

# AMENDED FIVE YEAR IMPLEMENTATION PLAN

## REDEVELOPMENT AGENCY FOR THE CITY OF GOLETA

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2008-09 THROUGH 2012-13

March 15, 2011



## ABOUT THIS IMPLEMENTATION PLAN

In fulfillment of Article 16.5 of California Community Redevelopment Law, the Redevelopment Agency for the City of Goleta (“Agency”) has prepared this Amended Implementation Plan for the Goleta Old Town Redevelopment Project Area. Included in this document are the Agency’s anticipated redevelopment and affordable housing programs for 2008-09 through 2012-13. The original implementation plan was adopted by the Agency following a public hearing on June 17, 2008; this Amended Implementation Plan amends and supersedes the 2008 version.

The implementation plan document conforms to the City of Goleta’s General Plan and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element of the General Plan as it was adopted by City Council in 2006.

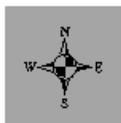
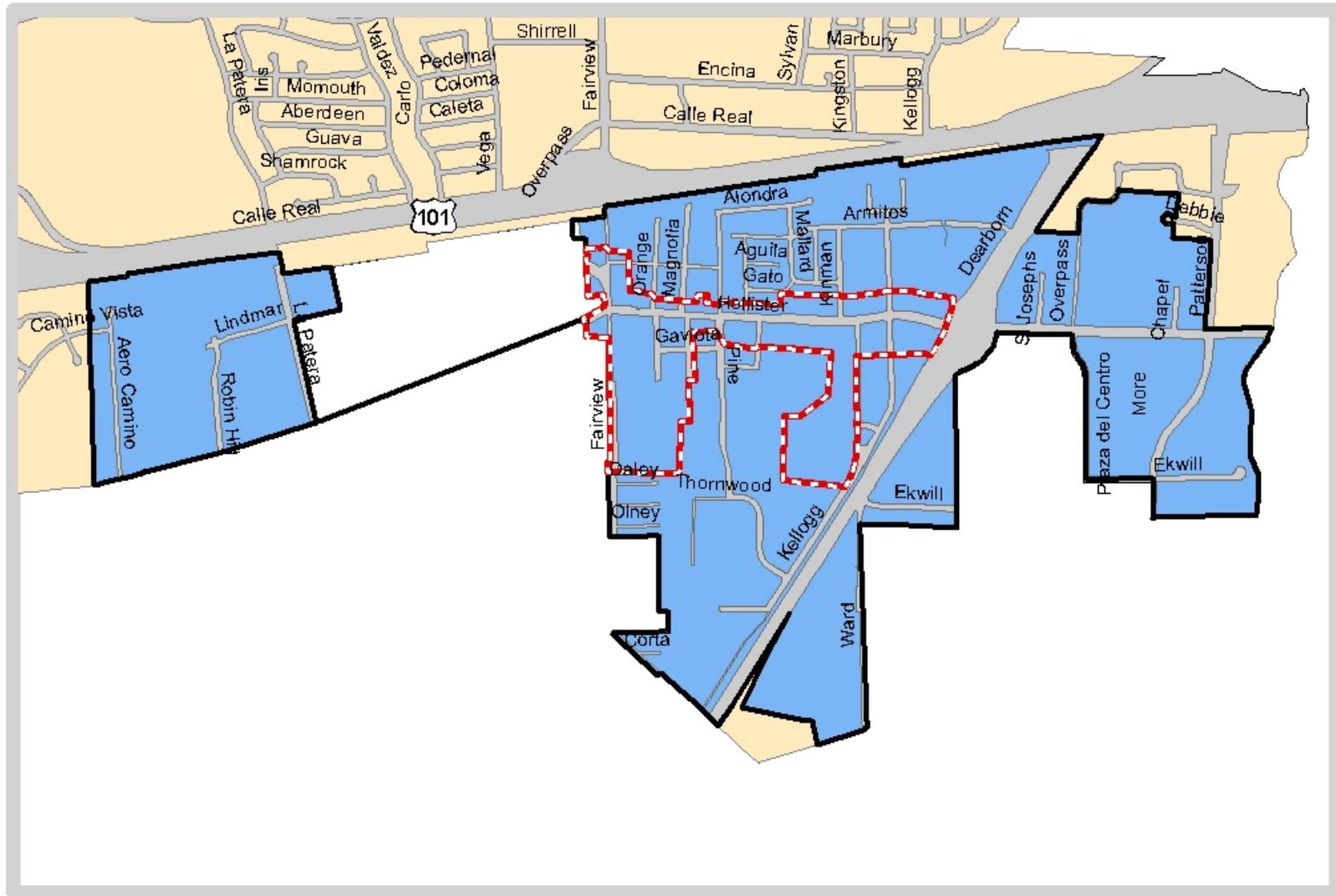
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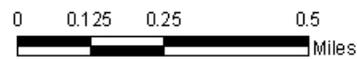
GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA

