

Chapter VIII—Other Topics

A. Energy Conservation:

1. **Requirement:** Analysis of opportunities for energy conservation in residential development (State Government Code Section 65583(a) (7)).
2. **Response:** With regard to housing in need of rehabilitation or those located in targeted low-income neighborhoods, Community Action Commission of Santa Barbara County (CACSB) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and extremely low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. The City of Santa Maria is currently providing Community Development Block Grant funds to CACSB to help fund an energy efficiency program in the City. This program is described in the City's Annual Action Plan.

B. General Plan Consistency

1. **Requirement:** Description of means by which consistency will be achieved with other General Plan Elements (State Government Code Section 65583(c)).
2. **Response:**
 - a. **Land Use Element:** Of all the General Plan Elements, Land Use links directly to Housing because residential uses are identified in the latter with maximum densities. Traditionally, densities are measured in dwelling units per acre. Because Santa Maria is a charter city, zoning need not be consistent with the land use designations. However, the City generally seeks vertical coordination between its various tiers of land-use regulation. In any event, the 2009 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the incorporated area. Therefore, no changes need to be made in the Land Use Element.
 - b. **Circulation Element:** Since the 2009 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the incorporated area, no changes need to be made in the Circulation Element.
 - c. **Economic Development Element:** Program 1 in Chapter VI and Policy 2-C in Chapter VII promote economic development opportunities in a manner consistent with the Goals of the Economic Development Element. No changes in the Economic Development Element are deemed necessary.
 - d. **Safety, Noise, Open Space, Resources Management (includes Conservation):** Since the Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development, no changes need to be made in these Elements.

C. Coastal Zone

1. **Requirement:** For Coastal Zone localities, list the pages where the required information regarding construction demolitions and conversions within the coastal zone is provided (State Government Code Sections 65583(c) and (d)).
2. **Response:** N/A—Santa Maria is not located in the Coastal Zone.

D. Redevelopment Agency Housing Set-Aside Funds

1. **Requirement:** Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (State Government Code Section 65583(c)).
2. **Response:** State redevelopment law requires redevelopment agencies (RDAs) to set aside 20% of the property tax increment revenue received during the fiscal year for deposit into a Low and Moderate Income Housing Fund. However, the Redevelopment Agency of the City of Santa Maria has been granted a deferral from the mandatory 20% set-aside until the 2027 fiscal year when all existing RDA debt obligations are projected to be paid off. While there is a deferral, the RDA must still calculate the amount accruing to the Housing Fund. After existing RDA debts are paid off in 2027 actual cash payments will start to be deposited into the Housing Fund and will be available to fund housing projects. There are no projects or activities planned during the planning period as there will be no funds available until 2027.

The amount of the deferred set-aside is projected to peak at \$10,304,004 in June 2027. Starting in July 2027, and ending in June 2035, the total amount of tax increment revenue of approximately \$1.4 to 1.5 million annually will be available to repay the debt to the Housing Fund and actually fund housing projects for low- and moderate-income persons.

References Cited in this Chapter: None

Appendices to this Chapter: None