



TO: Planning Commission Chair and Members

FROM: Anne Wells, Advance Planning Manager
Andy Newkirk, Contract Planner

SUBJECT: Introduction to the Housing Element 2015-2023 Project

RECOMMENDATION:

It is recommended that the Planning Commission receive a presentation and provide feedback on the progress of the Housing Element 2015-2023 Project.

BACKGROUND:

Under California law, each jurisdiction within the Santa Barbara County Association of Governments (SBCAG) region is required to prepare a housing element update for the 2015-2023 planning period. During the past several months City staff and our consultant have been working to compile the information needed for the new Housing Element, reviewing the status of existing policies and programs, and exploring ways to streamline the element to make it more useful to both City officials and stakeholders. Staff and the City's Public Information Officer have also developed a project-specific Housing Element webpage under *ProjectGoleta.com* where a variety of information is available.

On April 21, 2014 staff provided the Planning Commission with a briefing on the Housing Element update process, and on April 22, a public workshop was held in the Council Chambers. Approximately 20 persons attended the workshop, which included a slide presentation and a question and answer session. A second public workshop is scheduled for Monday, June 2, prior to the Planning Commission meeting.

This staff report summarizes the objectives for the Housing Element update and provides context regarding the relationship between the Housing Element and the Zoning Ordinance projects. Staff will provide the Planning Commission with additional detail during the presentation at the June 2 meeting.

DISCUSSION:

Objectives for the Housing Element Update

Staff's primary objectives for the new Housing Element are to 1) obtain California Department of Housing and Community Development (HCD) certification of the element; 2) update policies and programs as necessary to reflect changing

circumstances; and 3) reformat the element to make it easier for City decision-makers and community stakeholders to use. Additional detail regarding the objectives is provided below.

State law gives the HCD the authority to review local Housing Elements and issue findings regarding the elements' compliance with the law. When HCD finds a Housing Element to be "in compliance" it is referred to as *certification* of the Housing Element. Certification is important for several reasons:

- **Local land use control.** The General Plan and its various elements provide the foundation for the City's planning programs and land use regulations. HCD certification of the Housing Element supports the legal validity of the General Plan in the event of a challenge.
- **RHNA carryover.** State law requires that if a city does not demonstrate the availability of adequate sites to accommodate its Regional Housing Needs Assessment (RHNA) allocation, the shortfall is carried over and added to the RHNA obligation for the next planning period. HCD certification confirms that the City's analysis of sites to accommodate new housing need is valid, thereby reducing the likelihood of a RHNA carryover.
- **Grant funds.** Some state grant funds are contingent upon Housing Element certification, or give priority to those jurisdictions with a certified Housing Element.

While very thorough and detailed, the current Housing Element includes overlapping and sometimes duplicative policies and programs. Staff's intent is to streamline the new Housing Element through selective "pruning" to condense redundant information and focus on essential policies and programs. Some policies and programs must be revised to reflect changing circumstances such as the statewide dissolution of redevelopment agencies in 2012 and the resulting loss of set-aside funding that supported City housing programs.

Staff has completed preliminary revisions to the policies and programs section of the element and has prepared a matrix (Attachment 1) showing how the proposed policies and programs correspond to those in the current Housing Element. Although no substantive changes to City policy are proposed, the 58 programs in the current element have been consolidated into 15 programs by eliminating redundancy.

Relationship Between the Housing Element and the New Zoning Ordinance

The Housing Element must include an analysis of potential governmental constraints to housing, which focuses on how City land use plans and regulations, development standards and permit review procedures could present obstacles to affordable housing and housing for persons with special needs. All of these issues are also addressed in the Zoning Ordinance. Staff is closely coordinating the preparation of the Housing Element and the Zoning Ordinance to ensure consistency between these documents. If current zoning regulations pose unwarranted constraints or require revisions due to recent changes in state law, the Housing Element will

identify recommended revisions to be considered in the Zoning Ordinance. To the extent possible, California Environmental Quality Act (CEQA) documentation will also be coordinated for these two projects.

NEXT STEPS:

Under state law, a draft Housing Element must be submitted to HCD for 60-day review prior to holding public hearings to consider adoption of the element. Staff is compiling the remaining information needed for the new Housing Element, and following the second public workshop on June 2nd a draft element will be finalized and submitted to HCD in early June. During the 60-day review period, staff will have the opportunity to discuss the element with HCD staff and focus the issues to be addressed by the Planning Commission and City Council.

After receiving HCD's comments in early August, staff will provide the Planning Commission and City Council with an analysis of those comments along with recommendations regarding how the City can address those comments and obtain certification. Public hearings are tentatively expected be scheduled in August and September for the Commission and Council to review and consider adoption of the Housing Element.