Five Year Implementation Plan  
2008-09 through 2012-13



**Goleta Old Town Redevelopment Project Area**

Source: City of Goleta, RSG



- Old Town Redevelopment Project Area
- Goleta Old Town Heritage District
- City of Goleta

## AGENCY ACCOMPLISHMENTS

The opportunities that lie ahead for the Project Area are a result of the planning and project implementation activities of the Redevelopment Agency. Some notable accomplishments are described below. Many of these accomplishments would not have occurred without redevelopment. Redevelopment provides funding for much needed infrastructure improvements that set the stage for other public and private investment in the Project Area, improving the quality of life for residents and visitors alike. Moreover, these projects revitalize the local economy by creating jobs and encouraging people to patronize Project Area businesses. It is estimated that over 800 jobs were created during the construction of the projects below, plus additional ongoing jobs for operations and maintenance of each project.<sup>1</sup>

### **Sumida Gardens**

Since this Implementation Plan was originally adopted, the Agency provided financial assistance to a private developer to build a 200 unit, 194,448 square foot apartment complex. Sumida Gardens has 34 affordable units restricted for 55 years, of which 14 units are very low income, 10 are low income, and 10 are moderate income. The remaining 166 market rate units serve as workforce housing with access to an approximate 2,100 jobs within a one mile radius.



This infill development project is located in a central location with easy access to shopping in Old Town Goleta and educational and employment opportunities at the University of California Santa Barbara and Goleta Valley Cottage Hospital. As part of the project, two bus stops were built on a major route to enhance residents' access to local bus service throughout Goleta and the Santa Barbara area. It is also located within biking distance of the Santa Barbara Airport and Goleta Beach Park via the local bike path system.

The project was completed in August 2009 and received two 2010 American Planning Association awards at the regional and state levels in the category of "Hard-Won Victories." This project would not have been completed without Agency assistance. The site's assessed value increased by approximately \$55 million, resulting in increased property tax revenues that can be reinvested into the community. The Agency's total investment is \$6,625,600 (plus interest). Sumida Gardens created several jobs for the community as well. It employed between 34 to 725 people during different stages of construction and provides ongoing jobs for property management and operations.

**Old Town Inn & Village.** This 98 room hotel and 37 unit condominium project was completed in August 2007. The project created an estimated 63 jobs during construction, plus additional jobs for ongoing operations and maintenance.

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<sup>1</sup> Jobs estimated based on construction cost and IMPLAN Economic Modeling data provided by the California Redevelopment Association.

**Old Town Parking Study.** The Agency has nearly completed a parking study in Old Town to inform the Hollister Avenue Reconstruction project described later in this plan. It provides a much needed analysis of parking supply and demand in Old Town. The Agency's total investment was \$75,000.

**Amtrak Station Upgrades.** The Agency provided financial assistance to purchase an easement to facilitate the installation of a bus turning circle. The Agency's total investment was \$66,000.

**Bus Benches and Shelters.** Sitting and shelter amenities were provided for users of the Santa Barbara Metropolitan Transit District (MTD) and visitors of nectarine Park. The Agency's total investment was \$50,000.

**Pine/Thornwood.** A contract was awarded to move forward with storm drain improvements from the Pine/Thornwood intersection to the San Jose Creek Channel to eliminate flooding. The Agency's total investment was \$127,000.

**Orange Avenue Improvements.** The Agency contributed \$15,000 for sidewalk improvements on Orange Avenue in Old Town.

**Nectarine Park Phase II.** Park improvements consisting of a DG (decomposed granite) pathway around a play structure, new swing set and digger toy, landscaping and irrigation were completed in October 2007.

**Armitos Park.** The Agency provided engineering, design services, and installation of improvements at Armitos Park in Old Town as part of its Public Park Program. The Agency's total investment was \$80,000.

**Storefront Façade Improvement Program.** The Agency implemented a program to assist businesses located in Old Town with façade improvements and repairs. This ongoing program has given approximately \$330,000 in assistance since fiscal year 2006-07. Several property owners have been assisted through this program resulting in the improvement of nearly 49 storefronts on the principal thoroughfare of the Project Area.

