

MAY 2015



Housing Department  
MAY 29 2016

March 23, 2016

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Division of Housing Policy Development  
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RE: Goleta General Plan 2015 Progress Report

Dear Mr. Morgan and Ms. Bates:

This letter transmits the City's General Plan / Coastal Land Use Plan Progress Report pursuant to Government Code Section 65400(a) and consistent with standards outlined in the OPR General Plan Guidelines. The period covered by this report is January 1, 2015 through December 31, 2015. Appendix C of the Progress Report includes the completed Housing Element Implementation Tables for 2015. Appendix D includes the Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund prepared pursuant to California Health and Safety Code Section 34176.1(f). The City Council reviewed and approved the Progress Report at their March 15, 2016 meeting via the adoption of Resolution No. 16-09.

If you have any questions, please do not hesitate to contact me at 805-961-7557.

Sincerely,

Anne Wells, Advance Planning Manager  
Planning and Environmental Review Department

Attachment 1: General Plan/Coastal Land Use Plan 2015 Progress Report

## **Attachment 1**

### **General Plan/Coastal Land Use Plan 2015 Progress Report**

DRAFT  
General Plan/Coastal Land Use Plan  
2015  
Progress Report



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*On Behalf of:*  
Goleta City Council  
Goleta Planning Commission

March 15, 2016

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## **1.0 INTRODUCTION**

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

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

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

This General Plan Progress Report summarizes the General Plan implementation progress for 2015. Section 2.0 includes the status of General Plan Amendments. Section 3.0 presents a review of the implementation actions, by General Plan element. The regional housing needs status update is provided under the Housing Element review in Section 3.9–10 of this report.

The General Plan has been amended sixteen times since its adoption in 2006. These amendments, most in the form of land use designation changes and policy amendments, retain internal consistency as evaluated as part of each individual amendment action. The General Plan and related amendments were completed based on direction provided as part of the OPR General Plan Guidelines (2003) adopted pursuant to Government Code Section 65040.2. Consistent with Government Code Section 65400(a)(1) and (2), this General Plan Progress Report was recommended by the Planning Commission for approval by the City Council, approved by the City Council and submitted to the OPR and HCD prior to April 1, the statutory deadline. Refer to Appendix B for Planning Commission Resolution 16-02 and City Council Resolution 16-09 documenting the approval and recommending action.

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## 2.0 GENERAL PLAN AMENDMENT STATUS

### 2.1 Background

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

City Council Resolution 12-13 establishes procedures for the initiation of processing of requests for a General Plan amendment. These procedures require that all requests for a General Plan Amendments be referred to the City Council for initiation at a public hearing prior to processing. Once initiated, the General Plan Amendment and related environmental document is considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

### 2.2 Status of Amendments in 2015

The following section describes General Plan Amendments in 2015.

#### **General Plan Amendments Adopted in 2015**

There were two General Plan Amendments adopted in 2015:

The ***Cortona Apartments Project*** was approved by the City Council on January 20, 2015. The project includes the construction of 176 residential units. The General Plan amendments included revisions to Conservation Element Figure 4-1 Environmentally Sensitive Habitat Areas and to Open Space Element Figure 3-4 Open Space Plan Map. The scope of the amendments include updating the Environmentally Sensitive Habitat (ESHA) layer based on site specific studies showing ESHA is not located on the project site at APN 073-140-016 near the intersection of Hollister Avenue and Storke Road.

On October 20, 2015, the City Council approved the ***Old Town Village Mixed-Use Project (also known as the Page Site)***. The project consists of 175 units, which include 113 traditional townhomes, 34 live-work units and 28 shopkeeper units. The General Plan amendment entailed a land use designation amendment from Visitor-Serving Commercial (C-VS) to Commercial Old Town (C-OT), a land use designation suitable for a mix of residential and commercial uses for the project located in Old Town south of Hollister Avenue near the intersection of Kellogg Way and Ekwill Street (APN 071-130-064, formerly 071-130-023).

#### **Requests for Initiation of General Plan Amendments in 2015**

There were no requests for initiation of General Plan Amendments in 2015.

### **Pending General Plan Amendments in 2015**

The ***Shelby Residential Project*** is a proposed new residential project that includes an amendment to the land use designation from Agriculture to Single-Family Residential and to related to the Open Space Element to remove the agricultural designation on the Open Space Map. These amendments were initiated by the City Council on February 19, 2008 for further study. The project is currently undergoing environmental review.

The ***Kenwood Village Project*** is a proposed new residential development that includes amendments to the land use designation from Agriculture and Single-Family Residential to Planned Residential. The amendments were initiated by the City Council on February 17, 2009 for further study. The project is currently undergoing environmental review.

The ***Old Town Park Project*** is a request by the City's Neighborhood Services and Public Safety Department for a possible future land use designation amendment from Planned Residential (R-P 10 units per acre) and Old Town Commercial (C-OT), to a land use designation suitable for a park for four parcels located at 170 South Kellogg (APNs 071-090-090). The City Council approved the General Plan amendment initiation via Resolution No. 12-25 on March 15, 2012. The environmental review for this project has been completed and the project is in the design phase. This site was originally acquired by the Goleta's Redevelopment Agency (RDA); however with the dissolution of the RDA, the ownership of the land is in limbo. The City is currently waiting for the State to approve the City's reacquisition of the property.

### **Withdrawn General Plan Amendments in 2015**

There were no withdrawn General Plan Amendment requests in 2015.

## **2.3 Summary**

During 2015, there were two amendments to the General Plan. The last revision to the General Plan was on October 20, 2015. Table 1 presents a summary of all adopted General Plan amendments. The General Plan as amended through 2015 complies with the General Plan Guidelines to a high degree. The foregoing information is provided consistent with the requirements of Government Code Section 65400(a)(2)(C).

**TABLE 1  
GENERAL PLAN AMENDMENTS (AS OF DECEMBER 31, 2015)**

<b>Adoption Date</b>	<b>City Case No.</b>	<b>General Plan Amendment Project Name</b>	<b>GPA Adopting Resolution No.</b>
10-2-06		Goleta General Plan / Coastal Land Use Plan	Reso. No. 06-38
2-19-08	03-050	Villages at Los Carneros	Reso. No. 08-06
6-17-08	07-201	Track 2 - Minor Changes	Reso. No. 08-30
11-4-08	08-057	Harwin Family Trust	Reso. No. 08-056
5-19-09	07-102	Haskell's Landing	Reso's No. 09-30/ 09-33
5-19-09	09-033	Track 2.5 - Building Intensity Standards	Reso's No. 09-32/ 09-33
8-18-09	07-200	Track 1 - Housing Element Update	Reso No. 09-44
11-17-09	07-202	Track 3 - Substantive Changes	Reso. No. 09-59
11-16-10	10-123	Housing Element 2007-2014	Reso. No. 10-57
2-15-11	08-196	Montecito Bank and Trust	Reso. No. 11-09
7-17-12	11-080; 11-081	Willow Springs	Reso. No. 12-46
10-2-12	08-143	Westar	Reso. No. 12-68
7-15-14	10-043	Village at Los Carneros	Reso. No. 14-41
12-16-14	13-083	Housing Element 2015-2023	Reso. No. 14-65
1-20-15	09-140	Cortona Apartments	Reso. No. 15-03
10-20-15	14-026	Old Town Village	Reso. No. 15-49

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### 3.0 GENERAL PLAN IMPLEMENTATION PROGRESS

The following subsections represent the progress the City has made towards implementing the actions of the General Plan during the 2015 reporting period. Refer to Appendix A of this report for a checklist of progress by implementation action/program. The following subsections and Appendix A are provided consistent with the requirements of Government Code Section 65400(a) (2) (A).

#### 3.1 Land Use Element

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

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015.

**LU-IA-2 Adoption of Sphere of Influence for Goleta.** The Santa Barbara County LAFCo is required to adopt an SOI for Goleta pursuant to Section 56425 of the California Government Code. The Goleta SOI will be a plan that defines the probable future physical boundaries and service area of the city. The SOI defines an area within which future annexations to the city may be considered. The City may submit a request to LAFCo for adoption of an SOI that is consistent with this plan. Alternatively, if LAFCo adopts an SOI for the City that is coterminous with Goleta's existing boundaries at the conclusion of its municipal service review for the south coast area, the City will need to determine whether, based on this plan, it is appropriate to prepare and submit an SOI amendment request to LAFCo to include additional territory.

*Summary 2015:* The City prepared a Sphere of Influence application package, consistent with the General Plan direction for submittal to the LAFCo on January 16, 2009. The Commission considered the application at a public hearing on March 5, 2009 and established the City's Sphere of Influence coterminous with the City limits. The LAFCo-established SOI did not reflect the City's request. As such, the City may, at some point in the future, prepare and submit an SOI amendment request, consistent with the direction in this implementation action.

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

*Summary 2015:* No new traffic mitigation agreements were initiated in the year 2015. The City continues to work with the County of Santa Barbara regarding an on-going reciprocal mitigation agreement for the payment of mitigation fees from private developers. The City continues to be engaged in the development of an agreement with the City of Santa Barbara for the Santa Barbara Municipal Airport expansion.

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

*Summary 2015:* The City currently has design criteria for residential districts embedded both in the General Plan and in existing resolutions/ordinances. The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft of the New Zoning Ordinance includes, in Part II, development and design standards to ensure compatibility of new development and remodels with existing development.

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

*Summary 2015:* A Transfer of Development Rights Ordinance will be prepared following the adoption of the New Zoning Ordinance.

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

*Summary 2015:* Planning and Environmental Review and the Neighborhood Services and Public Safety Departments have facilitated partial compliance as a few parcels in the South Kellogg Industrial Area have undergone transitions in uses.

### 3.2 Open Space Element

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

*Summary 2015:* On June 17, 2008, an Open Space Overlay was created for 18 parcels adjacent to the Sperling Preserve on the Ellwood Mesa Open Space and was adopted as part of an amendment to the General Plan Land Use Plan Map. The Public Draft of the New Zoning Ordinance does not include an open space overlay as the General Plan policy and map provide sufficient detail.

**OS-IA-2 AB 1600 Fee Study for Park, Recreation, and Open Space Facilities.** A study pursuant to AB 1600 must be prepared to identify the purpose and use of development fees before such fees are imposed. This study is intended to (1) establish specific service standards for parks, recreation, and open space facilities; (2) describe and quantify the costs of acquiring land for proposed new facilities and constructing proposed improvements to existing and new park, recreation, and open space facilities; (3) apportion the costs between those needed to address existing deficiencies and those needed to serve new development; and (4) establish an equitable method for determining each individual new development's proportionate share of the total costs attributable to new development.

*Summary 2015:* The County of Santa Barbara prepared an AB 1600 Study (or a "nexus study"), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting on December 15, 2015, Public Works staff presented the AB 1600 Five Year Review, Annual Financial Reports and Update of the City of Goleta's Development Impact Fees to City Council. During the five year period, the City made automatic fee adjustments to the Development Impact Fee rates based on the Construction Cost Index that the Engineer News Record publishes.

