



Agenda Item C.1
DISCUSSION/ACTION ITEM
Meeting Date: March 19, 2019

TO: Mayor and Councilmembers

FROM: Vyto Adomaitis, Neighborhood Services and Public Safety Director

CONTACT: Dominique Samario, Management Analyst

SUBJECT: Discussion of Needs, Goals, and Funding Priorities for the 2019-2020 Community Development Block Grant (CDBG) Program

RECOMMENDATION:

- A. Provide input on the needs, goals, and objectives of the City's CDBG Program and funding recommendations for the 2019-2020 Action Plan; and
- B. Approve the recommendations of the Council Standing Grant Funding Review Committee for 2019-2020 CDBG funding to be included in the draft Action Plan.

BACKGROUND:

The City of Goleta receives an annual allocation of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The primary objective of the CDBG program is the development of viable communities, decent and affordable housing, and expanded economic development opportunities for persons of very low, low, and moderate incomes. As a CDBG entitlement community, the City of Goleta is required to submit an Annual Action Plan to HUD. The Annual Action Plan articulates the City's proposed CDBG projects for the upcoming program year, sets annual goals, and indicates how the CDBG funding will be allocated.

The CDBG Citizen Participation Plan adopted by the City in 2009, states City Council is required to hold a minimum of two public hearings during the CDBG program year. This public meeting represents an opportunity to discuss needs, goals, and funding allocations for the upcoming program year. Following this input, staff will hold a 30-day review period of a draft 2019-2020 Action Plan and then hold a formal public hearing for final Action Plan approval. The final public hearing will take place with the approval of the Consolidated Annual Performance and Evaluation Report.

For the past several years, the City Council has included \$100,000 in the City's fiscal year budget for award of grant funding to organizations involved in providing public services, educational and cultural activities (e.g., music, art and dance), and recreation, as well as Goleta-oriented special events and regional projects that enhance and support the quality of life in Goleta.

This budget is inclusive of the annual CDBG funding, which must be used to support services for low-income residents and those experiencing homelessness. The breakdown of this \$100,000 in funding is as follows: CDBG funds: \$32,400 (estimate) and City Grant Funds: \$67,600.

On December 17, 2018, the City published a Notice of Funding Availability (in English and Spanish), inviting applications for FY 2019-2020 funding through both the Goleta City Grant program and the CDBG program. Outreach for FY 2019-2020 grant funding availability was provided via a newspaper ad, the City's website, and direct notification to former applicants. For the first time, the City utilized an online application process through ZoomGrants, a popular online application program used by many other jurisdictions. The deadline for submittal of grant applications was January 28, 2019.

Of the 57 applications received altogether, 14 applicants requested consideration for (and could be eligible for) CDBG funding. The funding requests of all 14 CDBG applications total \$134,000.

On April 15, 2014, the City Council adopted Resolution No. 14-21 establishing a Council Standing Grant Funding Review Committee (Committee) comprised of the Mayor, Mayor Pro Tempore, and two citizen advisory members appointed by the Mayor. The purpose of the Committee is to investigate, consider, evaluate, and advise the Council regarding grant funding opportunities, including CDBG funding and Goleta City Grant Program funding. In addition to Mayor Perotte and Mayor Pro Tempore Richards, the two citizen members appointed by the Mayor to serve on the Committee this calendar year are Rubayi Estes and Arlene Raphael.

DISCUSSION:

This public meeting provides an opportunity for the public and the City Council to discuss the City's needs, priorities, and potential projects that should receive CDBG grant funding for FY 2019-2020. For CDBG funding, consideration should be given to the goals that were established in the 2015-2019 Consolidated Plan. These include providing CDBG support for services to the homeless, those with disabilities or special needs, services for low- to moderate-income youth and seniors, and general services for low- to moderate income people. Other goals of the Consolidated Plan include promoting a suitable living environment through street, sidewalk, drainage, park and other infrastructure improvements in areas with high concentrations of low- to moderate-income populations, namely Old Town Goleta. A summary of the 5-year goals from the CDBG Consolidated Plan and the annual target for the number of people to be assisted is provided below.