**Banners in Old Town.** A new street light decorative banner program was implemented in Old Town to showcase seasonal themes and public and civic events. The Agency's total investment was \$10,000.

**Residential Rehabilitation Program.** The Agency has given nearly \$740,000 in assistance since fiscal year 2006-07 to 37 homeowners to help pay for home repairs. This ongoing program was established by the Agency in the last implementation plan period.

## REDEVELOPMENT PLAN GOALS

Adopted in 1998, the Redevelopment Plan establishes a variety of goals for redevelopment of the Project Area; these goals frame the near term redevelopment objectives for the Implementation Plan period. The Redevelopment Plan goals are listed below:



**Create Jobs.** Encourage employment opportunities through environmental and economic improvements resulting from redevelopment activities.



**Remove Blight.** Provide for the rehabilitation of structures in the Project Area.



**Work with Property Owners.** Provide for the participation in the redevelopment of property in the Project Area by owners who agree to so participate in conformity with the Redevelopment Plan.



**Manage Agency Property.** Provide for the management of property owned or acquired by the Agency.



**Find Housing for the Displaced.** Provide relocation assistance where Agency activities result in displacement.



**Improve Infrastructure.** Provide public infrastructure improvements and community facilities such as the installation, condition and/or reconstruction of streets, utilities, public buildings, facilities, structures, street lighting, landscaping and other improvements which are necessary for the effective redevelopment of the Project Area.



**Housing for Everyone.** Increase and improve the community's supply of affordable housing.



**Acquire Property for Redevelopment.** Acquire real property.



**Dispose of Property for Redevelopment.** Dispose of real property acquired by the Agency in the Project Area, including property conveyed to the City in accordance with State and other laws.



**Encourage Partnerships.** Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies.

PROPOSED REDEVELOPMENT PROGRAM

During the planning period, the Agency plans to implement the following redevelopment projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. Preliminary cost estimates indicate expenditures anticipated during the implementation plan period only, which may not equal the total project cost. The Agency may issue a bond in 2011 that will help pay for project and program costs.

It is possible that redevelopment agencies could be terminated if the Governor's proposal within the State Budget for Fiscal Year 2010-11 is successful. This would cause significant harm to the Project Area and City. According to estimates from the California Redevelopment Agency, the termination of redevelopment agencies would result in the loss of 300,000 full-time jobs statewide, an estimated 177 of which would be in Goleta alone. The Agency would lose more than \$24 million of resources to complete the projects described in this Implementation Plan, leaving the City with the option of suspending projects indefinitely or raising taxes. Additional temporary construction jobs would be lost as well. It is estimated that the projects listed below will create over 500 jobs during construction. These projects and jobs cannot be produced if redevelopment is terminated. The Agency will follow State budget proceedings very closely to plan accordingly for the future.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>San Jose Creek Flood Improvement &amp; Fish Passage</b>                      This project will remove a flood threat in Old Town Goleta by making capacity improvements to the San Jose Creek Channel. Improvements include replacing the Hollister Avenue Bridge over San Jose Creek, widening of the channel cross-section, and constructing flood walls. Fish passage enhancements will also be made within the San Jose Creek.</p> <p>Completion of this project would address inadequate public improvements and lay a foundation for additional public and private investment in Old Town. It will also improve safety by removing the flood threat, resulting in reduced insurance costs for property owners. The project is estimated to provide 310 jobs during construction.</p> <p><i>Timeframe..... 2011-12 to 2013-14</i></p>	<p>\$14,000,000</p>	

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Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Ekwill-Fowler Road Extension</b> Ekwill Street and Fowler Road will be constructed across Old Town Goleta from Kellogg Avenue to Fairview Avenue. The new streets will be two lane roads with left turn pockets, Class II bike lanes, and sidewalks and parkways. The project also includes intersection capacity improvements at the Hollister Avenue and Route 217 intersections.</p> <p>Completion of this project would address inadequate public improvements and alleviate traffic on the Project Area's main thoroughfare. The project is estimated to provide 12 jobs during construction.</p> <p><i>Timeframe..... 2012-13 to 2013-14</i></p>	<p>\$250,000</p>	 <b>ACCESS</b>  <b>WORK</b>
<p><b>Hollister Avenue Reconstruction</b> Hollister Avenue will be reconstructed from Fairview Avenue to Kellogg Avenue. The project will evaluate the number of vehicle travel lanes, center turn lane, median landscaping and redesign, sidewalk redesign, amenities and landscaping, accommodation of alternative transportation, striped bike path area, traffic calming, and on-street parking.</p> <p>Completion of this project would correct inadequate public improvements and improve safety for motorists, pedestrians, and bicyclists. It will make Hollister Avenue more attractive and enhance the business climate in Old Town and quality of life for residents. The project is estimated to provide 129 jobs during construction.</p> <p><i>Timeframe..... 2003-04 to 2014-15</i></p>	<p>\$8,000,000</p>	 <b>ACCESS</b>  <b>WORK</b>
<p><b>Public Park Program</b> The Agency will work with the City to acquire, plan, and develop sites for public parks.</p> <p>Completion of this project would correct inadequate public improvements.</p> <p><i>Timeframe..... 2007-08 to 2011-12</i></p>	<p>\$1,000,000</p>	 <b>ACCESS</b>  <b>INVEST</b>