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

*Summary 2015:* Existing revenue sources are used to maintain the open spaces. These sources include Park Development Impact Fees, Open Space Acquisition Reserves, and grant funding. The City has purchased 4 of the 18 parcels in the City's Open Space Overlay, located adjacent to Ellwood Mesa Open Space and is currently in negotiations with two other property owners to acquire more properties.

If in the future these revenue sources are not sufficient to acquire, preserve and maintain the City's open space, then a study as identified in this policy may be initiated. The City continues to actively seek funds for further open space acquisitions.

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

*Summary 2015:* On May 5, 2015, the City Council approved the City's Recreation Needs Assessment. The goal of the Recreation Needs Assessment was to complete a comprehensive recreation needs assessment that addresses both current recreation resources and offerings, and projected community needs to guide future planning efforts. The Recreation Needs Assessment project is the first step in the preparation of a broader Park System Master Plan. After approval, City staff worked with the City's Parks and Recreation Commission at several meetings in 2015 prioritizing recommendations identified in the assessment.

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

*Summary 2015:* Management Plans for the Ellwood Mesa Open Space and Lake Los Carneros Preserve are implemented on a regular basis, as funding and staff resources allow. The focus of management is on wetland and grassland restoration, butterfly docent program implementation, weed eradication, trash removal, educational sign installation and maintenance, dog leash law education, and weekly patrols by park and recreation crews. In 2015, the Sheriff Department continued to patrol Goleta open space areas, such as the Ellwood Mesa, via offroad bicycles.

Examples of park and open space projects that were underway in the 2015 time frame include the Ellwood Mesa Trails and Habitat Restoration Design Project, Ellwood Mesa Monarch Butterfly Habitat Management Plan, Ellwood Mesa Wildfire Prevention Implementation Plan, Ellwood Mesa Well Abandonment Restoration, and Tule removal at Lake Los Carneros. Multiple volunteer restoration events were held at Ellwood Mesa and

Lake Los Carneros in 2015. Ellwood Mesa is also the site selected by the California Coastal Commission for offsite restoration as part of an enforcement case at the Bacara Resort and Spa.

The City's former Redevelopment Agency acquired an approximately 4 acre site on the east side of Kellogg Avenue, north of Hollister Avenue, to develop the City's first active recreation public park since its incorporation in 2002. The City is pursuing re-acquisition of the site. A design for the Hollister and Kellogg Park in Old Town was presented to the Parks and Recreation Commission and the City Council in 2015. Although significant progress has been made in preparing the necessary construction documents for the park, the process has been delayed as a result of the Stage 3 Water Shortage Emergency Declaration and the land re-acquisition process.

### 3.3 Conservation Element

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

*Summary 2015:* ESHA regulations will be included in the new zoning ordinance. The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015.

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

*Summary 2015:* The City will proceed with an update of the CEQA Thresholds consistent with CE-IA-2 following the completion of a new zoning ordinance. The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015.

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

*Summary 2015:* The Annual Routine Maintenance Plan was prepared for Fiscal Year 2013 by the Santa Barbara County Flood Control and Water Conservation District. The Maintenance Plan includes an annual status of the creeks including status of threatened and endangered species, water quality, channel capacity, geomorphology, status of maintenance activities, and proposed future maintenance activities.

The City's approved Stormwater Management Plan is a comprehensive and ambitious plan to improve storm water quality throughout the City. Implementation of the plan is underway. The Storm Water Management Plan Annual Report to the Central Coast Regional Water Quality Control Board, covering the period July 1, 2014 – June 30, 2015, was transmitted to the State via the SMARTS system on October 15, 2015. On April 7, 2015, the State Water Resources Control Board adopted the so-called "Trash Amendment" which will require Phase II MS4 Permittees to implement full trash capture in priority land use areas, to eliminate trash and litter from entering the storm drain system. This typically requires retrofitting catch basins with devices that screen out litter and debris, permitting only runoff to enter the downstream conveyance. Permittees will have a 10 year implementation period, anticipated to commence in the Spring of 2016, following notification by Regional Water Boards.

The City maintains a webpage (<http://www.cityofgoleta.org/city-hall/public-works/storm-water-management>) regarding stormwater, water quality, and related public education materials. A citywide Creek and Watershed Management Plan has not yet been prepared.

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

*Summary 2015:* The Urban Forest Management Plan was adopted on June 7, 2011, and as a result the Public Tree Advisory Commission (PTAC) was created. Consideration of a Tree Protection Ordinance will be discussed post Zoning Ordinance adoption in 2016.

Current practice is to require that all development plans include tree protection requirements, including: fencing to protect critical root zone, the requirement of an ISA certified arborist and certified tree workers to maintain tree vigor and canopy, tree replacement ratios, and long term maintenance requirements.

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

At a minimum, the Plan will:

- a. Establish an inventory of current GHG emissions in the City of Goleta including, but not limited to, residential, commercial, industrial, and agricultural emissions.
- b. Forecast GHG emissions for 2020 for City operations.
- c. Forecast GHG emissions for areas within the jurisdictional control of the City for business-as-usual conditions.

- d. Identify methods to reduce GHG emissions.
- e. Quantify the reductions in GHG emissions from the identified methods.
- f. Establish requirements for monitoring and reporting of GHG emissions.
- g. Establish a schedule of actions for implementation.
- h. Identify funding sources for implementation.
- i. Identify a reduction goal for the 2030 Planning Horizon.
- j. Consider a biological resource component.

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

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

*Summary 2015:* On July 15, 2014, the City Council adopted the City's Climate Action Plan (CAP) via Resolution 14-44.

On September 1, 2015, City Council authorized City staff to participate with Santa Barbara County in a technical and financial feasibility study for Community Choice Energy (CCE). A CCE is identified in the City's CAP as the largest local greenhouse gas emissions reduction strategy as electricity would be available from expanded renewable sources. The CCE strategy in the City's CAP is identified as Measure No. CCA-1.

Additionally, on November 17, 2015, City Council adopted Ordinance No. 15-06 Establishing a Streamlined Permit Process for Small Residential Rooftop Solar Systems. A "small residential rooftop solar energy system" is defined to mean Photovoltaic systems of 10 kilowatts or less that are installed on a single or duplex family dwelling, which conforms to all applicable State fire, structural, electrical, and building codes adopted by the City, and does not exceed the maximum legal building height as defined by the City's zoning. Increased use of renewable energy sources for residential buildings is included in strategies RE-1, RE-2 and RE-4 in the City's CAP.

### 3.4 Safety Element

**SE-IA-1 New Zoning Code.** The City's new zoning code shall include regulations for a hazards overlay zone to address seismic and other geologic hazards, coastal hazards, flooding, and wildland fire hazards. In addition, the new zoning code should include regulations for an airport approach overlay zone.

*Summary 2015:* Hazards regulations will be included in the new zoning ordinance. The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015.

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

*Summary 2015:* A construction contract was awarded in June 2011. Construction was completed in 2014. The Hollister Avenue Bridge, which is Phase II of this project will begin in 2017. The increased flood conveyance capacity of the channel will allow for the redrawing of the 100 year FEMA flood hazard map which will encourage commercial and residential investment in Goleta Old Town.

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

*Summary 2015:* The annual safety audit was completed by the City of Goleta and County System Safety and Reliability Review Committee (SSRRC) on November 5 and November 18, 2014 as a component of the Safety, Inspection, Maintenance and Quality Assurance Plan (SIMQAP) for the Ellwood Onshore Facility (EOF). 45 audit findings were made by the SIMQAP team. As of February 12, 2015, all audit findings were satisfactorily remedied. No Inspections occurred in 2015 due to the EOF being shut down.

**SE-IA-4 Multihazard Emergency Response Plan.** The City shall prepare and maintain a multihazard emergency response plan. The plan shall be coordinated as appropriate with the County of Santa Barbara's Emergency Response Plan.

*Summary 2015:* The City's Multi-Jurisdictional Hazard Mitigation Plan, adopted by City Council in 2012, identifies natural hazards throughout Santa Barbara County. The plan includes all eight cities and presents an assessment of critical facilities vulnerable to these hazards. The plan also lists potential actions needed to reduce risk and future damage. An update to this Plan is currently underway and is expected to be completed in 2016. This Plan is typically updated every 4-5 years.

The City also complies with this implementation action via the Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS), as outlined in Chapter 2.10 of the Goleta Municipal Code. NIMS/SEMS response protocol is

also set forth in the City's Emergency Operations Plan (EOP). The most recent update to the City's EOP was approved by the City Council on October 7, 2014. The objective of this Plan is to incorporate and coordinate all the facilities and personnel of the City of Goleta into an efficient organization capable of responding effectively to any emergency. All City staff previously received NIMS/SEMS training in 2008. New employees hired in 2015 also received NIMS/SEMS training to ensure that all City employees are certified disaster service workers.

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

*Summary 2015:* The City of Goleta is compliant with Chapter 47 of the California Fire Code (adopted as amended by Ordinance 13-05) which expands building standards for construction within high fire hazard zones at wildland-urban interface areas. The City is also working on the implementation of the Community Wildfire Protection Plan, which was approved by City Council on March 20, 2012 (Reso. No. 12-21) in the 2015 timeframe with a focus on the Ellwood Mesa Open Space.

### 3.5 Visual and Historic Resources Element

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

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. On June 9, 2015, the City adopted an Operating Budget and Capital Improvement Program Budget for Fiscal Years 2015/16 and 2016/17 that includes funding for a Historic Preservation Ordinance that will be added to the New Zoning Ordinance.

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

*Summary 2015:* Design review is under the authority of the Goleta Municipal Code 2010, Title 2 Administration & Personnel, Chapter 2.08 Design Review Board. The City has design guidelines for Commercial and Old Town land use designations that were previously

adopted upon City incorporation. No specific design guideline update has been completed to date.

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

*Summary 2015:* Story poles and visual simulations are informally required for all major discretionary permits.

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

*Summary 2015:* On June 9, 2015, the City Council adopted the two-Year Budget for Fiscal Years 2015-2016, and 2016-2017. As part of the current budget, the City Council allocated \$75,000 for the development of a Historic Preservation Program, which may include the formation of a Historic Preservation Board or Committee. Staff continues to use the tools available (e.g. General Plan policies, City's adopted Environmental Thresholds Manual, CEQA thresholds etc.) to evaluate the historic significance of proposals as appropriate.

### 3.6 Transportation Element

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

*Summary 2015:* The County of Santa Barbara prepared an AB 1600 Study (or a "nexus study"), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting on December 15, 2015, Public Works staff presented the AB 1600 Five Year Review, Annual

Financial Reports and Update of the City of Goleta's Development Impact Fees to City Council. Staff is revalidating the City's traffic model. The existing model was developed using the highway Capacity Manual (HCM) 2000, which calculates vehicular Level of Service (LOS) only. The current update is being performed using the HCM 2010 which also incorporates bicyclist and pedestrian LOS. Additional traffic counts, including bicyclist and pedestrian counts, are necessary for this effort. This change will result in a more comprehensive and diverse analysis but requires additional time to complete. The new GTIP program will be ready for adoption in late 2016.