CDBG Consolidated Plan Goals

Goal and Description	Needs Addressed	Annual Goal
Public Services: Services for seniors, youth, homeless persons/families, persons with special needs, and other services for low- to moderate- income people.	<ul style="list-style-type: none"> • Homelessness • Non-Housing Community Development • Affordable Housing 	<ul style="list-style-type: none"> • Public services: <ul style="list-style-type: none"> • <i>3,000 persons assisted</i> • Homeless persons given shelter/housing: <ul style="list-style-type: none"> • <i>10 persons assisted</i> • Homelessness prevention: <ul style="list-style-type: none"> • <i>10 persons assisted</i>

Public Facilities & Infrastructure: Streets, sidewalks, flood control, parks, bike paths, drainage, open space, etc.	<ul style="list-style-type: none"> • Non-Housing Community Development 	<ul style="list-style-type: none"> • <i>5,066 persons assisted (5-year period)</i>
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Given that HUD has yet to inform the City of its allocation for FY 2019-2020, staff recommended (per advice from the City's CDBG consultant) that the Committee base its funding recommendations on a status quo of this year's (FY 2018-2019) CDBG allocation of \$216,359. This amount would provide for up to \$43,300 for planning and administration, \$32,400 for public services, and \$140,600 for capital projects or other qualifying uses.

The first Grant Funding Review Standing Committee meeting was held on February 28, 2019 to review the CDBG applications for public services. The Committee reviewed and discussed the 14 organizations requesting CDBG funding for various purposes, including services to low-income people, youth, seniors, and the homeless. After deliberation, the Committee recommended CDBG awards to five of the 14 applicants (summarized in the table below on page 3). The Committee also agreed to consider the nine remaining applicants along with the 43 Goleta City Grant Program applicants. The Committee is scheduled to review the Goleta City Grants on March 18, 2019 and March 20, 2019. The recommendations for the Goleta City Grants will be brought forward for City Council award at a subsequent meeting. The following agencies were selected based on their ability to comply with Federal documentation requirements, as well as provide general services for seniors, youth, low- to moderate- income, and those experiencing homelessness as established in the approved Consolidated Plan.

2019-2020 CDBG Public Service Recommendations

Recommended CDBG Sub-Recipient	Amount	Description
Santa Barbara Neighborhood Clinics	\$7,500	Funding would support the Goleta Neighborhood Clinic, which provides services that include patient- centered medical, dental, and behavioral health care and health insurance enrollment assistance.
Isla Vista Youth Projects, Inc.	\$7,000	Funding would support the Family Resource Center, which provides educational, recreational, and social programs for children and families regardless of income.
New Beginnings	\$7,000	Funding would support the Safe Parking Shelter and Rapid Re-Housing Program, which provides case management and outreach to the vehicular homeless population and safe overnight parking.
Community Action Commission	\$5,500	Funding would support the Healthy Senior Lunch Program, which provides USDA-approved meals to low-income senior citizens through the Healthy Table and Healthy at Home programs. Healthy Table serves lunch at the Goleta Valley

		Community Center Monday through Friday, from 12:00 p.m. to 1:00 p.m.
United Boys & Girls Club of Santa Barbara County	\$5,400	Funding would support the Goleta Boys & Girls Club Youth Programs, which provide structured and semi-structured activities to youth in kindergarten through 12th grade from areas surrounding the Goleta Valley Community Center location. This reaches youth in the areas of highest poverty such as low-income housing units, motels, and homeless shelters.

Refer to Attachment 1 to view a list of all CDBG and Goleta City Grant applications received.

If the actual allocation, once provided by HUD, exceeds \$32,400 in the services category, each CDBG-funded organization will receive an increase equal to the increased funding percentage allocated by HUD. If the actual funding amount is lower than \$32,400, the difference will be made up by using the City Grant Program funds, in keeping with Council's direction to provide \$100,000 in grants inclusive of the CDBG funding.

All of the input received at this public meeting, including the City Council's direction regarding funding allocations, will be incorporated into a draft 2019-2020 CDBG Annual Action Plan. The Action Plan will then be released for a 30-day public review period. The final Action Plan will be presented to City Council for approval on May 7, 2019, which is prior to the regulatory deadline for submission for HUD.

CDBG Capital Improvement Project for Program Year 2019-2020

As previously stated, staff estimate receiving approximately \$140,600 in CDBG funds for the 2019-2020 program year that will be dedicated towards capital projects. During its first meeting on February 28, 2019, the Committee heard a presentation by Public Works Department staff and weighed in on staff's recommended capital project to be funded with CDBG monies for the upcoming program year.

Public Works staff is requesting that the 2019-2020 CDBG capital monies be used to fund needed Americans with Disabilities Act (ADA) access improvements at the Goleta Valley Community Center, an activity that would be eligible under public facilities and improvements. These improvements would be considered rehabilitation and include removal of architectural barriers to accessibility. This would benefit severely disabled Goleta residents and visitors to the Community Center (a presumed low-income benefit category under HUD). This meeting provides the public and the City Council with the opportunity to comment and provide feedback to staff on the proposed 2019-2020 CDBG capital project.

The Committee voted unanimously to support staff's recommended capital project, ADA improvements to the Goleta Valley Community Center. Attachments 2—4 are included

as additional information on the proposed CDBG capital improvement project for Program Year 2019-2020.

