Neighborhood Services Department
(Amended by Reso. 10-/ /10)

Policy HE 12: Funding for Affordable Housing [GP]

Objective: Identify ways to increase ongoing local and other funding resources and/or financial-equivalent incentives for lower-income and special needs housing.

HE 12.1 Local Funding for Affordable Housing. [GP] Local funding sources to assist affordable housing within the time period of this Housing Element will be severely limited. Due to its recent incorporation and the sharing of City revenues with the County of Santa Barbara pursuant to the state-mandated Revenue Neutrality Agreement, the City is generally not in a position to allocate General Fund monies for affordable housing. The City will seek ways to utilize local, state, and federal assistance to the fullest extent possible to achieve housing goals and increase ongoing local resources. This includes the following:

a. Utilize the RDA's 20 percent Housing Set-Aside fund to assist affordable housing located within the Goleta Old Town Redevelopment Project Area or other locations that will benefit, as appropriate.

b. Deposit inclusionary housing in-lieu payments fees for the Inclusionary Housing Program in a restricted account, to be known as the Affordable Housing Trust Fund, and use solely to provide assistance for production, acquisition of at-risk
units, or rehabilitation of affordable housing pursuant to the programs identified here.

c. Partner with philanthropic organizations to help finance affordable housing developments and continue to participate in other rental assistance programs, mortgage buy-downs, land acquisitions, etc.

d. Work with nonprofit and other affordable housing developers to assist in obtaining mortgage revenue bond funds and/or mortgage credit certificates.

(Amended by Reso. 10-________/10)

HE 12.2 Coordination Among Projects Seeking Funding. [GP] Ensure access to, and the most effective use of, available funding by providing coordination among affordable housing developments that seek funding from various sources, in accordance with a comprehensive Affordable Housing Finance Plan.

HE 12.3 Local Housing Impact Fees. [GP] The City shall prepare an appropriate nexus study and consider the adoption of an ordinance that would impose affordable housing development impact fees on new nonresidential development to provide assistance for production, acquisition of at-risk units, or rehabilitation of affordable housing pursuant to the programs identified herein based upon the estimated number of jobs generated by the development and the estimated wage levels of those jobs.

(Amended by Reso. 10-________/10)

HE 12.4 Land Acquisition and Land Banking. [GP] Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.

HE 12.5 Federal and State Funding Programs. [GP] The City will continue to participate in the federal HOME and Community Development Block Grant (CDBG) programs as an entitlement city and may participate in other federal and state funding programs when they are available and appropriate to meet identified City housing needs.

Implementation Programs [GP]

IP-12A Maintain and Develop Local Sources of Funding for Affordable Housing.

Develop ongoing local sources of funding to support affordable housing, including consideration of:

a. Updating inclusionary housing in-lieu fee payments under inclusionary requirements for residential development.

b. Adopting affordable housing development impact fee requirements for nonresidential development.

c. Acceptance of voluntary donations, grants, and matching funds.

d. Land acquisition or donation and land banking.

e. Working with special districts that serve Goleta to provide a reduction(s) in connection fees for deed-restricted affordable extremely low- and very low-income units.
Time period: Ongoing
Responsible parties: Planning and Environmental Services Department; Redevelopment and Neighborhood Services Department

(Amended by Reso. 10-1004-11/10)

IP-12B Outside Funding Resources. Seek matching grant funds to leverage the City’s affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.). Potential sources of funding include, but are not limited to:

a. CDBG/HOME.
b. Applications for mortgage revenue bonds and/or mortgage credit certificates.
c. Affordable Housing Trust Fund.
d. Tax credit allocation.
e. Proposition 46 funding.

Time period: Through 2014
Responsible party: Redevelopment and Neighborhood Services Department

IP-12C Coordinate Funding among Development Proposals. The City will pursue and/or participate in efforts to ensure adequate coordination between jurisdictions and development proposals so that local projects are competitive for outside funding sources and resources are used in the most effective manner possible.

Time period: Ongoing
Responsible party: Redevelopment and Neighborhood Services Department

IP-12D Prepare Comprehensive Affordable Housing Finance Plan. The City will prepare a comprehensive plan 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.