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

*Summary 2015:* The maintenance of a Capital Improvement Program (CIP) and budget is an ongoing activity of the Capital Improvement Program Division of the Public Works Department. Staff reviews the CIP in five year increments, with annual evaluations, following the fiscal (not calendar) year to support the budget process, consistent with the direction provided in TE-IA-2. On June 9, 2015, Council adopted the City of Goleta Operating Budget and Capital Improvement Program Budget for Fiscal Years 2015/16 and 2016/17 (Resolution No. 15-25). The report and presentation included a five year CIP. There are 48 projects included in the CIP budget for a total of \$196.0 million. In 2015, there were 30 active projects with an estimated cost of approximately \$40 million.

Projects under construction during 2015 included the Stow Canyon Sidewalk Infill Project, Los Carneros Overhead Replacement Project, and Las Vegas and San Pedro Creek Culvert Replacement Project.

A number of other projects are in the design and preliminary design phase, some of which include: San Jose Creek Bike Path Middle Extent, Ward Drive Class II Bike Lanes, Hollister Avenue Crosswalk Improvements at Goleta Valley Community Center and at Orange Avenue, Old Town Sidewalk Infill, Ekwil Street and Fowler Road Extension, Hollister Avenue Bridge Replacement (San Jose Creek Phase II), Maria Ygnacio Bike Trail Lighting, Goleta Valley Community Center Pedestrian Path Lighting, Old Town LED Street Light Replacement, Hollister Class I Bikeway, Cathedral Oaks Landscaping, Old Town Hollister Avenue Complete Streets Corridor Plan, San Jose Creek Bike Path Southern Extent, Evergreen Tennis Court Reconstruction, Bicycle and Pedestrian Master Plan, Armitos Bridge, Fire Station Number 10, the Civic Center, and Highway 101 Overpass.

**TE-IA-3 Street Design Standards.** The City will prepare a street design manual that sets forth standards for design of street facilities, including travel lanes, on-street parking, center

medians, landscape strips, sidewalks, bikeways, bus turnouts, bus shelters, street trees, and other facilities located within street rights-of-way. The standards shall include dimensional requirements for the various facilities.

**Summary 2015:** Street engineering design standards were adopted upon City incorporation using the County of Santa Barbara standards. Nothing specific has been developed beyond these standards.

In 2014, the City was awarded \$236,000 from the U.S. Department of Transportation TIGER Grant) to support the Hollister Avenue Complete Streets Corridor Project in Old Town Goleta. In 2015, the City entered into an agreement with FHWA for acceptance of the TIGER Grant funding. The funding will be used to conduct engineering and traffic studies along a stretch of Hollister Avenue in Old Town Goleta. Goals of the project is include expanding Old Town Goleta's transportation options by making streets within the corridor safer and more convenient for all travel modes (including driving, walking, bicycling, and transit) and for all road users (including seniors, children, and disabled persons) and improving environmental quality by sustainably increasing landscaping along Hollister Corridors and medians and streetscapes. The project will establish standards for design of streets facilities within the Old Town Hollister Corridor.

Additionally, in 2014, the City also applied for and received a \$203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project. In 2015, staff selected a consultant to prepare the plan. As part of the Bicycle/Pedestrian Master Plan, design standards will developed for a typology of different streets and scenarios which will be incorporated into the street design standards.

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

**Summary 2015:** While the City does not have a comprehensive NTMP, efforts are still underway to implement existing regulations, such as AB 321 and related reduced school zone vehicle speeds consistent with City Council Resolution 07-65.

The City actively participates with the Goleta Union School District to ensure that traffic management is maintained in school zones. City Council and Goleta Union School District maintain open communication lines to discuss public safety and traffic enforcement program intended to enhance motorist and pedestrian safety. Examples of programs that are implemented to support traffic management include allocating a School Resource Deputy,

providing support for 17 Neighborhood Watch programs, and the School Zone Traffic Enforcement Program.

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

*Summary 2015:* In 2015, the City continued its work on assessing opportunities and constraints in Goleta's Old Town with the overall goal to improve parking for businesses on or near Hollister Avenue. Presentations to the Economic Development and Revitalization Standing Committee of the City Council were made and various options and alternatives were considered in the event plans for eliminating some on-street parking are pursued. In December of 2015, the City Council authorized the City Manager to enter into a three year shared parking agreement with a property owner in Old Town for 18 public parking spaces to be paid out of the City's General Fund. Staff will continue to seek additional opportunities with other property owners for similar leases and possible purchase of properties to increase parking in Old Town. With the dissolution of the RDA in February 2012, the adoption and timing of future implementation of this program is uncertain due to funding and is likely to rely on the City's General Fund until other sources for such efforts can be identified.

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

*Summary 2015:* A City of Goleta Bicycle Transportation Plan that addresses Section 891.2 of the California Streets and Highways Code was adopted by the City Council (Resolution 09-57) in 2009 and is valid for five years. Implementation focused on bike lane striping improvements throughout City streets during regular street maintenance activities.

Additionally, in 2014, the City also applied for and received a \$203,415 grant from the California Strategic Growth Council for a Bicycle/Pedestrian Master Plan project. The Bicycle/Pedestrian Master Plan has three goals: Identify gaps and barriers, both perceived and actual, in the existing bicycle and pedestrian network where high priority routes are discontinuous. Develop a metric and methodology for prioritizing alternative transportation projects including identifying need in disadvantaged communities such as Old Town Goleta, family friendly routes, and a tiered bicycle network that serves experienced riders and less experienced riders. Incorporate bicycle and pedestrian design guidance into our road standards that can be applied to a typology of different streets. Each of these goals leads to an improvement consistent with best practices, better neighborhood connectivity that allows for more bicycle and pedestrian travel, less vehicular trips, a reduction in greenhouse gas

emissions, and improvements to public health. In 2015, staff selected a consultant to prepare the Bicycle/Pedestrian Master Plan.

### 3.7 Public Facilities Element

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

*Summary 2015:* The County of Santa Barbara prepared an AB 1600 Study (or a “nexus study”), as required by the Mitigation Fee Act of 1987, and adopted development impact fees. Upon incorporation, the City inherited the existing fees. At a public meeting on December 15, 2015, Public Works staff presented the AB 1600 Five Year Review, Annual Financial Reports and Update of the City of Goleta’s Development Impact Fees to City Council.

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

*Summary 2015:* The maintenance of a Capital Improvement Program and budget is an ongoing activity of the City of Goleta Public Works Department. The CIP budget is adopted annually by City Council. In 2015, Council adopted the CIP budget in conjunction with the two year budget update for fiscal years 2015/16 and 2016/17 (Resolution No. 15-25). The report and presentation included a five year CIP. There are 48 projects included in the CIP budget for a total of \$196.0 million.

### 3.8 Noise Element

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

*Summary 2015:* Noise regulations for new development will be included in the new zoning ordinance. The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015.

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

*Summary 2015:* No action to date.

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

*Summary 2015:* The Sheriff's Department and the City's Code Enforcement Officer respond to noise complaints and track them along with other complaints in the City's Complaint Tracking System.

### 3.9 Housing Element

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

**HE 1.1 Code Compliance.** The City will continue its proactive efforts to preserve residential neighborhoods, encourage good property management practices, and minimize physical deterioration of existing housing units through compliance with zoning and building standards. When code violations or deferred maintenance exist, property owners will be notified and encouraged to avail themselves of available resources to assist with maintenance or repairs.

*Summary 2015:* The Planning and Environmental Review Department, Sheriff's Department, and the City's Code Enforcement Officer respond to complaints and work with homeowners to maintain compliance with zoning and building standards.

**HE 1.2 Housing Rehabilitation.** The City will help to publicize community service organizations that provide volunteer housing repair and improvement assistance for homeowners who are physically or financially unable to maintain or repair their properties. Flyers will be posted on the City website, at City Hall, and at other locations around the community.

*Summary 2015:* The City previously supported volunteer efforts through the use of Redevelopment Agency Housing Rehabilitation Grants that paid homeowners to get their homes repaired and maintained at no cost to them. Due to the dissolution of Redevelopment Agencies by the State, effective February 1, 2012, the City is no longer offering housing rehabilitation grants. As a result of actions within State legislature, the City was not allowed to retain the Low- to Moderate-Income RDA Set-aside funds for future housing programs. The City continues to explore other funding sources and opportunities to formally organize volunteer programs. The City has informed non-profits specializing in this area of rehabilitation that the City will help to promote any programs that will assist its residents.

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

a. Affordable Housing Inventory. Maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and/or covenants, and potential expiration of affordability covenants. When units are determined to be at risk of conversion to market rate status, the City will work with the property owners and other parties to extend the affordability covenants to the extent feasible.

*Summary 2015:* Many affordable housing units in Goleta were established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. Where affordable housing was created after incorporation, the City is responsible for general compliance. In previously RDA-funded projects, City staff monitors the affordability covenants. The City is working with legal and planning staff on an ongoing program and related policies to monitor compliance with these covenants. The City contracts with the Housing Authority of the County of Santa Barbara for covenant monitoring of its affordable units. The Housing Authority of the County of Santa Barbara’s staff performs yearly verification inquiries and follows up on any potential violations of occupancy issues (such as disallowed subleasing). In 2015, there were no units at risk of conversion.

b. Preservation Efforts for Units at Risk of Conversion. Work with nonprofit sponsors seeking to acquire and rehabilitate affordable rental housing units in order to maintain ongoing affordability of the units. Actions include, but are not limited to: (1) contact nonprofits, (2) identify support necessary to obtain funding commitments from governmental programs and nongovernmental grants, (3) assist with expedited permit processing, (4) waive or reduce fees if feasible, and (5) provide local affordable housing funds when available.

*Summary 2015:* Villa la Esperanza Apartments (VLE) in Goleta currently consists of 75 units. As part of a major rehabilitation project in 2016, People's Self Help Housing Corporation (PSHH) will convert seven 5-bedroom units to smaller apartments, increasing the total number of units to 83. PSHH will also construct a new 5,000 square foot, two-story community building that will include a Youth Learning Center, community room, community kitchen, laundry facilities, two tot lots, playground and barbecue area. New energy and water saving features will include synthetic turf, water conserving hardscape and landscaping, "smart" water controls, new drip irrigation system, and replacement of external lighting with energy-saving LED fixtures. VLE was originally constructed and owned by the Goleta Valley Housing Committee, a consortium of local churches. The Committee transferred the complex to PSSH in 2014 and plans as well as a ground breaking event for this major rehabilitation were approved and took place in 2015.

c. Low/Moderate Income Housing in the Coastal Zone. As provided in California Government Code Sections 65590 and 65590.1, the City must require property owners to replace low- or moderate-income housing units demolished or converted within the Coastal Zone and require new housing developments in the Coastal Zone to include affordable housing, unless projects are exempt from these requirements.