GOLETA STRATEGIC PLAN:

City-Wide Strategy: Support community vitality and enhanced recreational opportunities
Strategic Goal: Support programs that enhance quality of life in the Goleta community such as recreation, public safety, human services, and cultural arts

City-Wide Strategy: Support Economic Vitality
Strategic Goal: Support nonprofit organizations that provide needed services to Goleta residents

City-Wide Strategy: Return Old Town to a Vital Center of the City
Strategic Goal: Address infrastructure improvements in Old Town

FISCAL IMPACTS:

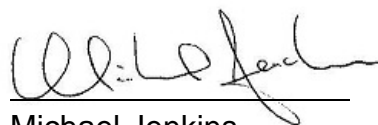
The costs for staff time spent on administration of the CDBG program are funded by the CDBG award received by the City. For the current fiscal year (2018-2019), the City received up to \$43,272 for administrative costs, which will be sufficient to cover the City's costs of preparing the 2019-2020 Action Plan, hiring of a CDBG consultant, and required outreach and advertising. CDBG funding for staff time is transferred to the City's General Fund via account number 402-5-6300-902 to cover program-related costs.

As described above, HUD has yet to inform the City of its allocation for FY 2019-2020. Per advice from the City's CDBG consultant, the Committee based its funding recommendations on a status quo amount of FY 2018-2019 CDBG allocation of \$216,359. It is anticipated to be informed of the actual awarded amount in May, but be delayed this year, due to the government shutdown. In the event the U.S. Congress eliminates or significantly reduces funding for the CDBG program, staff should be able to inform Council during the budget process and adjustments can be recommended to make up any shortfall with General Fund monies prior to adoption of the City's FY 2019-2020 budget.

ALTERNATIVES:

Council may elect to modify any or all of the Committee's recommendations, in which case staff would incorporate the revised allocations into the Draft 2019-2020 Action Plan. If Council opts to take no action, it would be difficult to make HUD's deadline for submittal of the Action Plan, which could in turn put the City's CDBG funding allocation in jeopardy.

Legal Review By:



Michael Jenkins
City Attorney

Approved By:



Michelle Greene
City Manager

ATTACHMENTS:

1. List of Applicants for 2019-2020 CDBG and Goleta City Grant Program
2. Proposed CDBG Capital Project Memo
3. Goleta Valley Community Center Crosby Group ADA Study
4. Goleta Valley Community Center Partner Engineering and Science
ADA Study

ATTACHMENT 1

List of Applicants for 2019-2020 CDBG and Goleta City Grant Program

	Name of Organization	Project/Program	FY 18-19 Grant Award	FY 19-20 Grant Request	FY 19-20 Goleta City Grant Recommendation	FY 19-20 CDBG Recommendation
1	Community Action Commission *CDBG Candidate	Healthy Senior Lunch	\$5,000 *CDBG	\$7,500		\$5,500
2	Family Service Agency *CDBG Candidate	Big Brothers Big Sisters	\$2,500	\$5,000		
3	Friendship Adult Day Care Center, Inc. *CDBG Candidate	Adult Day Services	\$3,000	\$12,500		
4	Isla Vista Youth Projects, Inc. *CDBG Candidate	The Isla Vista Youth Projects' Family Resource Center	\$8,000 *CDBG	\$12,000		\$7,000
5	Legal Aid Foundation of Santa Barbara County *CDBG Candidate	Legal Aid for Goleta Residents	Did Not Apply	\$10,000		
6	NBCC, dba New Beginnings Counseling Center *CDBG Candidate	Safe Parking Shelter and Rapid Re-Housing Program	\$7,000 *CDBG & City Grant	\$10,000		\$7,000.00
7	Peoples' Self-Help Housing *CDBG Candidate	Staff Trained for New After School and Supplemental Learning Centers for English Learner Students from Low-Income Households	Did Not Apply	\$12,000		
8	Santa Barbara Neighborhood Clinics (SBNC) *CDBG Candidate	Goleta Neighborhood Clinic	\$8,000 *CDBG	\$10,000		\$7,500
9	Santa Barbara Partners in Education *CDBG Candidate	Paid Student Internship Program	\$3,500	\$5,000		
10	Santa Barbara Response Network *CDBG Candidate	Preparing Our Community With Psychological First Aid	Did Not Apply	\$5,000		
11	Sarah House Santa Barbara *CDBG Candidate	A Place to Rest	\$3,000	\$5,000		
56	Unitarian Society of Santa Barbara *CDBG Candidate	Freedom Warming Centers	Did Not Apply	\$10,000		
12	United Boys & Girls Club of Santa Barbara County *CDBG Candidate	Goleta Boys & Girls Club Youth Programs	\$0	\$25,000		\$5,400
13	United Way of Santa Barbara County, Inc. (UWSBC) *CDBG Candidate	Kindergarten Success Institutes	\$1,000	\$5,000		
	END of CDBG Applicants			\$134,000		32,400.00
14	AHA! Attitude. Harmony. Achievement.	Social-Emotional Learning for Teenagers and Youth Providers	\$500	\$5,000		
15	Animal Shelter Assistance Program (ASAP)	ASAP Volunteer Program	\$750	\$3,500		
16	Center for Urban & Agriculture at Fairview Gardens	Fairview Gardens Organic Farm	Did Not Apply	\$5,000		
17	Channel Islands YMCA	St. George Youth Center	Did Not Apply	\$5,000		
18	Child Abuse Listening and Mediation (CALM)	Early Childhood Mental Health Consultation	\$3,500	\$4,000		
19	Dog Adoption and Welfare Group (DAWG)	Community Volunteer Training	\$750	\$1,000		
20	Domestic Violence Solutions for Santa Barbara County	Domestic Violence Outreach in Goleta	Did Not Apply	\$4,000		
21	Dos Pueblos Band Boosters		\$1,000	\$5,000		
22	Dos Pueblos Engineering Academy (DPEA) Foundation	STEAM Education Outreach for Elementary Students	\$0	\$5,000		
23	Dos Pueblos Little League	Dos Pueblos Little League - Everyone Plays	\$1,000	\$5,000		
24	EqualiTech	Goleta Valley Tech Center	\$5,000	\$5,000		
25	Explore Ecology	Explore Ecology School Gardens Program	Did Not Apply	\$5,000		
26	Family Service Agency	Long-Term Care Ombudsman	\$3,000	\$3,500		
27	Food from the Heart	Organizational Support to feed low-income individuals facing illness or surgery and are housebound and without a primary caregiver	\$2,000	\$3,500		
28	Foodbank of Santa Barbara County	Warehouse Operations Program	\$3,000	\$5,000		
29	Girls Inc. of Greater Santa Barbara	Scholarship Program for Low-Income Girls	\$5,000 *CDBG Award	\$5,000		
30	Goleta Education Foundation	Kindergarten Readiness Expo	\$0	\$4,760		