Time period: 2011-09
Responsible party: Redevelopment and Neighborhood Services Department

(Amended by Reso. 10-1004-11/10)

10.4 SUMMARY OF IMPLEMENTATION PROGRAMS [GP]

Table 10-4 provides a summary of the Action Programs to implement Housing Element policies, including quantitative targets where appropriate.
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<tbody>
<tr>
<td>IP-1A: Require Nondiscrimination Clauses</td>
<td>P&amp;ES</td>
<td>Ongoing</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>IP-1B: Respond to Complaints</td>
<td>CM</td>
<td>Ongoing</td>
<td>No</td>
<td></td>
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<tr>
<td>IP-1C: Undertake Actions to Prevent Discrimination</td>
<td>CM</td>
<td>Ongoing</td>
<td>No</td>
<td>Designate coordinator in 2009</td>
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<tr>
<td>IP-1D: Adopt a Source of Income Antidiscrimination Ordinance</td>
<td>P&amp;ES</td>
<td>2010 2011</td>
<td>No</td>
<td></td>
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<tr>
<td>IP-2A: Conduct an Annual Housing Element Review</td>
<td>P&amp;ES</td>
<td>Annually</td>
<td>No</td>
<td>By October 1 of each year</td>
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<tr>
<td>IP-2B: Periodic Updates of the Housing Element</td>
<td>P&amp;ES</td>
<td>2012 to 2014</td>
<td>No</td>
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</tr>
<tr>
<td>IP-2C: Prepare Information and Conduct Community Outreach Activities on Housing Issues</td>
<td>P&amp;ES</td>
<td>Ongoing</td>
<td>No</td>
<td></td>
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<tr>
<td>IP-2D: Collaborate on Interjurisdictional Actions for Housing</td>
<td>R&amp;NS; CM</td>
<td>Ongoing</td>
<td>No</td>
<td></td>
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<tr>
<td>IP-2E: Undertake Coordinated Advocacy Efforts on State Legislation</td>
<td>CM</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-3A: Commercial/Housing Nexus Study and Impact Fees</td>
<td>P&amp;ES</td>
<td>2009 2011</td>
<td>No</td>
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<td>IP-3B: Adopt a Job/Housing Linkage Program</td>
<td>P&amp;ES</td>
<td>2010 2011</td>
<td>Yes</td>
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<td>IP-3C: Housing Opportunities for Existing and New Employees</td>
<td>P&amp;ES</td>
<td>2014 2011</td>
<td>No</td>
<td>20 moderate- and 20 above moderate-income units</td>
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<tr>
<td>IP-3D: Provide Zoning for Live/Work Opportunities</td>
<td>P&amp;ES</td>
<td>2014 2011</td>
<td>Yes</td>
<td>4 moderate-income units</td>
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<tr>
<td>IP-4A: Encourage Co-housing and Similar Collaborative Housing Development</td>
<td>P&amp;ES</td>
<td>2014 2011</td>
<td>No</td>
<td>4 low-income or special needs units</td>
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<tr>
<td>IP-4C: Review Accessory Dwelling Unit Development Standards and Permit Process</td>
<td>P&amp;ES</td>
<td>2014 2011</td>
<td>Yes</td>
<td>5 low- and 15 moderate-income units</td>
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<td>IP-5A: Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<td>IP-5B: Adopt a Reasonable Accommodation Ordinance</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<td>IP-5C: Adaptable Units for the Disabled</td>
<td>P&amp;ES</td>
<td>Ongoing</td>
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<td>IP-5D: Assist in the Effective Use of Available Rental Assistance Programs</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
<td>75 very low-income households</td>
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<td>IP-5E: Maintain Programs to Address Homeless Needs</td>
<td>R&amp;NS</td>
<td>August 2011</td>
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<td>IP-5F: Investigate the Feasibility of Homesharing and Tenant Matching Opportunities</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-5G: Farmworker Housing</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-6A: Rezone Vacant Sites for Housing</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-6B: Zoning Amendment to Enable Mixed-Use Development</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-6C: Encourage Redevelopment of Nonresidential Sites to Include Residential Uses</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-6D: Consider School Property for Housing</td>
<td>P&amp;ES; CM</td>
<td>Ongoing</td>
<td>No</td>
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</tr>
<tr>
<td>IP-6E: Modify Multifamily Zoning Standards</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-6F: Adopt Standards for Transit-Oriented Development</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-7A: Amend the Zoning Ordinance to Allow Mixed-Use Development</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-7B: Encourage Affordable Housing in Mixed-Use Development</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-8A: Link Code Enforcement with Public Information Programs</td>
<td>P&amp;ES; R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
<td>See Implementation Program 2D; 10 units</td>
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<tr>
<td>IP-8B: Implement Rehabilitation and Energy Loan Programs</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-8C: Adopt New Condominium Conversion Ordinance</td>
<td>P&amp;ES</td>
<td>2014</td>
<td>Yes</td>
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<tr>
<td>IP-8D: Inventory and Monitor Affordable Housing</td>
<td>P&amp;ES</td>
<td>2014</td>
<td>No</td>
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<tr>
<td>IP-8E: Assist in Acquisition of Existing Affordable Rental Housing</td>
<td>R&amp;NS</td>
<td>2014</td>
<td>No</td>
<td>15 low-income units</td>
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<tr>
<td>IP-8F: Support Volunteer Efforts for Housing Maintenance and Repair</td>
<td>CDBG</td>
<td>Ongoing</td>
<td>No</td>
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<td>IP-8G: Mobile Home Park Ownership Opportunities</td>
<td>P&amp;ES</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-8H: Regulate Displacement of Residential Units</td>
<td>P&amp;ES</td>
<td>2014</td>
<td>Yes</td>
<td>2011</td>
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<tr>
<td>IP-8I: Impact Fees for Mobile Home Parks</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>No</td>
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<tr>
<td>IP-8J: Housing Rehabilitation Program</td>
<td>R&amp;NS</td>
<td>2014</td>
<td>No</td>
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<tr>
<td>IP-9B: Promote Solar Design</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>No</td>
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<tr>
<td>IP-9C: Establish &quot;Green&quot; Building Standards and Processes</td>
<td>P&amp;ES</td>
<td>2010</td>
<td>No</td>
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(continued on next page)
TABLE 10.4 (CONTINUED)