*Summary 2015:* No conversions occurred in 2015. No new housing developments were approved in the Coastal Zone in 2015.

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

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

*Summary 2015:* In 2015, there were no closures or conversions of mobile home parks and no amendments to the General Plan Land Use Map from MHP to another land use category.

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

*Summary 2015:* In the 2015 time period, City staff worked on the development of a Mobilehome Park Closures and Change of Use ordinance. The proposed ordinance will go to the City Council for consideration in early 2016.

c. Ownership Opportunities. Facilitate mobile home park ownership opportunities while preventing displacement of existing residents. Actions may include, but not be limited to, establishing an assessment district to pay for any necessary offsite public improvements, considering provision of financial assistance through the City's Affordable Housing Trust Fund, and identifying other ownership opportunities for lower-income mobile home park residents.

*Summary 2015:* In the 2015 time period, City staff worked on the development of a Mobilehome Park Closures and Change of Use ordinance. The proposed ordinance will go to the City Council for consideration in early 2016.

d. Reduced Impact Fees. The City Council will consider providing a tiered development impact fee structure that has lower development impact fees for mobile home units located in mobile home parks commensurate with the lower level of impacts for this type of development as compared to conventional development.

*Summary 2015:* No action to date.

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

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

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

*Summary 2015:* A condominium conversion ordinance will be prepared following the adoption of the New Zoning Ordinance.

**HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs.** The City will make full use of available rental assistance programs through encouraging owners of apartment units to accept Section 8 vouchers. The City will maintain descriptions of current programs and contacts to assist interested persons and will coordinate with the Housing Authority on rental housing assistance programs. The City will work cooperatively with other entities to assist 75 very low-income households with the Section 8 vouchers program.

*Summary 2015:* The Housing Authority of the County of Santa Barbara (HACSB), acting on Goleta's behalf and with approval from the U.S. Department of Housing and Urban Development (HUD), continues to assist the City of Goleta with its affordable housing rental stock. The HACSB owns and/or manages 140 units within the City limits and owns and/or manages an additional 122 rental housing units outside the City limits that have Goleta addresses. As of 2015, the Housing Authority of Santa Barbara County also currently provides Section 8 rental assistance to 122 low-income families.

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

a. Residential Development Capacity to Accommodate the RHNA. The City will continue to ensure that sufficient land is zoned for housing with appropriate densities and development standards to accommodate the City's RHNA allocation at all income levels during the planning period.

**b. No Net Loss of Capacity.** The City may only allow development of a site at a lower residential density than assumed in the Housing Element Land Inventory if it makes findings consistent with California Government Code Section 65863.

*Summary 2015:* No rezoning of lands zoned for housing occurred in 2015. There was no net loss of capacity in 2015.

**c. Facilitate a Wide Variety of Housing Types.** The City will adopt and implement regulations and standards for multifamily housing, mixed use, live/work developments, single-room occupancy (SRO) housing, co-op housing, transit-oriented development (TOD), and other development types to take advantage of affordable housing opportunities and ensure that regulations do not unreasonably limit housing options.

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

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft includes a variety of housing types including mixed-use housing.

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

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

*Summary 2015:* The City works with project applicants and encourages the applicant to notify City residents and employees when affordable units are available for rent or ownership.

**b. Mitigation of Employee Housing Impacts.** The City will require new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to providing affordable employee housing. The proposed amount of floor area and type of nonresidential use must be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of a development impact fee, providing housing on site, housing assistance as part of employee benefit packages, or other alternatives of similar value. The City will prepare an Affordable Employee Housing Plan that includes details of the program, including the results of a development impact fee study and/or alternative programs.

*Summary 2015:* A commercial/housing nexus study and affordable housing fee study is in progress, consistent with direction provided in the Housing Element. The studies address fees for nonresidential and residential uses respectively. The fee studies are under revision to reflect recent case law decisions that have clarified the development and applicability of related fees. Until the fee studies are done, affordable housing requirements from nonresidential uses are currently fulfilled through administrative/policy requirements.

c. Live/Work. Live/work units can provide affordable employee housing, generate additional economic activity in the community, and help maintain an appropriate jobs-housing balance in Goleta. The City will encourage opportunities for live/work developments in appropriate locations where housing can be provided for workers on site or through caretaker or other types of housing.

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. Included in the Public Draft is the allowance for Live/Work and caretaker units.

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

*Summary 2015:* The City of Goleta continues to consider an employee housing program for City staff. To explore possible options, the City participates as full members of the Coastal Housing Partnership which offers services and incentives to member employees related to home buying, mortgage refinancing and rental housing benefits. The City has also been in discussions with the Housing Trust Fund of Santa Barbara County to expand the existing South Coast Workforce Homebuyer Program (SCWHP). The purpose of the SCWHP is to expand homeownership opportunities for local workforce households earning between 120-200% of Area Median Income (AMI) by providing down payment loan assistance to help local employees purchase an entry-level home within the City of Goleta or greater South Coast region of Santa Barbara County. The program creates a Workforce Housing Fund that will offer low-cost down payment loans up to \$100,000 to help local employees purchase an entry-level home in the community. Currently in existence in the City of Carpinteria, the Housing Trust Fund and the City of Goleta are seeking to expand SCWHP to the City of Goleta.

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

- a. Reduce the Appearance of Building Bulk. Require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper-story step-backs, variations in wall and roof planes, and landscaping. For example, windows, doors, and application of exterior finish materials and trim are important elements of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems.
- c. Enhance the "Sense of Place" by Incorporating Focal Areas. Design new housing around natural and/or designed focal points that are emphasized through direct pedestrian and bicycle pathway connections. Site design and placement of structures should include the maximum feasible amount of usable, contiguous open space.
- d. Parking Standards. Review parking standards to ensure that they facilitate affordable housing development while avoiding impacts on other developed areas. Options may include, but are not limited to, the following:
  1. Multifamily parking requirements.
  2. Opportunities for shared parking for mixed-use developments.
  3. Parking requirements for projects located near transit stops on the Hollister Avenue corridor.
  4. Parking requirements for small-sized units, including SRO and accessory dwelling units.
  5. Allowances for the establishment of a landscaped parking reserve that is designated for parking if needed in the future.
  6. Evaluation of opportunities for undergrounding parking and auto sharing.
  7. Allowances, in certain instances, for parking standards to be adjusted on a case-by-case basis, depending upon the location and characteristics of the development and its intended occupants.
- e. Minimize the Visual Impact of Parking and Garages. Discourage residential designs in which garages dominate the public façade of the residential building.
- f. Provide Buffers between Housing and Nonresidential Uses. Ensure compatibility of residential and nonresidential uses by addressing parking and driveway patterns, transitions between uses, entries, site planning, and the provision of appropriate buffers to minimize noise, lighting, or use impacts.
- g. Privacy for Individual Units. Site design, including placement of structures, pedestrian circulation, and common areas, as well as elements of architectural design such as placement of windows, must strive to maintain privacy for individual dwelling units within multifamily projects, including privacy for individual exterior spaces, to the extent possible with consideration for security and crime prevention.
- h. Security and Safety. Site and architectural design of multifamily residential projects must incorporate principles of "defensible space," security for residents, and public safety and

facilitate policing and observation by law enforcement from public streets and rights-of-way to the extent feasible.

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft includes design and parking standards for residential developments.

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

a. Provide Assistance and Incentives to Developers. Work with developers, nonprofit organizations, other agencies, and the community to address Goleta's extremely low-, very low-, low-, and moderate-income housing need by offering incentives such as density bonuses, modified standards, assistance with grant applications, development clustering, land dedication as an alternative to inclusionary requirements, second units, use of inclusionary housing in-lieu or impact funds, fast-track processing, and/or reduced processing and infrastructure fees. Priority will be given to housing affordable to extremely low-income households to the extent feasible.

*Summary 2015:* Multiple residential projects, include some affordable units, are under review pending approval. The City continues to work with developers and housing advocates to ensure that the maximum number of affordable units are generated at each project site. The City is working with non-profit housing providers/financers such as People's Self Help to facilitate the coordination of affordable housing. Note that as a result of its dissolution, RDA funds are no longer available, and the City is utilizing other mechanisms to facilitate funding for affordable housing via partnerships with the Santa Barbara Housing Trust Fund and other financing entities

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

*Summary 2015:* Affordable housing units are monitored as part of agreements and covenants, usually with a third party non-profit like People's Self Help. Most of the affordable housing in Goleta was established pre-cityhood. As such, covenants were created, similar to a contractual agreement, establishing a long term lock between the County of Santa Barbara and the lease holder or owner. The County works with the City to provide status updates on the monitoring effort, including a site map, unit addresses, assessor's parcel information and the copies of recorded restrictive covenants. Where affordable housing was created after incorporation, the City defers monitoring to a third party specialty firm, with City oversight for general compliance. In previously RDA-funded projects, City staff monitors the affordability covenants. The City contracts with the Housing

Authority of the County of Santa Barbara for covenant monitoring of its affordable units. The Housing Authority of the County of Santa Barbara's staff performs yearly verification inquiries and follows up on any potential violations of occupancy issues (such as disallowed subleasing).

c. Land Banking. Consider financial-equivalent options for affordable housing and special needs housing, including land acquisition and land banking.

*Summary 2015:* No action in 2015.

d. Lot Consolidation. The City will facilitate affordable multi-family housing development on small parcels by encouraging the consolidation of adjacent parcels. Parcel maps or lot line adjustments will be processed as part of development applications at no additional cost for developments that provide affordable units.

*Summary 2015:* No action in 2015.

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

a. Projects consisting of one for-sale single-family unit will be exempt from the inclusionary requirement.

b. Projects consisting of two to four for-sale units shall be required to pay an inclusionary housing in-lieu payment.

c. Projects of five or more for-sale units will be required to construct the applicable number of units, except that the City Council, at its sole discretion, may allow the inclusionary requirement for these projects to be satisfied by alternative means as set forth in this Implementation Program.

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

Proposed projects including 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.

Proposed 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.

e. Projects of five or more for-sale units located within the Central Hollister Affordable Housing Opportunity Sites, including subdivisions for purposes of condominium conversions, are required to provide 20 percent affordable units of the total number of for-sale units. The Central Hollister Affordable Housing Opportunity Sites, shown in Figure 10A-5 of the Technical Appendix, are site numbers 10, 11, and 12. Required affordability levels on these sites shall be as follows:

1. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to extremely low- and very low-income households.

2. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to low-income households.

3. 5 percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.