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Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Page Hotel Site</b> Plans to build a 247-room hotel on a 12 acre site on South Kellogg Avenue were put on hold in 2001 due to lack of support to add a connection to the 217 Highway. The connection would have offered more direct access to the hotel. The City and developer are looking at alternatives in transportation routes including a road extension and alignment that would go through a small portion of the property, increasing utility for both the potential hotel and the City's transportation needs. The Agency recently met with a developer to discuss preliminary plans to start discussions with owners of the property.</p> <p>Completion of this project would create jobs, address inadequate public improvements, and stimulate the local economy.</p> <p><i>Timeframe.....2008-09 to 2013-14</i></p>	<p>To be determined</p>	 <p>HELP</p>  <p>ACCESS</p>  <p>WORK</p>
<p><b>Total Preliminary Cost Estimate</b></p>	<p>\$23,250,000</p>	

PROPOSED AFFORDABLE HOUSING PROGRAM

During the planning period, the Agency plans to implement the following affordable housing projects and programs. The list below describes the projects proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. Additionally, the Agency has estimated the number of affordable units that may be assisted by each project and program listed.

Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Sumida Gardens</b> The Agency provided financial assistance to a private developer to build a 200 unit, 194,448 square foot apartment complex. As a result, 34 units are affordable, of which 14 units are very low income, 10 low income, and 10 moderate income. The 34 units are rent restricted for 55 years. All 200 units have a 55 year condo conversion moratorium. The project was approved in November 2007 and was completed in August 2009.</p> <p>Completion of this project increased the Project Area's supply of affordable housing and created over 700 jobs related to construction, property management and maintenance.</p> <p><i>Timeframe..... 2007-08 through 2009-10</i></p>	<p>\$6,625,600 (plus interest)</p>	  
<p><b>Braddock House</b> The Agency will provide a one-time not to exceed \$200,000 forgivable loan for a four-unit home for very low income developmentally disabled adults being developed in the Project Area. Funds will not be distributed until construction is complete (estimated mid-March 2011). The loan term is for 55 years.</p> <p>Completion of this project will increase the Project Area's supply of affordable housing and create jobs related to construction, property management, and maintenance.</p> <p><i>Timeframe..... 2010-11</i></p>	<p>\$200,000</p>	  

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Project/Description	Preliminary Cost Estimates	Goals Achieved
<p><b>Housing Rehabilitation</b> The Agency will provide financial assistance to very low, low, and moderate income homeowners to rehabilitate homes.</p> <p>Completion of this project will assist very low to moderate income homeowners and help eliminate physical blight.</p> <p><i>Timeframe..... 2008-09 to 2012-13</i></p>	<p>\$750,000</p>	  
<p><b>Affordable Housing Development &amp; Preservation</b> The Agency will work to facilitate and promote new housing development in the City affordable to very low- to moderate-income households by seeking opportunities to acquire land and partner with private and non-profit developers to develop affordable housing. The Agency may also seek to purchase covenants or provide rental subsidies to create and preserve affordable housing units in the community.</p> <p><i>Timeframe ..... 2008-09 to 2012-13</i></p>	<p>---</p>	 
<p><b>Housing Workshop</b> Agency staff may host housing workshops to explore future opportunities for affordable housing, programs and projects within the RDA Project Area.</p> <p><i>Timeframe..... 2008-09 to 2012-13</i></p>	<p>---</p>	
<p><b>Total Preliminary Cost Estimate</b></p>	<p>\$7,575,600</p>	

## HOUSING PROGRAM COMPLIANCE OBJECTIVES

This section of the Implementation Plan addresses specific requirements in State law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish ten year objectives to achieve compliance with State law in its affordable housing programs. These housing goals generally fall into three categories:

- Housing Production – based on the number of housing units constructed or substantially rehabilitated over a ten year period, a redevelopment agency is to ensure that a percentage of these units are affordable to low and moderate income households.
- Replacement Housing – another legal obligation for redevelopment agencies is to ensure that any housing units destroyed or removed as a result of an agency redevelopment project are replaced within four years.
- Expenditures by Household Types – specific requirements exist on the amount of housing set-aside funds an agency must spend over a ten year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

The housing program goals are described below.