Approved By:

Prepared By:

Jennifer Carman
Planning Commission Secretary

Anne Wells
Advance Planning Manager

Attachment 1: Housing Element Policy and Program Consolidation Matrix

Attachment 1

Housing Element Policy and Program Consolidation Matrix

City of Goleta Housing Element Policy and Program Consolidation Matrix

2015 Policy/Program	2011 Policy	2011 Program
1. Maintain & Improve the Existing Housing Stock		
1.1 Code Compliance	HE 8 Preservation of Existing Housing and Neighborhoods	IP-8A Link Code Enforcement with Public Information Programs
1.2 Housing Rehabilitation		
1.3 Monitor and Preserve Assisted Affordable Housing Units	HE 8.1 Conversion of Conforming Residential Units	IP-8C Adopt New Condominium Conversion Ordinance
	HE 8.2 Condominium Conversions	
1.4 Preserve Mobile Home Parks and Facilitate Mobile Home Park Ownership Opportunities	HE 8.3 Protection of Existing Affordable Housing	IP-8D Inventory and Monitor Affordable Housing
	HE 8.4 Maintenance and Rehabilitation of Housing and Neighborhoods	IP-8E Assist in Acquisition of Existing Affordable Rental Housing
1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use	HE 8.5 Preservation of Mobile Home Parks	IP-8F Support Volunteer Efforts for Housing Maintenance and Repair
	HE 8.6 Conversions of Mobile Home Parks	IP-8G Mobile Home Park Ownership Opportunities
	HE 8.7 Conversion of Affordable Housing Units in the Coastal Zone	IP-8H Regulate Displacement of Residential Units (see Reso. 10-57)
		IP-8I Development Impact Fees for Mobile Home Parks
		IP-8J Housing Rehabilitation Program
2. Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels		
2.1 Ensure that City Plans and Regulations Encourage a Wide Range of New Housing to Accommodate Growth Needs and the Local Workforce Consistent with Sustainable Development Principles	HE 1.2 Preferences for Affordable Housing	
	HE 3 Linkage of Housing and Jobs	IP-3A Commercial/Housing Nexus Study and Development Impact Fees
2.2 Facilitate Affordable Housing Development	HE 3.1 Housing for Local Workers	IP-3B Adopt a Jobs/Housing Linkage Program
	HE 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses	IP-3C Housing Opportunities for Existing and New Employees
2.3 Encourage Accessory (Second) Residential Units	HE 3.3 Live/Work Development	IP-3D Provide Zoning for Live/Work Opportunities
	HE 4: Variety of Housing Choices and Affordable Housing Opportunities	IP-4A Encourage Cooperative and Similar Collaborative Housing Development
	HE 4.1 Diversity of Population	IP-4B Provide Appropriate Zoning and Development Standards for Single Room Occupancy Units and Efficiency Apartments
	HE 4.2 Variety of Housing Choices	IP-4C Review Accessory Dwelling Unit Development Standards and Permit Process
	HE 4.3 New Accessory Dwelling Units	
	HE 4.4 Accessory Dwelling Units in New Subdivisions	

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2015 Policy/Program	2011 Policy	2011 Program
	HE 4.5 Accessory Dwelling Unit Affordability	
	HE 6 Adequate Sites to Meet Goleta's RHNA HE 6.1 Residential Development Capacity Consistent with RHNA HE 6.2 Vacant Sites with Existing Residential Zoning HE 6.3 Vacant Sites Designated for Rezoning to Residential or Higher Density HE 6.4 Sites Designated for Mixed-Use Residential HE 6.5 Developed Sites Where Mixed Residential Use Is Encouraged HE 6.6 Sites for Lower-Income Housing HE 6.7 Unique Multifamily Affordable Housing Opportunities HE 6.8 Regional Transportation/Housing Activities	IP-6A Rezone Vacant Sites for Housing IP-6B Zoning Amendment to Enable Mixed-Use Development IP-6C Encourage Redevelopment of Nonresidential Sites to Include Residential Uses IP-6D Consider School Property for Housing IP-6E Modify Multifamily Zoning Standards IP-6F Adopt Standards for Transit-Oriented Development
	HE 7 Opportunities for Mixed-Use Housing HE 7.1 Mixed-Use Housing HE 7.2 Housing at Shopping Center Sites	IP-7A Amend the Zoning Ordinance to Allow Mixed-Use Development IP-7B Encourage Affordable Housing in Mixed-Use Development
	HE 9 Excellence in New Housing Design HE 9.1 Housing Design Process HE 9.2 Design and Neighborhood Context HE 9.3 Housing Design Principles for Multifamily and Affordable Housing	IP-9A Prepare Residential Design Guidelines
	HE 10 Production of New Affordable Housing HE 10.1 Density Bonuses for Affordable Housing Developments HE 10.2 Other Incentives for Affordable Housing Developments HE 10.3 "Designated" Affordable Housing Sites HE 10.4 Redevelopment Agency Activities HE 10.5 Long-Term Housing Affordability Controls	IP-10A Implement Actions to Address Remaining Extremely Low-, Very Low-, Low-, and Moderate-Income Housing Need IP-10B Implement Redevelopment Agency Housing Programs IP-10C State Density Bonus Law IP-10D Offer Incentives IP-10E Modify Procedures and Materials to Expedite Project Review