4. 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.

f. The primary intent of the inclusionary requirement is to achieve the construction of new affordable units on site. A second priority is construction of affordable units off site or the transfer of sufficient land and funds to the City or a nonprofit housing organization to develop the required number of affordable units. If these options are determined to be infeasible by the City, other alternatives of equal value, such as, but not limited to, payment of an inclusionary housing in-lieu payment or acquisition and rehabilitation of existing units, may be considered at the sole discretion of the City.

g. It is the City's intent to facilitate the production of new affordable housing commensurate with the needs of the community. Creative ways to meet the City's inclusionary requirement to help achieve City housing goals are encouraged, especially for extremely low-, very low-, and low-income housing, such as through partnership with a nonprofit housing agency. In addition, tradeoffs of extremely low- and very low-income units for moderate-income units may be considered if it can be demonstrated that the City's housing goals can be more effectively achieved. Such tradeoffs may incorporate a unit equivalency based on a financial pro forma provided by the applicant.

h. The City will secure the affordability of inclusionary units by requiring a covenant, or other instrument approved as to form by the City Attorney, to be recorded against the property. The term of affordability restrictions shall be based on applicable federal laws and financing mechanisms, generally 45 years but not less than 30 years, and provide for monitoring and reporting in a manner acceptable to the City Attorney.

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft includes Chapter 17.29: Inclusionary Housing Program including requirements and procedures for the implementation of HE 2.5. Any for-sale residential project is subject to the inclusionary requirements as detailed in this policy. In 2015, five moderate-income and five above-moderate units received certificates of occupancy as part of the Haskell's Landing development.

**HE 2.6 Transfer of Development Rights.** Consistent with the Land Use Element, identify criteria and enact procedures to allow Transfer of Development Rights (TDR) within city boundaries if they will result in the development of special needs and/or affordable housing in appropriate locations.

*Summary 2015:* No action to date.

**HE 2.7 Encourage Accessory (Second) Residential Units.** The City will encourage construction of well-designed accessory dwelling units on existing single-family lots and in new single-family subdivisions with four or more lots, consistent with minimum lot size, parking, and street capacity. If public and/or nonprofit funding is used to assist in the construction of an accessory dwelling unit, the City will require a use agreement to ensure that second unit rents are affordable to lower-income persons. The City's objective is to encourage 20 new accessory dwelling units (five low-income and 15 moderate-income) during the planning period through the following actions.

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.

*Summary 2015:* The development of a new zoning ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft allows for Second Dwelling Units "by-right" up to 800 square feet in maximum gross floor area.

b. Ensure ministerial approval of second units by developing standard design guidelines for second units.

*Summary 2015:* No action to date.

c. Continue to maintain a tiered development impact fee structure that provides lower impact fees for accessory dwelling units commensurate with their small size and level of impacts.

*Summary 2015:* Permit fees are tiered (reduced) for accessory units.

**HE 2.8 Funding for Affordable Housing.** The City will develop ongoing City and external sources of funding to support affordable housing as follows:

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

support of the production, acquisition of at risk affordable housing units, or rehabilitation of affordable housing.

*Summary 2015:* As of December 31, 2015, the existing balance in the Housing In-Lieu fund totaled \$1,996,942.06 including earned interest. The following deposits to the Housing In-Lieu fund took place in 2015 (these do not include interest earnings): June 2015: Harvest Hill Residential Project - \$96,768 and July 2015: Rincon Palms Hotel Project - \$369,288. The following expense to the Housing In-Lieu fund took place in May 2015: Housing Trust Fund of Santa Barbara County for support of a South Coast Workforce Homebuyer Program, \$25,000. The City continues to discuss collection of funds and leveraging of funds with the Housing Trust Fund of Santa Barbara County in anticipation of upcoming funds received through development agreements, etc.

b. Participate in external housing programs such as the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) and other programs when appropriate to leverage the City's affordable housing funds for specific projects and programs (such as mortgage buy-downs, etc.).

*Summary 2015:* The City continues to seek grant funds for affordable housing and is a member of the Santa Barbara County HOME Consortium. The City did not receive any applications for HOME funding in 2015. In 2015, City staff worked with the Housing Trust Fund of Santa Barbara County to identify ways to connect the Housing Trust Fund services to housing project applicants.

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

*Summary 2015:* The 2015-2016 Community Development Block Grant Program (CDBG) Action Plan was approved by the City Council on May 5, 2015 and lists local and external sources of housing funds with disbursement opportunities.

**HE 3.1 Support Fair Housing Opportunities.** The City will support efforts to eliminate discrimination on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors consistent with state and federal fair housing law, and will continue to require nondiscrimination provisions in rental agreements and deed restrictions for housing, including Below Market Rate (BMR) housing units subject to City-required affordability agreements. The City Equal Opportunity Coordinator will refer discrimination complaints to the appropriate legal service, county agency, or state agency.

The City will adopt an antidiscrimination provision to prohibit discrimination based on the source of a person's income or the use of housing subsidies, including Section 8 and other rental assistance programs.

*Summary 2015:* Fair housing services and complaint responses are provided to City of Goleta residents under a contract with the City of Santa Barbara's Rental Housing Mediation Task Force (RHMTF) which provides information on fair housing laws and tenant-landlord mediation services. The City's website also provides information to residents regarding fair housing services and related complaint response procedures (<http://www.cityofgoleta.org/city-hall/neighborhood-services-and-public-safety/neighborhood-services/fair-housing-services>). The City also refers lower income residents, particularly agricultural workers, to the California Rural Legal Assistance. In addition, the City addresses fair housing issues via CDBG funds as required by U.S. Department of Housing and Urban Development (HUD).

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

- a. Single Room Occupancy (SRO) Housing. Promulgate regulations to facilitate development of SRO units and small efficiency apartments in appropriate locations as lower-cost rental alternatives for single-person households. SRO rooms are typically between 80 and 200 square feet, include a sink and a closet but possibly share bathroom and shower facilities with other SRO units.
- b. Emergency Shelters. Continue to facilitate the provision of emergency shelters for the homeless consistent with state law.
- c. Transitional and Supportive Housing. Continue to facilitate the provision of transitional and supportive housing as residential uses subject only to the same standards and procedures that apply to other uses of the same type in the same zone consistent with state law.
- d. Residential Care Facilities. The City will facilitate the provision of small state-licensed residential care facilities for six or fewer persons as a family residential use, and establish standards for larger care facilities in appropriate locations.
- e. Farmworker Housing. Continue to allow housing for agricultural employees consistent with Health and Safety Code Sections 17021.5 and 17021.6.
- f. Assist Development of Special Needs Housing. Work cooperatively with developers and sponsors of housing for persons with special needs including, without limitation, persons with developmental disabilities, and provide assistance such as support for grant funding applications, fast-track processing, and financial assistance when feasible.
- g. Family Housing Amenities. The City will ensure that adequate provisions are made in new housing developments for families with children, including recreation areas such as, but not limited to, tot lots, play yards and lawn areas, child care, and other amenities.
- h. Reasonable Accommodation. Continue to implement procedures for reviewing and approving requests by persons with disabilities for reasonable accommodation in the application of the City's zoning and building regulations.

*Summary 2015:* On March 3, 2015, City Council adopted Ordinance 15-03 Housing-Element Related Zoning Regulations and Definitions. Included in this Ordinance are provisions and definitions for emergency shelters, transitional and supportive housing, residential care facilities, and farmworker housing. Procedures for requests for reasonable accommodations were also included. In addition, the development of a new zoning

ordinance was underway during the 2015 time period. The City released a Public Draft of the New Zoning Ordinance on November 19, 2015. The Public Draft includes the provisions of Ordinance 15-03 along with additional provisions including those for SRO housing and small and large family day care facilities.

**HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development.**

Work with commercial and nonprofit developers to provide housing using a cooperative model or similar approaches that feature housing units clustered around a common area and shared kitchen, dining, laundry, daycare, and other facilities.

*Summary 2015:* The City continues to work with developers and nonprofit groups to provide collaborative housing.

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

*Summary 2015:* The City has publicized rebate and loan programs on the City's Cox Cable Public Affairs TV channel throughout the 2015 reporting period. Through the South County Energy Efficiency Partnership (SCEEP), the City coordinates with Southern California Edison (SCE) and the Southern California Gas Company to promote local outreach events and educational resources to provide easy solutions to reducing energy use in homes, businesses, and industries. For example, through SCE's Direct Install Program, qualifying businesses using less than 100kW monthly are provided free energy assessments, free energy efficient products, and free installation. Additionally, the City is a partner to the County of Santa Barbara's emPower Central Coast program which provides unsecured loans with low rates and flexible terms of loan repayment up to 15 years in order to achieve manageable monthly costs for home energy saving improvements.

The City uses its website to communicate energy efficiency projects to the public at the Go Green Goleta link. Go Green Goleta is an initiative of the City Manager's Office to brainstorm creative initiatives and cultivate awareness about the importance of "Going Green" and includes links to SCEEP, SCE, Southern California Gas Company, and empower SBC. In addition, flyers and informational material are provided at City Hall.

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

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

*Summary 2015:* The City uses its website to communicate energy efficiency projects to the public at the Go Green Goleta link. Go Green Goleta is an initiative of the City Manager's Office to brainstorm creative initiatives and cultivate awareness about the importance of "Going Green" and includes links to SCEEP, SCE, Southern California Gas Company, and empower SBC. In addition, flyers and informational material are provided at City Hall

In 2015, the City required residential units within multifamily housing projects be separately meters for all utilities.

b. The City will enforce the State's and City's residential energy conservation building standards through the City's plan check and building permit issuance processes.

*Summary 2015:* On November 19, 2013, the City adopted the updates for the 2013 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 13-05. The updates were required to ensure that the City's municipal code is consistent with the State building regulations.

c. New residential development and additions to existing homes must be designed to provide a maximum solar orientation when appropriate, and cannot adversely affect the solar access of adjacent residential structures. Use of solar water heating systems, operational skylights, passive solar heating, and waste heat recovery systems is encouraged.

*Summary 2015:* On November 19, 2013, the City adopted the updates for the 2013 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 13-05. The updates were required to ensure that the City's municipal code is consistent with the State building regulations. These regulations support resource conservation in existing and new developments.

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

*Summary 2015:* On November 19, 2013, the City adopted the updates for the 2013 California Building, Electrical, Plumbing, Mechanical, Residential and Green Building Codes via Ordinance No. 13-05. The updates were required to ensure that the City's municipal code is consistent with the State building regulations. These regulations support resource conservation in existing and new developments.

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

*Summary 2015:* The City works with developers to incorporate transit-oriented design principles into project applications.

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

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

*Summary 2015:* On December 14, 2014, City Council adopted a new Housing Element for the 2015-2023 planning period via Resolution No. 14-65. This Housing Element was certified by the California Department of Housing and Community Development on March 2, 2015. On March 17, 2015, City Council approved the General Plan/Coastal Land Use Plan 2014 Progress Report via Resolution No. 15-14.

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

a. The City will continue to coordinate housing strategies with other jurisdictions, agencies, and organizations in the south coast area to address housing needs on a regional basis.

