

To: The City of Goleta

Attn: Mary Chang, Peter Imhof and Lisa Prasse

From: We Strategic Development Corporation

Re: Senior Housing

Hello Mary and Peter,

First of all, thank you for meeting with us. The meeting was very helpful. Senior Living is now becoming one of the most important sectors in housing, as the Baby Boomers are aging. 10,000 Baby Boomers are turning 65 every day and will continue to do so over the next 18 years. The State of California recognizes this and has been pushing local Development Services offices to adopt housing laws that benefit seniors. We currently have four senior housing developments under construction. Three are in San Diego and one is in Pacific Palisades. Local Development Services in San Diego allow Senior Housing in residential neighborhoods. If a developer/operator wants to have more than 6 seniors in a home then they can apply for a Conditional Use Permit that will allow such. The County of San Diego allows up to 20 residents in each home, in a residential neighborhood, by using the Conditional Use Permit process. In the City of Los Angeles, they have now adopted a new Senior Housing Ordinance that gives a developer/operator the opportunity to design their development with more lenient restrictions on zoning, design, setbacks, heights, etc.

With the above Senior Housing permits/allowances, these areas will be able to house their seniors in quiet neighborhood settings. In addition, be able to provide enough housing for the growing Senior Market and receive higher tax revenue.

I encourage the City of Goleta to consider their seniors while processing the new housing ordinance.

Thank you for your consideration,



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