	Name of Organization	Project/Program	FY 18-19 Grant Award	FY 19-20 Grant Request	FY 19-20 Goleta City Grant Recommendation	FY 19-20 CDBG Recommendation
31	Goleta Old Town Community Association	*Candy Crawl & Games	Did Not Apply	\$2,375		
32	Goleta Old Town Community Association	Love Your City Revitalization Program	Did Not Apply	\$5,000		
33	Goleta Old Town Community Association	Summer Games & Movies	Did Not Apply	\$7,765		
34	Goleta Rotary Club Charitable Fund	Goleta Fireworks Festival	\$3,500	\$5,000		
35	Goleta Valley Community Center	2019 Christmas Tree Lighting Event	\$1,500	\$5,000		
36	Goleta Valley Girls Softball Association	Goleta Valley Girls Softball Association	\$1,000	\$2,500		
37	Goleta Valley Historical Society	Music at the Ranch	\$3,500	\$5,000		
38	Goleta Valley Historical Society	Old Time Fiddlers' Festival	\$3,300	\$5,000		
39	Ice in Paradise	Public Skating Refresh Program	Did Not Apply	\$5,000		
40	Institute of America Research (South Coast Railroad Museum)	Spanish Translation Internship Project	\$0	\$3,000		
41	Interfaith Initiative of Santa Barbara County	Showers of Blessing	\$4,500	\$5,000		
42	Isla Vista Elementary School Parent-Teacher Association (IV PTA)	Fourth Grade Enrichment Trip to Carpinteria State Beach	Did Not Apply	\$2,586		
43	Isla Vista Elementary School Parent-Teacher Association (IV PTA)	Isla Vista Elementary School Garden Education Program	Did Not Apply	\$5,000		
44	Little Star Pony Foundation	Senior Living Visits	\$500	\$2,000		
45	Riviera Robotics	2019 FIRST Robotics Challenge Robot Creation	Did Not Apply	\$2,500		
46	Safety Town of Santa Barbara County	Safety Town of Santa Barbara County	\$500	\$4,375		
47	Santa Barbara Audubon Society (SBAS)	Winter Birdcount for Kids	\$1,200	\$1,200		
48	Santa Barbara Channelkeeper	"What the Channel Means to Me" 17th Annual Student Art Show	\$500	\$1,000		
49	Santa Barbara Response Network	Uniting Our Community By Storytelling	Did Not Apply	\$5,000		
50	Santa Barbara Symphony Orchestra Association	Goleta Strings Workshop	\$2,000	\$5,000		
51	Santa Barbara Wildlife Care Network	Goleta Wildlife Rescue	\$2,000	\$5,000		
52	South Coast Community Access Center dba TV Santa Barbara	TV Santa Barbara Media Literacty and Community Access Education Program	Did Not Apply	\$10,000		
53	Standing Together to End Sexual Assualt	Intervention, counseling, and education services are available to adolescent and adult survivors of sexual assault, their significant others, and to the members of the community	\$3,500	\$5,000		
54	The Goleta Valley Art Association	KKBNLW	Did Not Apply	\$2,000		
55	Transition House	Family Sheltering Program	\$3,000	\$5,000		
57	Coalition Against Gun Violence APPLICATION** Submitted January 29th	Gun Buyback	Did Not Apply	\$5,000		
				\$319,561		\$32,400