*Summary 2015:* Historically, The City participates on the South Coast Affordable Housing (SCAH) Task Force and the Santa Barbara County Ten Year Plan to End Chronic Homelessness Advisory Committee. These two entities were consolidated in 2012 into a new advocacy group entitled the Central Coast Collaborative on Homelessness (C3H), which is a new countywide initiative dedicated to the efficient and effective delivery of

homeless related services throughout our region. The City continues to participate with this advisory group.

The City also participates on the Joint Affordable Housing Task Group (Goleta, City of Santa Barbara, City of Carpinteria, and Santa Barbara County) that seeks to enhance the principles of the coordination and cooperation in the application of resources to facilitate the creation of additional affordable housing on the South Coast. This group meets quarterly. Developers and housing advocates participate to share issues and concerns and generate dialogue to identify solutions.

The City is also a member of the Santa Barbara County HOME Consortium and its Capital Loan Committee which serves as a technical advisory committee to the Santa Barbara County Housing and Community Development Department, reviewing all housing projects prior the commitment of HOME funding. The HOME Consortium has funded numerous affordable housing projects and programs over the past several years, including projects in the City of Goleta.

- b. The City will continue to facilitate and encourage public participation in affected neighborhoods and all economic segments of the community in the formulation and review of housing and related land use programs and actions. Specific strategies include:
1. Provide written materials at public locations (including social service centers and public transit locations, where feasible) and on the City's website.
  2. Provide information to real estate professionals, property owners, and tenants on their rights and responsibilities and the resources available to address fair housing issues.
  3. Work with local nonprofit and service organizations to distribute information to the public.
  4. Provide public information through articles in the local newspaper and cable TV public service announcements.
  5. Work with other public agencies, businesses, and community groups to identify affordable and special needs housing opportunities.
  6. Provide fair housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts, and phone numbers.

*Summary 2015:* The City coordinates with Santa Barbara County Association of Governments, the County of Santa Barbara, and the City of Santa Barbara in an effort to educate the public and release information about affordable housing opportunities and other fair housing issues. The City website is used as a tool to provide information and connect the public with housing information, tools, and housing advocate contacts.

- c. In recognition of the limited resources available to achieve housing goals, the City will seek ways to organize and allocate staffing and other resources effectively and efficiently to implement the programs of the Housing Element. Opportunities to enhance Goleta's capabilities may include:

1. Sharing or pooling resources and coordinating tasks among multiple jurisdictions in implementing common housing programs.
2. Identifying information resources.
3. Enhancing relationships and partnerships with nonprofit providers of housing services.
4. Establishing standardized methods (procedures, definitions, responsibilities, etc.) linked to housing programs to enable the effective and efficient management of housing data.

*Summary 2015:* The City's Neighborhood Services Department and Planning and Environmental Review Department staff work together to implement the Housing Element programs, attend regional planning meetings with the Affordable Housing Task Group and maintain relationships with nonprofit providers such as People's Self Help and Habitat for Humanity. Additionally, department staff coordinates on a regular basis to ensure that new residential projects are best designed to support Housing Element policy.

d. Developers of all major residential projects are encouraged to have meetings with neighborhood residents early in the process to undertake problem-solving and facilitate faster, more informed and constructive development review and decision-making. The City will facilitate neighborhood participation in the project review and decision-making process.

*Summary 2015:* The City discusses the option of neighborhood meetings with the applicant during the Planner Consult phase of a project application process. No neighborhood meetings occurred in 2015.

e. The City will work collaboratively with other agencies in the region to identify and advocate for changes in state law or regional policies to implement local housing solutions and achieve housing goals.

*Summary 2015:* The City of Goleta, led by the City Council, participates on the League of California Cities. The League's policy-making process allows the issues facing California cities to be debated and the organization's policy directions to be established. Close to 400 city officials serve on the League's policy committees. The committees meet four times each year. Housing is a major policy issue that is addressed by the League. The City of Goleta representatives form strong leadership in the advocacy of possible changes to law and legislation that would enable more effective local housing solutions.

### **3.10 Housing Element Tables**

#### **3.10.1 Regional Housing Needs Allocation Tracking**

Government Code Section 65400(a)(2)(B) requires the General Plan progress report to include a description of the progress in meeting the City's share of regional housing needs, including a description of actions taken by the City towards completion of programs and

status of compliance with deadlines in the Housing Element. As such, a series of tables are presented below to document progress towards meeting the regional housing needs allocation through the 2014-2022 reporting period, and also to identify important residential housing projects that are unbuilt or pending. Refer to Appendix C for completed housing forms, as adopted by the California Department of Housing and Community Development (HCD) and required to be completed by Government Code Section 65400(a)(2)(B).

Table 2 documents the number and type of residential units built in 2015. The income range for the unit is also provided. It should be noted that "Above Moderate" means households earning over 120 percent of the median household income. The City includes a category for above moderate-income, or workforce, housing as part of the City's Inclusionary Housing Program, HE 2.5. This category includes households earning 120 to 200 percent of the median household income. In 2015, five units were built for this workforce housing category at Haskell's Landing. However, these five units are not referenced in the submittals to the California Department of Housing and Community Development and are not identified in Tables 2-4 below. For state reporting requirements and as detailed in the tables below, above-moderate units are all units available to households making more than 120% of the median household income.

**Table 2  
Residential Units Completed in 2015**

Development	Location	Number and Type of Units		
		Number	Structure Type	Income Group
Haskell's Landing	230/232 Sanderling Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	210/212/214 Sanderling Lane	3	Single-Attached Units	3 Above-Moderate <sup>1</sup>
Haskell's Landing	190/192/194 Sanderling Lane	3	Single-Attached Units	3 Above-Moderate <sup>1</sup>
Haskell's Landing	7883/7885/7887/7889 Whimbrel Lane	4	Single-Attached Units	1 Moderate, 3 Above-Moderate <sup>1</sup>
Haskell's Landing	7873/7875/7877/7879 Whimbrel Lane	4	Single-Attached Units	1 Moderate, 3 Above-Moderate <sup>1</sup>
Haskell's Landing	7961/7963/7965 Whimbrel Lane	3	Single-Attached Units	3 Above-Moderate
Haskell's Landing	170/172/174/176 Sanderling Lane	4	Single-Attached Units	1 Moderate, 3 Above-Moderate
Haskell's Landing	183/185/187 Sanderling Lane	3	Single-Attached Units	3 Above-Moderate
Haskell's Landing	163/165/167/169 Sanderling Lane	4	Single-Attached Units	1 Moderate, 3 Above-Moderate <sup>1</sup>
Haskell's Landing	120/122 Sanderling Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	130/132 Sanderling Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	140 Sanderling Lane	1	Single-Detached Unit	1 Above-Moderate
Haskell's Landing	150/152/154/156 Sanderling Lane	4	Single-Attached Units	4 Above-Moderate

Development	Location	Number and Type of Units		
		Number	Type	Notes
Haskell's Landing	7893 Whimbrel Lane	1	Single-Detached Unit	1 Above-Moderate
Haskell's Landing	7910/7912 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
NA	5632 Cielo Ave	1	Single-Detached Unit	1 Above-Moderate
Haskell's Landing	7863/7865/7867/7869 Whimbrel Lane	4	Single-Attached Units	1 Moderate, 3 Above-Moderate
Haskell's Landing	7850/7852 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	7840/7842 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	7811/7813/7815 Whimbrel Lane	3	Single-Attached Units	3 Above-Moderate
Haskell's Landing	7820/7822 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	7830/7832 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Westar	7015 Squires Place	7	5 or More Units Per Structure	7 Above-Moderate
Westar	7012 Squires Place	11	5 or More Units Per Structure	11 Above-Moderate
Westar	7019 Danforthe Drive	11	5 or More Units Per Structure	11 Above-Moderate
Westar	88 Rogers Drive	11	5 or More Units Per Structure	11 Above-Moderate
Haskell's Landing	7801/7803/7805 Whimbrel Lane	3	Single-Attached Units	3 Above-Moderate
Westar	7016 Danforthe Drive	19	5 or More Units Per Structure	19 Above-Moderate
Westar	44 Rogers Drive	14	5 or More Units Per Structure	14 Above-Moderate
Westar	7021 Aldus Drive	19	5 or More Units Per Structure	19 Above-Moderate
Westar	7051 Story Place	14	5 or More Units Per Structure	14 Above-Moderate
Westar	7031 Story Place	14	5 or More Units Per Structure	14 Above-Moderate
Haskell's Landing	7950/7952 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	7930/7932 Whimbrel Lane	2	Single-Attached Units	2 Above-Moderate
Haskell's Landing	7941/7943/7945 Whimbrel Lane	3	Single-Attached Units	3 Above-Moderate
Westar	48 Davis Place	14	5 or More Units Per Structure	14 Above-Moderate

1. Includes one unit limited to households earning 120 to 200 percent of the median household income

Table 3 documents the built residential units, by income group, in 2015. A total of five (5) moderate income units and one hundred eighty-five (185) above moderate income units were constructed in 2015.

**Table 3  
Total Built Residential Units by Income Group**

	Total Units Added	Extremely Low	Very Low	Low	Moderate	Above Moderate
2015 as Built Units	202				5	197

Table 4 compares housing objectives with the housing production. The housing objectives are based on Goleta’s Regional Housing Needs Allocation (RHNA) adopted by the Santa Barbara County Association of Governments for the 2015 -2023 planning period. New housing units completed since the beginning of the projection period (January 1, 2014) are credited towards the City’s housing need for the planning period. The total units added in 2015 were 190 with a total remaining need of 657 units.

**Table 4  
Housing Objectives Update (2015-2022)**

Income Level	RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0								0	118
Very Low	117	0	0								0	117
Low	157	0	0								0	157
Moderate	174	0	5								5	169
Above Moderate	413	132	197								329	84
Total RHNA Requirement	979	132	202								334	645

*Note:* The 2015-2023 housing unit need is established via the Regional Housing Needs Allocation, as determined by HCD and Santa Barbara County Association of Governments.

### 3.10.2 Removal of Constraints for Affordable Housing

The City has addressed barriers to the development of affordable housing in the 2015 reporting period through the application review process for residential developments including projects proposing affordable units. Heritage Ridge, Shelby, Cortona, and Kenwood Village are residential projects in the application review process and are examples of staff and developers coordinating early in the process in an attempt to address affordable housing needs.

The Village at Los Carneros Project was approved by the City Council on July 15, 2014.

This project includes 465 residential units, of which 70 are affordable, most of which are very low income units. These units are under construction in 2015 and reflect years worth of work to encourage the development of affordable units.

### 3.10.3 Housing Element Update Process (2015-2023)

The City received the countywide RHNA of 11,030 units in June 2012 with the City-specific allocation by the Santa Barbara County Association of Governments (SBCAG) on July 18, 2013. The State HCD accepted the City-specific breakdown on August 22, 2013. The City's Housing Element required a comprehensive update to address the new RHNA for the 2015-2023 planning period. The new RHNA for the City is a total of 979 units (235 very low units; 157 low units; 174 moderate units; and 413 above moderate units). The new RHNA of 974 units is 667 units less than the prior RHNA cycle requirement of 1,641 units.