### Housing Production

To estimate the number of housing units that need to be affordable to low and moderate income households, the Agency estimated the total number of units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law.

The chart below summarizes the production goals for the Agency over various time periods as required by Redevelopment Law. The number of affordable units required is based on statutory thresholds, and the Agency is responsible for ensuring that the appropriate number of affordable units is created during a ten year period.

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<b>Actual and Projected Housing Production Needs by Time Period</b>			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units /1	
		Total	Very Low
1998-99 to 2007-08 /2	41	6	2
<b>10 Year Forecast</b>	<b>200</b>	<b>30</b>	<b>12</b>
2008-09 to 2012-13 /3	204	31	12
2013-14 to 2016-17 /4	0	0	0
Redevelopment Plan Duration (1998 to 2029) /5	371	56	22
<b>Notes:</b>			
1/ All required units based on 15 percent of actual/assumed units developed by entities other than Agency. (Production requirement for units developed by Agency is 30 percent).			
2/ Includes the following projects completed: 15 Magnolia (1 unit), 63 Tecolote (2 units), Armitos (1 unit) and Willow Creek (37 units)			
3/ Includes the following projects: Sumida Gardens (200 units) and Braddock House (4 units)			
4/ No units anticipated			
5/ Includes the following units, in addition to those listed specifically above: Hollister Corridor mixed use overlay (57 units), North Fairview Industrial/Key Site 14 (21 units), Storage Yard/Key Site 16 (52 units).			

As shown in the above table, the Agency anticipates a need for 31 affordable units (including 12 very low-income units) to fulfill its production goals for the ten year period, and 56 affordable units (including 22 very low-income units) over the duration of the Redevelopment Plan. Fulfillment of these productions goals is shown on the table below.

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Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced /1		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
1998-99 – 2007-08 <i>Willow Creek</i>	6	2	2	0	4	2	0	0
<b>10 Year Forecast</b> 2008-09 to 2017-18 <i>Sumida Gardens</i> <i>Braddock House</i>	<b>31</b>	<b>12</b>	<b>38</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>6</b>
Redev. Plan Duration (1998 to 2029)	56	22	38	18	18	4	0	0
<b>Notes:</b> 1/ Excludes units that may be constructed in the future.								

As shown in the above table, the Project Area has a 31-unit affordable housing production need over the next ten years, including 12 very low-income units. This was fulfilled by the completion of the Sumida Gardens multifamily housing complex in August 2009. It resulted in 34 affordable units, including 14 very low income units. An additional 4 very low income units will be produced when the Braddock House is completed in late March 2011. This leaves a need for 18 additional affordable units, including 4 very low income units, over the duration of the Redevelopment Plan if housing projections beyond the next ten years are realized. The Agency fulfilled its affordable housing production requirements during the 1998 to 2008 time period.

It is also important to note that Agency set aside funds can be used for the production of low income housing or programs outside of the Project Area. Future assistance to deserving housing projects and programs may warrant such usage of funds out of the Project Area. Units built with Agency set aside funds outside the Project Area would count for half an inclusionary housing credit.

### Replacement Housing

During the Implementation Plan period, the Agency does not anticipate that any Agency-assisted projects will result in the displacement or removal of housing units. Consequently, the Agency does not anticipate that any housing will need to be replaced at this time.

### Expenditures by Household Types

As of June 30, 2009, the Agency's low and moderate income housing fund had a balance of \$1,375,504<sup>2</sup> available. Over the five year period ending on June 30, 2013, staff conservatively estimates that the Project Area will generate approximately \$3.9 million<sup>3</sup> in 20 percent housing set-aside revenue. The table below provides the expected deposits of housing funds over each of the next five years.