ATTACHMENT 2

Proposed CDBG Capital Project Memo



MEMORANDUM

DATE: February 12, 2019

TO: Members of Grant Funding Review Standing Committee Members

FROM: Melissa Angeles, Senior Engineering Technician

SUBJECT: CDBG Funding for the Goleta Community Center ADA Improvements

In 2012, the City Council awarded a contract to Crosby Group (Crosby) for a Seismic, ADA, and Fire/Life Safety Assessment of the Goleta Community Center (GCC). In 2016, Council awarded an additional contract to Partner Engineering and Science, Inc. (Partner) to prepare a Property Condition Report of the GCC. Both Crosby and Partner identified ADA deficiencies discovered in their assessments. The findings from each assessment are summarized below. The complete assessments are attached.

Crosby Findings (2012)

1. The path of travel across the site contains several non-compliant issues.
2. Public restrooms do not meet accessibility requirements.
3. Access within the respective buildings is for the most part compliant except for several doors/doorways which require too much force to open and close too fast.

Partner Findings (2016)

1. Modify bus shelters located on Hollister Avenue to provide wheelchair access.
2. Modify/construct compliant curb ramps at existing accessible parking locations adjacent to existing buildings.
3. Modify walkways along the south side of the Community Center building to eliminate non-compliant cross-slopes, and ramps to the pre-fabricated day care buildings.
4. Reset uneven brick pavers at walkway from bus shelter at Hollister Avenue.
5. Provide accessible concrete ramps with handrails to top level at gazebo.
6. Modify existing sloped walkway to provide compliant access between Classroom Buildings B and C4.
7. Provide compliant handrails at main entrance and accessible ramp to the Community Center.

8. Adjust door closers to provide less than 5 lbs. opening pressure.
9. Replace orbital hardware with lever-type hardware.
10. Provide cane detection at the drinking fountain at the Community Center.
11. Modify existing public restrooms of the Community Center building to meet ADA specifications including: toilet grab bars, lavatory faucets, compliant clearance and height of toilets, dispensers and emergency fire alarms/strobes.

It is estimated that approximately \$240,000 is needed to complete the ADA improvements identified in the assessments, and thereby bring the GCC to compliance. Public Works is seeking CDBG funding for the completion of the identified ADA improvements and will request a budget appropriation from the City Council to fully fund the project as needed. The design and construction phase for the described improvement can be accomplished during Fiscal Year 2019-2020.

Attachments: Goleta Valley Community Center Crosby Group ADA Study
Goleta Valley Community Center Partner Engineering and Science ADA Study

ATTACHMENT 3

Goleta Valley Community Center Crosby Group ADA Study

Accessibility Assessment

Goleta Valley Community Center & the United Boys & Girls Club of Goleta 5638, 5679, 5681, 5689 & 5717 Hollister Ave Goleta, CA 93117

April 24, 2013



Prepared for:

City of Goleta
130 Cremona Drive, Ste. B
Goleta, CA 93117

Prepared by:

Crosby Group
999 Baker Way, Suite 410
San Mateo, CA 94404

Executive Summary

The following report summarizes the results of an **Accessibility Assessment** which has been prepared for the Goleta Valley Community Center and the United Boys and girls Club of Goleta located at 5679 through 5689 Hollister Avenue in Goleta, California. This report has been prepared at the request of the City of Goleta as part of the overall Seismic, ADA and Fire/Life Safety Need Assessment as referenced in the RFP/RFQ dated May 10th 2012.

The property currently known as the Goleta Valley Community Center (GVCC) began as a public school. In 1976 the Goleta Unified School District decided to close the school rather than provide mandated upgrades. The facility was first leased to the County of Santa Barbara in 1977 by the School District. In 1984 the County sublet the property to the Goleta Valley Community Center Board of Directors and the facility opened to the public. In the year 2002, The City of Goleta incorporated, assumed control of the lease, and continued to sublet to the GVCC Board of Directors. The end of the 30 year lease is approaching and the City of Goleta is preparing to purchase the facility and as a result, assume full operational and maintenance control of the property. This report is being prepared in order that the City can properly budget for repairs and upgrades in three main areas: Seismic Safety, Accessibility and Fire and Life Safety. The following report summarizes the results of a fire and life safety review of the 5 main buildings which comprise the Goleta Valley Community Center. These buildings are:

Building A: This is the original school building built in 1927 and currently houses all functions of the Community Center.