Income Group	2014-2022 Need
Extremely Low	118
Very Low	117
Low	157
Moderate	174
Above Mod	413
<b>TOTAL</b>	<b>979</b>

The City entered into an agreement with John Douglas and Associates as part of the effort to address the new RHNA and prepare a new Housing Element.

In 2014, City staff held two public workshops on the Housing Element update and updated the Planning Commission on two occasions. City staff also conducted a public workshop with the Planning Commission to review housing-related zoning regulations. On September 4, 2014, the City submitted a draft Housing Element and Technical Appendix to HCD for their review. On November 4, 2014 HCD issued a letter finding that the draft Housing Element 2015-2023 met the requirements of state law and will comply with state housing element law when adopted and submitted to HCD for final review. The City's Planning Commission, at a public hearing on December 8, 2014 recommended to City Council adoption of the Housing Element 2015-2023. At a public hearing on December 16, 2014, City Council unanimously adopted the Housing Element 2015-2023.

The Housing Element addresses the City's RHNA allocation and maintains policies ensuring housing for special needs. The accompanying Technical Appendix was updated with more recent U.S. Census data. The policies included in the Housing Element 2015-2023 are not substantially different from those in the Housing Element 2007-2014. However, the policies and programs have been condensed and re-organized to improve usability and clarity.

On March 2, 2015, the City received final certification of the Housing Element 2015-2023 by the California Department of Housing and Community Development. The City is now implementing the Policies and Implementation Programs in the Housing Element 2015-2023.

### **3.10.4 Housing Projects of Interest**

In 2015, 134 residential units were under construction in the City and will likely receive occupancy in the 2016 timeframe. These units under construction are almost all included in the Westar (Hollister Village) Mixed Use development that includes a total of 266 rental units (of which 134 received occupancy in 2015).

In addition, a number of projects are in the permit process and total approximately 1300 units in the 2015 time period. The largest of these pending projects include:

- Village at Los Carneros with 465 residential units, including 70 affordable units at various income levels (construction will occur in 2016 and some units may receive certificates of occupancy in 2016);
- Cortona Apartments with 176 units;
- Old Town Village Mixed-Use Project with 175 units, which include 113 traditional townhomes, 34 live-work units and 28 shopkeeper units;
- Heritage Ridge with 228 residential apartments and 132 senior apartments;
- Shelby with 60 units; and
- Kenwood Village with 60 units.

It is important to note that the City of Goleta spent considerable time in this reporting period to work with land owners and developers to identify, design, and propose quality projects meeting the City of Goleta's affordable housing inclusionary requirements.

### **3.11 Summary**

The General Plan Progress Report for the 2015 reporting period illustrates the maturing of a new city. With the adoption of the General Plan at the end of 2006 and the ensuing General Plan amendment process that was completed in 2010, this report is an important benchmark for the City. Significant accomplishments were realized through the amendment process, including applying the balancing of fixed versus flexible standards to a large number of residential projects that are in the development review process.

Additional steps are required to more fully effectuate the General Plan. With the completion of the City-initiated General Plan amendment process, the City is in the process of preparing a new zoning code and other important implementation actions called for in the General Plan. City staff remains committed to implementing the programs and actions called for in the General Plan as they form the work plan to guide the direction of the City departments.

One of the most effective tools available to the City for the production and rehabilitation of affordable housing units was Redevelopment. As a result of the California Supreme Court ruling on December 29, 2011, the City's Redevelopment Agency ceased to exist as of February 1, 2012. The City will continue to explore alternative funding sources to fill the void that has been left by the dissolution of the Redevelopment Agency.

## Appendix A

### General Plan/Coastal Land Use Plan 2015 Implementation Actions and Programs Summary

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**APPENDIX A  
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN  
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2015)**

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

**APPENDIX A  
GOLETA GENERAL PLAN/COASTAL LAND USE PLAN  
IMPLEMENTATION PROGRAMS AND ACTIONS SUMMARY (2015)**

IP No.	Implementation Program / Action: Objective	Implementation Status <sup>1</sup>		
PF-IA-2	Capital Improvements Program and Budget		X	
<b>Noise Element</b>		<b>No Action</b>	<b>Underway/ Ongoing</b>	<b>Complete</b>
NE-IA-1	Adoption of New Noise Ordinance		X	
NE-IA-2	Design Criteria	X		
NE-IA-3	Noise Enforcement Program		X	
<b>Housing Element</b>		<b>No Action</b>	<b>Underway/ Ongoing</b>	<b>Complete</b>
HE 1.1	Code Compliance		X	
HE 1.2	Housing Rehabilitation		X	
HE 1.3	Monitor & Preserve Assisted Affordable Units		X	
HE 1.4	Preserve Mobile Home Parks and Facilitate MHP Ownership		X	
HE 1.5	Limit Conversion of Rental Housing to Condominiums or Nonresidential Use		X	
HE 1.6	Assist in the Effective Use of Available Rental Assistance Programs		X	
HE 2.1	Encourage a Diverse Range of New Housing		X	
HE 2.2	Linkage of Housing and Jobs		X	
HE 2.3	Housing Design Principles for Multifamily and Affordable Housing		X	
HE 2.4	Facilitate Affordable Housing Development		X	
HE 2.5	Inclusionary Housing		X	
HE 2.6	Transfer of Development Rights	X		
HE 2.7	Encourage Accessory (Second) Residential Units		X	
HE 2.8	Funding for Affordable Housing		X	
HE 3.1	Support Fair Housing Opportunities		X	
HE 3.2	Facilitate the Provision of Housing for Persons with Special Needs		X	
HE 3.3	Encourage Cooperative and Similar Collaborative Housing Development		X	
HE 4.1	Rehabilitation and Energy Loan Programs		X	
HE 4.2	Resource Conservation in Existing and New Residential Development		X	
HE 4.3	Use of Renewable Energy Sources		X	
HE 4.4	Transit Oriented Development		X	
HE 5.1	Monitor Progress Toward Housing Objectives and Refine Programs		X	
HE 5.2	Community and Regional Collaboration		X	
<sup>1</sup> " The implementation tracking status is intended to provide a summary of the status of a particular action or program. This tracking table does not reflect related advances in implementation actions/programs nor does it reflect the fact that some items will continually be "in progress" as they are related to ongoing City practices. Refer to the Section 3 of this report for a more detailed description of implementation progress.				

## Appendix B

### Planning Commission and City Council Resolutions

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## RESOLUTION NO. 16-02

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA RECOMMENDING APPROVAL OF THE GENERAL PLAN / COASTAL LAND USE PLAN 2015 PROGRESS REPORT FOR SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

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

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

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

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

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

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

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

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

**WHEREAS**, the Planning Commission conducted a public meeting on the General Plan 2015 Progress Report ("Progress Report") on February 29, 2016, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission considered the entire administrative record, including the staff report, the contents of the Progress Report, a copy of which is attached hereto as Exhibit 1, and oral and written testimony from interested persons.

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

**SECTION 1. Recitals**

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

**SECTION 2. Approval of General Plan 2015 Progress Report to the City Council**

Pursuant to Section 65400(a)(2) of the Government Code, the Planning Commission has reviewed the General Plan 2015 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan.

The Planning Commission approves the Progress Report and directs the City's Advance Planning Manager of the Planning & Environmental Review Department, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2016 in accordance with the provisions of Government Code Section 65400(a)(2). The Planning Commission hereby directs staff to report this finding to the City Council of the City of Goleta.

**SECTION 3. Documents**

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

**SECTION 4. Certification**

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

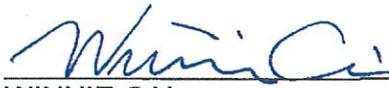
**PASSED, APPROVED AND ADOPTED** this 29th day of February 2016.

  
\_\_\_\_\_  
ERIC ONNEN, CHAIR

**ATTEST:**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
DEBORAH LOPEZ  
CITY CLERK

  
\_\_\_\_\_  
WINNIE CAI  
DEPUTY CITY ATTORNEY

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

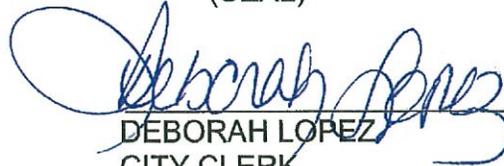
I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 16-02 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 29<sup>th</sup> day of February 2016, by the following vote of the Commission members:

AYES: CHAIR ONNEN, VICE CHAIR JENKINS, COMMISSIONERS DANIELS, FULLER AND MAYNARD

NOES: NONE

ABSENT: NONE

(SEAL)

  
DEBORAH LOPEZ  
CITY CLERK

**RESOLUTION NO. 16-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GOLETA, CALIFORNIA, APPROVING THE GENERAL PLAN /  
COASTAL LAND USE PLAN 2015 PROGRESS REPORT**

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

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

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

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

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

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

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

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

**WHEREAS**, on February 29, 2016, the Planning Commission considered the contents of the General Plan 2015 Progress Report ("Progress Report") a copy of which is attached hereto as Exhibit 1, considered oral and written comments from interested persons, and recommended that the City Council approve and direct submittal of the Progress Report to the OPR and HCD,

consistent with the requirements of California Government Code Section 65400(a); and

**WHEREAS**, the City Council conducted a public meeting on March 15, 2016, at which time all interested persons were given an opportunity to be heard; and

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

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

**SECTION 1. Recitals**

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

**SECTION 2. Approval of General Plan 2015 Progress Report**

Pursuant to Section 65400(a)(2) of the Government Code, the City Council has reviewed the General Plan 2015 Progress Report, attached as Exhibit 1 and incorporated herein by reference, and finds that the Progress Report adequately assesses the status of the General Plan and progress in its implementation; adequately provides information regarding the City's progress in meeting its share of regional housing needs; uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element; adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and accurately documents the date of the last revision to the General Plan. The City Council therefore approves the General Plan 2015 Progress Report.

**SECTION 3. Submittal of General Plan 2015 Progress Report**

The City Council directs the City's Advance Planning Manager, or her designee, to submit the Progress Report to OPR and HCD on or before April 1, 2016 in accordance with the provisions of Government Code Section 65400(a)(2).

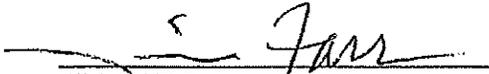
**SECTION 4. Documents**

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.