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2015 Policy/Program	2011 Policy	2011 Program
		IP-10F Water and Sewer Fees IP-10G Implement Transfer of Development Rights IP-10H Study Parking Standards
	HE 11 Inclusion of Extremely Low-, Very Low-, Low-, and Moderate-Income Housing in New Development HE 11.1 Inclusionary Housing Approach (see Reso. 09-44 and Reso. 10-57) HE 11.2 Applicability of Inclusionary Requirements HE 11.3 Priorities for Meeting Inclusionary Requirements HE 11.4 Flexibility in Meeting Inclusionary Requirements HE 11.5 Establishment of Unit Percentages and Income Levels HE 11.6 Inclusionary Requirement for Affordable Housing Opportunity Sites HE 11.7 Long-Term Affordability of Inclusionary Units HE 11.8 Additional Incentives for Onsite Production of Affordable Inclusionary Units HE 11.9 Redevelopment Area Housing Requirements	IP-11A Prepare Inclusionary Housing Regulations in the New Zoning Code IP-11B Monitoring and Long-Term Affordability
	HE 12 Funding for Affordable Housing HE 12.1 Local Funding for Affordable Housing HE 12.2 Coordination Among Projects Seeking Funding HE 12.3 Local Housing Impact Fees HE 12.4 Land Acquisition and Land Banking HE 12.5 Federal and State Funding Programs	IP-12A Maintain and Develop Local Sources of Funding for Affordable Housing IP-12B Outside Funding Resources IP-12C Coordinate Funding among Development Proposals IP-12D Prepare Comprehensive Affordable Housing Finance Plan

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2015 Policy/Program	2011 Policy	2011 Program
3. Fair Housing and Special Needs		
3.1 Support Fair Housing Opportunities	HE 1 Equal Housing Opportunities HE 1.1 Equal Housing Opportunity	IP-1A Require Nondiscrimination Clauses IP-1B Respond to Complaints
3.2 Facilitate the Provision of Housing for Persons with Special Needs		IP-1C Undertake Actions to Prevent Discrimination IP-1D Adopt a Source of Income Antidiscrimination Ordinance
3.3 Encourage Cooperative and Similar Collaborative Housing Development (Homesharing deleted)	HE 5: Special Needs Housing and Support Programs HE 5.1 Special Needs Groups HE 5.2 Provision of Affordable Housing for Special Needs Households HE 5.3 Density Bonuses for Special Needs Housing HE 5.4 Group Residential Care Facilities HE 5.5 Family Housing Amenities HE 5.6 Housing for Homeless Persons HE 5.7 Rental Assistance Programs HE 5.8 Homesharing HE 5.9 Health and Human Services Programs Linkages HE 5.10 Emergency Housing Assistance	IP-5A Encourage Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities IP-5B Adopt a Reasonable Accommodation Ordinance IP-5C Adaptable Units for the Disabled IP-5D Assist in the Effective Use of Available Rental Assistance Programs IP-5E Programs to Address Homeless Needs IP-5F Investigate the Feasibility of Homesharing and Tenant Matching Opportunities IP-5G Farmworker Housing
4. Energy Conservation and Sustainable Development		
4.1 Rehabilitation and Energy Loan Programs	HE 9.4 Resource Conservation HE 9.5 Renewable Energy Technologies	IP-8B Implement Rehabilitation and Energy Loan Programs IP-9B Promote Solar Design IP-9C Establish “Green” Building Standards and Processes
4.2 Resource Conservation in Residential Development		

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2015 Policy/Program	2011 Policy	2011 Program
5. Community Partnerships in Support of Local and Regional Housing Policies		
5.1 Monitor Progress Toward Housing Objectives and Refine Programs to Reflect Changing Circumstances and Better Achieve City Goals 5.2 Community and Regional Collaboration	HE 2 Effective Implementation and Housing Partnerships HE 2.1 Local Government Leadership HE 2.2 Community Participation in Housing and Land Use Plans HE 2.3 Organizational Effectiveness HE 2.4 Housing Element Monitoring, Evaluation, and Amendments HE 2.5 Neighborhood Meetings HE 2.6 Coordination with Other South Coast Agencies	IP-2A Conduct an Annual Housing Element Review IP-2B Periodic Updates of the Housing Element IP-2C Prepare Information and Conduct Community Outreach Activities on Housing Issues IP-2D Collaborate on Interjurisdictional Actions for Housing IP-2E Undertake Coordinated Advocacy Efforts on State Legislation