Building B: The west portion was constructed in 1948 and the east portion in 1950. These are site built class rooms currently used by a publically funded daycare program run by the Community Action Center (CAC). The east portion of the building formerly housed CAC offices but is currently vacant.

Building C2: This is a trio of portable classrooms set end to end and house a portion of the privately run Rainbow Pre-School. The buildings were placed/constructed in 1987.

Building C4: This is a site built class room constructed in 1958 that houses a portion of the privately run Rainbow Pre-School.



Building D: This is a site built Community Center which is operated by the United Boys and Girls Club of Goleta. The building was originally constructed circa 1950 with an addition and remodel occurring in 2000.

Each facility was reviewed to determine which portions are deemed inadequate per the methods listed in Section B of this report. Major findings include:

1. Overall finding # 1. The path of travel across the site contains several non-compliant issues.
2. Overall finding # 2. Public Restrooms do not completely meet accessibility requirements.
3. Overall finding # 3. Access within the respective buildings is for the most part compliant with the exception of several doors/doorways which require too much force to open and close too fast.



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A. Intent of Evaluation and Scope of Assessment

The Americans with Disabilities Act (ADA) was approved by Congress in July 1990. Its purpose was to bar discrimination against individuals with physical or mental disabilities with respect to employment, government services, public accommodations, transportation and telecommunication. Applying this to buildings and sites intended for, and available to, the public, the concept of a “Barrier Free Environment” evolved. A “Barrier Free Environment” can be defined as “an environment where the structural or architectural design does not impeded use by individuals with special physical needs”. This assessment seeks to identify such “barriers” at the existing Goleta Valley Community Center.

The ADA is a Federal Law, and is subject to a certain amount of interpretation by different parties. As such, enforcement primarily takes place in civil courts. The State of California has incorporated their interpretation of the law into the California Code of Regulations, Title 24, also known as the California Building Code (CBC). It is this code that is used as the final interpretation with respects to this assessment. The code is enforced at the city level by the City of Goleta Building Official.

The scope of this assessment includes a visual inspection of the facility using the methodology described in Section B of this report. ADA regulations focus mainly on areas of public use while the CBC makes no such distinction. Using the CBC as the primary guide to the assessment, we have used checklists developed by national ADA advocates as well as a full ADA checklist developed by the State of California from the CBC. Results of this assessment have been compiled in a set of drawings included in Section C of this report.

A.1 Limitations

An ADA assessment of this type inherently confines itself to building elements which are meant to be accessible to any users. As such there were no areas pertinent that were outside the scope of the assessment. Areas that were deemed non-public were not considered in this assessment. The balcony in the auditorium is currently being used as storage by the operators of the Community Center and there are no future plans to change this. This being the case, the balcony was treated as a non-public space and has not been considered in this assessment. If, in the future, the balcony is used as a public space, access to this space will need to be reconsidered.

The primary purpose of this assessment is to identify existing accessibility barriers and provide a typical solution for budgeting purposes. The solution described herein may not be the only solution available.

B. Assessment Methodology

B.1 Per CBC Section 1134B Accessibility for Existing Buildings (Public)

Section 1134B of the 2010 California Building Code (CBC) sets forth the minimum requirements for providing accessibility upgrades in Public Buildings. This section assumes that ADA upgrades are being provided as part of a larger building renovation, structural repair, alteration and /or addition to an existing building. Under this section, the scope of accessibility upgrades is dependent on the cost of the intended renovation, structural repair, alteration and /or addition and is prioritized as follows:

1. An Accessible Entrance
2. An accessible route to the altered area
3. At least one accessible restroom for each sex
4. Accessible telephones
5. Accessible drinking fountains
6. Signage
7. When possible, additional accessible elements such as parking, storage and alarms

Although the accessibility upgrades may take place in conjunction with structural repairs and/or retrofits, the assessment provided herein lists areas of deficiency without regard to any other building alterations.

B.2 Per ADA Checklist for Existing Facilities (version 2.1)

The Americans with Disabilities act is Federal law, not a building code, that sets forth guidelines for accessibility and barrier free environments. This check list was developed by the Adaptive Environments Center, Inc. for the National Institute on Disability and Rehabilitation Research. In that sense, it is an interpretation of the law and is somewhat broader in scope than what is found in the CBC, although it's scope contains all the items found in the Section 1134B (with the exception of Item 7 "storage" and "alarms") The check list is divided into 4 sections:

1. Accessible Approach/Entrance
2. Access to Goods and Services
3. Usability of Restrooms
4. Additional Access

Each section includes several items for consideration during assessment. For the purposes of this report, the facility has been assessed using this checklist as a secondary assessment with regards to the CBC Section 1134B.