<b>Estimated Deposits of Housing Funds</b>					
	<b>2008-09 (actual)</b>	<b>2009-10 (actual)</b>	<b>2010-11 (projected)</b>	<b>2011-12 (projected)</b>	<b>2012-13 (projected)</b>
Amount to be Deposited	\$656,078	\$780,774	\$796,389	\$812,317	\$828,564

Redevelopment Law requires the Agency to expend its Low and Moderate Income Housing Fund ("LMIHF") in proportion to the community's need for very low and low income housing, as well as the proportion of the low income population under 65.

Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirements for affordable housing by category, and the Comprehensive Housing Affordability Strategy ("CHAS") reports of 2000 Census data, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan.

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<sup>2</sup> Source: California Department of Housing & Community Development Redevelopment Agency Annual Housing Activity Report, Schedule C, 2009-10

<sup>3</sup> Source: RSG

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Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	42.6%
Low Income Households	31.5%
Low Income Households Under Age 65	75.2%
<p><b>Notes:</b> The total population of the Goleta Census Designated Place reported in the 2000 U.S. Census is 55,367. The total population under age 65 is 47,252. The California State Department of Finance estimates the City's 2006 population to be 30,290. Redevelopment Law bases housing production requirements on the 2000 U.S. Census population count.</p> <p>Percentage of very low and low income household expenditures based upon City of Goleta Regional Housing Needs Assessment in which 377 (42.6 percent) of the 886 affordable units in the City's housing needs are applicable for very low-income households and 279 units (31.5 percent) are applicable for low income households.</p> <p>Percentage of expenditures for housing to low income households under the age of 65 is based on the 2000 low income CHAS population for the City, wherein 1,957 residents (75.2 percent) of the total low income population of 7,898 are under the age of 62<sup>4</sup>. No more than 24.8 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.</p>	

- Housing Set-Aside Expenditures Since January 2002.** These proportionality requirements affect expenditures over a ten year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in June 2014. The chart below documents the amount of low and moderate income housing fund revenue used since January 2002 for these income categories:

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<sup>4</sup> Data of low income households under the age of 65 is not available from the Census at this time, so the nearest metric for such Census data (available via the Comprehensive Housing Affordability Strategy at <http://socds.huduser.org/chas/index.htm>) represents households under the age of 62.

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<b>Housing Set Aside Expenditures (January 2002-June 2010)</b>		
<b>Income Category</b>	<b>Proportionality Target</b> (See Above Table)	<b>Period to Date</b> (Thru 2009-10)
Very Low Income	42.6% minimum	\$1,640,110 (40.1%)
Low Income	31.5% minimum	\$1,265,781 (30.9%)
Moderate Income	25.9% maximum	\$1,185,718 (29.0%)
Total (adjusted for rounding numbers)		\$4,091,609 (100%)

As seen above, the Agency needs to expend a higher percentage of LMIHF monies for very low and low income residents. After completion of the Braddock House project in late March 2010 and complete payment of the Sumida Gardens agreement, the Agency will have expended 42.1% of LMIHF funds on very low, 29.5% on low, and 28.4% on moderate income housing. The Agency will plan accordingly to meet its proportionality requirements by income level by June 2014.

- Family Units Assisted by Housing Set-Aside Fund.** State law also requires a recap of the number of the projects assisted by the housing set-aside fund over the past implementation plan period, divided by family projects (open to all age groups) and senior projects (restricted to residents age 65 and older). The chart below summarizes these statistics by project from January 2002 (when proportionality requirements took effect) through June 2010.

<b>Project/Location</b>	<b>Housing Set-Aside Expenditures</b>	<b>Units Assisted by Housing Set-Aside Fund</b> <b>(January 2002 – June 2010)</b>				
		<b>Ext. Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Mod.</b>	<b>Tot.</b>
<b>Family Projects</b>	<b>\$4,091,609</b> <b>(100%)</b>	<b>0</b>	<b>27</b>	<b>24</b>	<b>20</b>	<b>71</b>
Housing Rehabilitation Program	\$740,522	0	13	14	10	37
Sumida Gardens	\$3,351,087	0	14	10	10	34
<b>Senior Projects</b>	<b>\$0</b> <b>(0%)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Totals</b>	<b>\$4,091,609</b> <b>(100%)</b>	<b>0</b>	<b>27</b>	<b>24</b>	<b>20</b>	<b>71</b>

The Agency has funded non-age restricted housing units and does not plan to fund age-restricted units throughout the duration of this Implementation Plan. It will be in compliance with its proportionality requirements for low income households under the age of 65.

- **Housing Units Constructed During Prior Implementation Plan Without Housing Set-Aside Funds.** Since January 2000, no other funding source was used by the Agency to construct affordable units featuring long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing).

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