<table>
<thead>
<tr>
<th>Implementation Program Number and Name</th>
<th>Responsible Party&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Time Period</th>
<th>Part of New Zoning Code Program</th>
<th>Units or Targets (2004–2009 (2009-2014)</th>
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<tbody>
<tr>
<td>IP-10A: Implement Actions to Address Remaining Very Low-, Low-, and Moderate-Income Housing Need</td>
<td>P&amp;ES</td>
<td>2009 to 2014</td>
<td>No</td>
<td>22 very low-, 30 low-, 75 moderate-, and 105 above-moderate-income units</td>
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<tr>
<td>IP-10B: Implement Redevelopment Agency Housing Program</td>
<td>R&amp;NS</td>
<td>Through 2014</td>
<td>No</td>
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<tr>
<td>IP-10C: State Density Bonus Law</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-10D: Apply Density Bonus Zoning and Related Incentives</td>
<td>P&amp;ES</td>
<td>Through 2014</td>
<td>No</td>
<td></td>
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<tr>
<td>IP-10E: Modify Procedures and Materials to Expedite Project Review</td>
<td>P&amp;ES</td>
<td>Through 2014</td>
<td>No</td>
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<tr>
<td>IP-10F: Water and Sewer Fees</td>
<td>P&amp;ES; CM</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-10G: Implement Transfer of Development Rights</td>
<td>P&amp;ES</td>
<td>2009</td>
<td>No</td>
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<tr>
<td>IP-10H: Study Parking Standards</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-11A: Prepare Inclusionary Housing Regulations in the New Zoning Code</td>
<td>P&amp;ES</td>
<td>2011</td>
<td>Yes</td>
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<tr>
<td>IP-11B: Monitoring and Long-Term Affordability</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-12A: Maintain and Develop Local Sources of Funding for Affordable Housing</td>
<td>CM; R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-12B: Outside Funding Resources</td>
<td>R&amp;NS</td>
<td>Through 2014</td>
<td>No</td>
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<tr>
<td>IP-12C: Coordinate Funding among Development Proposals</td>
<td>R&amp;NS</td>
<td>Ongoing</td>
<td>No</td>
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<tr>
<td>IP-12D: Prepare Comprehensive Affordable Housing Finance Plan</td>
<td>CM; R&amp;NS</td>
<td>2009, 2011</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<sup>1</sup> CM: City Manager’s Office.
P&amp;ES: Planning and Environmental Services Department.
R&amp;NS: Redevelopment Agency/Redevelopment and Neighborhood Services Department.
EXHIBIT 3

FINDINGS OF CONSISTENCY WITH THE COASTAL ACT
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General Finding

The City Council finds that any policies, standards or regulations of the GP/CLUP applicable to the City of Goleta’s Coastal Zone shall be interpreted and applied consistent with the California Coastal Act of 1976, Public Resources Code Sections 30000 et seq. (the “Coastal Act”).

Specific Findings and Reasons

The City Council finds that the GP/CLUP, as it applies to the Coastal Zone, is not intended to be inconsistent and shall not be interpreted in a manner which conflicts with the Coastal Act. The City Council recognizes that the GP/CLUP is the City’s combined General Plan and Coastal Land Use Plan. The City Council further recognizes that portions of the GP/CLUP consist only of the General Plan, other portions consist only of the Coastal Land Use Plan and other portions consist of both the General Plan and Coastal Land Use Plan. The City Council finds that it is the intent of the GP/CLUP that those portions that include the City’s Coastal Land Use Plan shall be interpreted and applied consistently with the Coastal Act, which may include a determination of whether a portion of the GP/CLUP that combines the General Plan and Coastal Land Use Plan is being applied to the Coastal Zone, in which case the interpretation may change to be consistent with the Coastal Act.