B.3 Per DSA-AC Checklist (Revised 01/01/2011)

The Division of the State Architect (DSA) publishes a comprehensive accessibility checklist for new public buildings in the State of California that fall under the jurisdiction of the State Architect. Although the facility was once a public school and under the jurisdiction of the DSA, this is no longer the case. This checklist is used as a reference during the assessment process to aid in the determination and scope of required upgrades.

B.4 Assessment Procedures

The assessment was conducted over the span of several site visits. The site and each of the buildings were visually inspected and, where required, measured for compliance. Several interviews with the current users and operators of the facility were also held to understand the current use and gauge for the future.

C. Findings

C.1 General Assessment

Areas of deficiency were to be expected in a facility of this age and several deficiencies were found. The following is a brief description of deficiencies found:

Site Issues – A barrier free path of travel from the parking lots to each of the buildings and from the bus stop on Hollister to each of the buildings contains several deficiencies and constitutes the majority of the work required to be addressed to meet accessibility requirements.

Building A – Typical to most doors in all 5 buildings, doors with closers were found to take more than 5 pounds of force to open and closed too quickly when released. We believe that the provision of new closers will solve this issue. The public restrooms were also found to be non-compliant and will most likely require a complete retrofit to bring into compliance. The women's restroom will need to lose one water closet in order to provide required clear spaces at all water closets and lavatories. It is worth noting



that the current number of fixtures provided in each of the public restrooms is inadequate per current code. Remediation of the situation is not required by code for an existing building.

Building B – Most doors with closers in this building fail the door pull force issue described in Building A above. The public restrooms in this building all are sized for small children, configured to allow for direct visual inspection by adult staff, and are not required to comply with all ADA regulations. Grab bars are missing from each of the restrooms and should be provided at one water closet in each restroom. Adult restrooms are not provided in this building and it is assumed that the restrooms in Buildings A and C4 are used for adult staff. Existing cabinets and counter tops are non-compliant and should be replaced. One door contains a 4” lip at the threshold – a new landing and ramp should be extended to accommodate.

Building C2 – Two major issues with this trio of portable buildings are non-compliant ramps accessing the buildings and a restroom which is too small to provide adequate ADA compliant Children’s facility. Adult restrooms are not provided in this building and it is assumed that the restrooms in Buildings A and C4 are used for adult staff. Existing cabinets and counter tops are non-compliant and should be replaced.

Building C4 - Most doors with closers in this building fail the door pull force issue described in Building A above. The public restrooms in this building all are sized for small children, configured to allow for direct visual inspection by adult staff, and are not required to comply with all ADA regulations. Grab bars are missing from the restroom and should be provided. Adult Staff restrooms are provided by one unisex bathroom which also serves the needs of adult staff in Buildings B and C2. Existing cabinets and counter tops are non-compliant and should be replaced. Existing thermostats are located too high for ADA compliance.

Building D - Most doors with closers in this building fail the door pull force issue described in Building A above. The Men’s restroom does not provide adequate pull side clearance and the door to the Staff restroom does not provide 32” minimum clearance.

See Section C.2 for additional items and specific information on the issues discussed above.