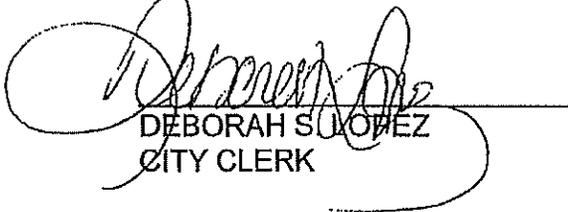
**SECTION 5. Certification**

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 15<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
JIM PARR, MAYOR

ATTEST:

  
\_\_\_\_\_  
DEBORAH SUAREZ  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
TIM W. GILES  
CITY ATTORNEY

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

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing City Council Resolution No. 16-09 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 15<sup>th</sup> day of March 2016, by the following vote of the Council:

AYES:       MAYOR FARR, MAYOR PRO TEMPORE VALLEJO,  
              COUNCILMEMBERS ACEVES, BENNETT AND PEROTTE

NOES:       NONE

ABSENT:    NONE

ABSTAIN:   NONE

(SEAL)

  
DEBORAH S. LOPEZ  
CITY CLERK

Appendix C

California Housing and Community Development  
Housing Inventory Tables

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**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
 Reporting Period 01/01/2015 - 12/31/2015

Table A

**Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

1		Housing Development Information				Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
		2	3	4			6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			5a	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income				
<b>(9) Total of Moderate and Above Moderate from Table A3</b>				5	197				
(10) Total by Income Table A/A3		0	0	5	197				
<b>(11) Total Extremely Low-Income Units*</b>		0							

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
 Reporting Period 01/01/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
 Reporting Period 01/01/2015 - 12/31/2015

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	5	0	0	0	5	0
No. of Units Permitted for <b>Above Moderate</b>	3	60	134	0	0	197	0

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
 Reporting Period 01/01/2015 - 12/31/2015

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
HE 1.1 Code Compliance		2022	Underway
HE 1.2 Housing Rehabilitation.	Rehabilitation of 82 units.	2022	Underway
HE 1.3 Monitor and Preserve Assisted Affordable Housing Units	Preserve 33 affordable units	2022	Underway
HE 1.4 Preserve Mobile Home Parks and Facilitate MHP Ownership	Preserve approx. 650 mobile homes	2022, Consider adopting a tiered development impact structure by 2018	Underway
HE 1.5 Limit Conversion of Rental Housing to Condominiums or Nonresidential Use		2022, Zoning Ordinance amendment in 2015	Underway

HE 1.6 Assist in the Effective Use of Available Rental Assistance Programs	Assist 75 very low-income households with the Section 8 vouchers program	2022	Ongoing
HE 2.1 Encourage a Diverse Range of New Housing	Addition of the following units: 118 Extremely Low Income; 117 Very Low Income; 157 Low Income; 174 Moderate Income; 413 Above Mod	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 2.2 Linkage of Housing and Jobs		2022, Affordable Employee Housing Plan by 2018, Zoning Ord. amendment in 2015	Ongoing
HE 2.3 Housing Design Principles for Multifamily and Affordable Housing		2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by 2018	Ongoing
HE 2.4 Facilitate Affordable Housing Development	New Units: 118 Extremely Low Income; 117 Very Low Income; 157 Low Income; and 174 Moderate Income	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 2.5 Inclusionary Housing	New Units: 18 Ex Low Income; 17 Very Low Income; 35 Low Income; 5 Moderate Income; 5 Above Moderate Income.	2022, Zoning Ordinance amendment in 2015	Ongoing
HE 2.6 Transfer of Development Rights		Zoning Ordinance amendment in 2018	No action to date.
HE 2.7 Encourage Accessory (Second) Residential Units	20 new second units	2022, Zoning Ordinance amendment in 2015, Prepare design guidelines by	Ongoing

	HE 2.8 Funding for Affordable Housing	2018 2022, Develop CDBG 5-year Consolidated Plan in 2018, ZO amd. and CAHFP in 2015	Ongoing
	HE 3.1 Support Fair Housing Opportunities	2022, Zoning Ordinance amendment in 2015	Ongoing
	HE 3.2 Facilitate the Provision of Housing for Persons with Special Needs	2022, Zoning Ordinance amendment in 2015	Ongoing
	HE 3.3 Encourage Cooperative and Similar Collaborative Housing Development	2022	Ongoing
	HE 4.1 Rehabilitation and Energy Loan Programs	2022	Ongoing
	HE 4.2 Resource Conservation in Existing and New Residential Development	2022	Ongoing
	HE 4.3 Use of Renewable Energy Sources	2022, Zoning Ordinance amendment in 2015	Ongoing
	HE 4.4 Transit Oriented Development	2022	Ongoing
	HE 5.1 Monitor Progress Toward Housing Objectives and Refine Programs	2022	Ongoing
	HE 5.2 Community and Regional Collaboration	2022	Ongoing

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction GOLETA  
Reporting Period 01/01/2015 - 12/31/2015

**General Comments:**

Refer to attached General Plan / Coastal Land Use Plan 2015 Progress Report for more detail regarding the status of implementation actions



## Appendix D

Successor Annual Report Regarding the Low and Moderate Income  
Housing Asset Fund for Fiscal Year 2014-15 Pursuant to California Health  
and Safety Code Section 34176(f) for the City of Goleta

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**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR FISCAL YEAR 2014-15  
PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)  
FOR THE  
CITY OF GOLETA**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of January 29, 2016. This Report sets forth certain details of the City of Goleta (Housing Successor) activities during Fiscal Year 2014-15 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the Comprehensive Annual Financial Report for Fiscal Year 2014-15 (Fiscal Year) as prepared in conjunction with White Nelson Diehl Evans LLP (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

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

- V. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.
- XI. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by December 31, 2015. In addition, this Report and the former redevelopment agency's pre-dissolution

Implementation Plans are to be made available to the public on the City's website [www.cityofgoleta.org](http://www.cityofgoleta.org).

**I. AMOUNT DEPOSITED INTO LMIHAF**

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

**II. ENDING BALANCE OF LMIHAF**

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

**III. DESCRIPTION OF EXPENDITURES FROM LMIHAF**

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

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

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

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

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

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

	<b>As of End of Fiscal Year</b>
<b>Statutory Value of Real Property Owned by Housing Authority</b>	<b>0</b>
<b>Value of Loans and Grants Receivable</b>	<b>\$189,091</b>
<b>Total Value of Housing Successor Assets</b>	<b>\$189,091</b>

**V. DESCRIPTION OF TRANSFERS**

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

**VI. PROJECT DESCRIPTIONS**

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

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

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

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

In furtherance thereof, the Housing Successor does not have any real property, but does have an interest in the real estate property located at 5571 Armitos Avenue in Goleta as a result of a 55 year forgivable loan agreement executed on October 5, 2010 for \$200,000.

The following provides a status update on the interest in real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

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

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

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

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

**IX. EXTREMELY-LOW INCOME TEST**

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

**X. SENIOR HOUSING TEST**

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

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

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

**XI. EXCESS SURPLUS TEST**

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

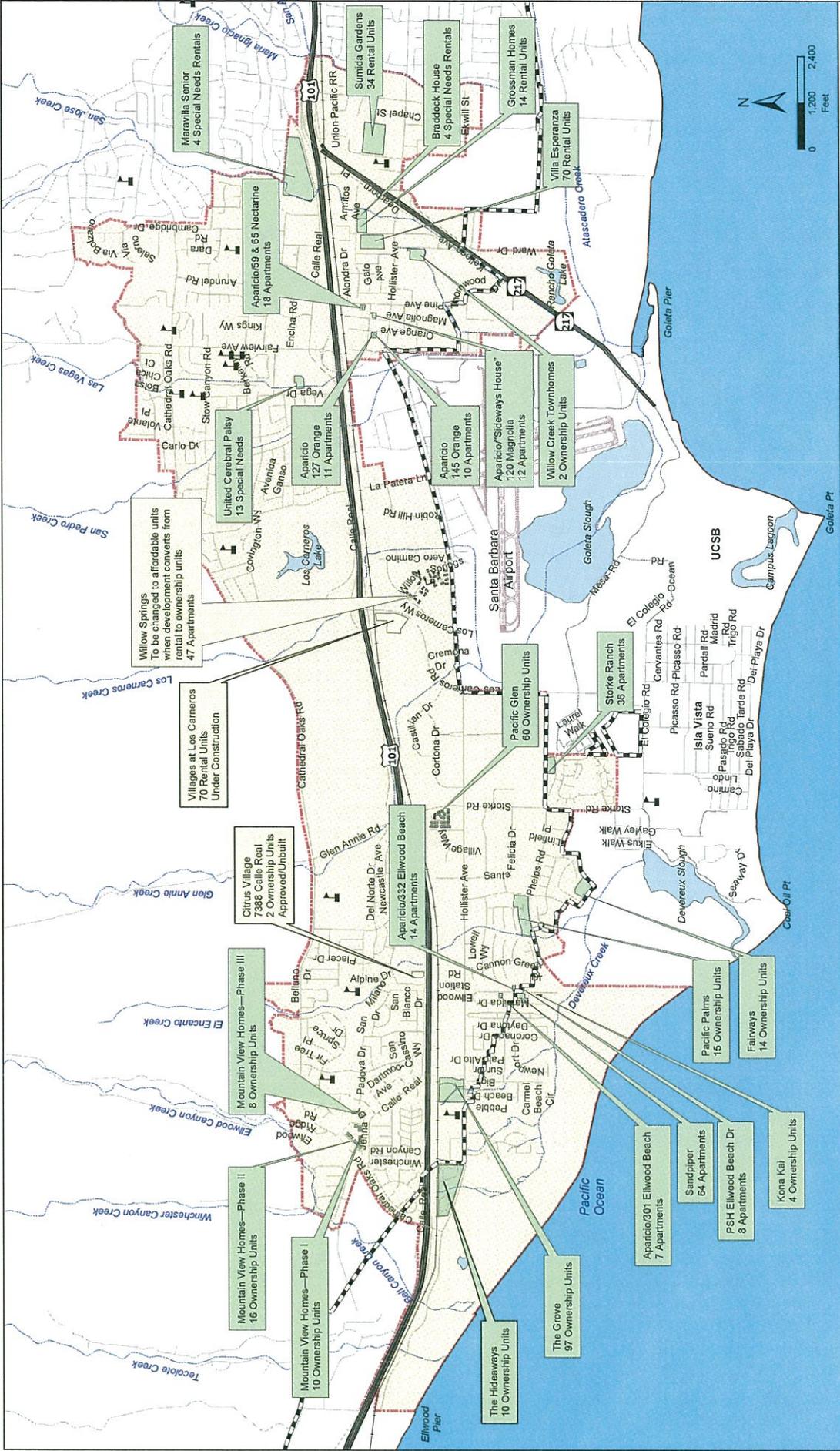
The LMIHAF does not have an Excess Surplus. All LMIHAF monies were remitted to the County Auditor Controller per the Demand for Payment Pursuant to Health and Safety Code Sec. 34183.5(b)(2)(A) and the Due Diligence Review of the LMIHAF pursuant to AB 1484. No LMIHAF assets were to be retained by the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

Appendix E

Goleta Affordable Housing Map

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**Legend**

- Existing Affordable Housing Units
- Approved but Unbuilt/Unoccupied Units
- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools

**Other Features**

- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools

**Appendix E**  
**Goleta Affordable Housing**

December 31, 2015

0 1,200 2,400 Feet

City of GOLETA