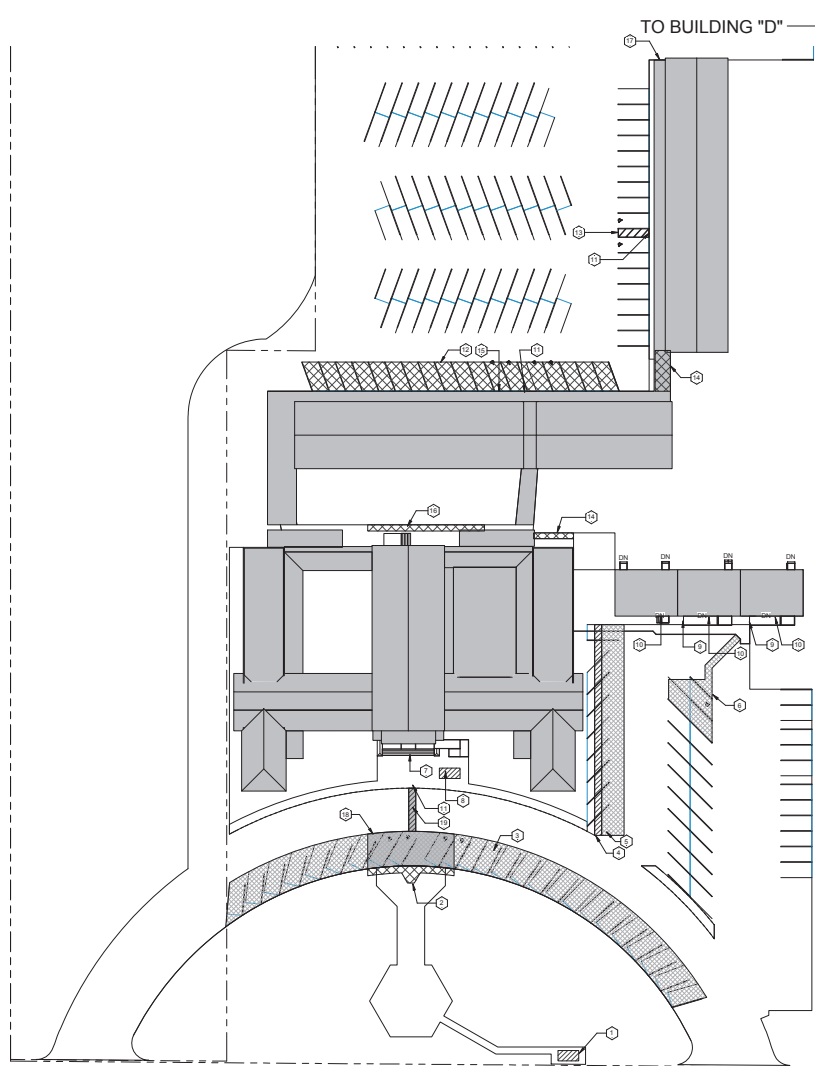


C.2 Drawing Index

The following drawings indicate specific CBC/ADA deficiencies discovered during the assessment.

Where appropriate a general solution was provided in order that a cost estimate could be performed and a budgetary number established for future remediation.

Sheet	Description
A0a	Accessibility Assessment – South Site Plan
A0b	Accessibility Assessment – North Site Plan
A1	Accessibility Assessment – Building A – Main Community Center
A1a	Accessibility Assessment – Building A – Main Community Center – Public Restrooms
A2	Accessibility Assessment – Building B - Classrooms
A3	Accessibility Assessment – Building C2 – Portable Classrooms
A4	Accessibility Assessment – Building C4 - Classrooms
A5	Accessibility Assessment – Building D – United Boys and Girls Club



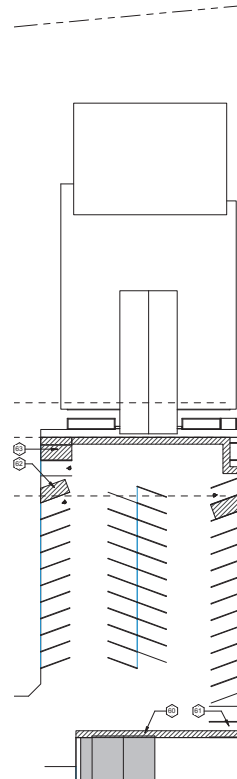
① Accessibility Issues - SOUTH SITE PLAN
1" = 30'-0"

ADA Site Notes - South	
Key Note	Description
1	Provide new bus shelter with adequate seating/coverage for a wheel chair
2	Provide new ADA Compliant curb cut and access aisle in front of stalls. Include 4 wheel stops.
3	Provide 4 new ADA Compliant parking stalls with signage, restripe remaining stalls to accommodate, approximately 6100 sf.
4	Provide new ADA compliant sidewalk, 4' wide, 125' long
5	Restripe parking stalls to accommodate sidewalk, approximately 1,600 sf.
6	Restripe parking stalls to provide compliant ADA Van Stall and adjacent Striped access aisle, walkway to Building C2 and signage, approximately 750 SF, 30' each).
7	Provide new contrasting stripe at each stair tread (approximately 50 l.f. total). City may consider replacing treads in their entirety.
8	Provide new shorter (6") bench to allow space for wheel chair under the shelter.
9	Provide new asphalt transition to wood ramp, slope not to exceed 1:20 (approximately 20 s.f. total)
10	Provide new handrails at building side of ramps and stairs (approximately 50 LF total). Detach existing chain link fence from existing east ramp railing as required to provide required handrail clearance.
11	Provide new detectable warning strip at existing curb cut (assume 24 SF at each curb cut)
12	Restripe existing parking stalls to accommodate 4 accessible stalls and 1 5' and 1 8'(van accessible) access aisle (approximately 3000 SF). Align one access aisle with existing curb cut.
13	Paint "NO PARKING" at existing access aisle.
14	The slope of the existing ramps are slightly non-compliant, provide 2" topping slab (approximately 300 SF) as required to maintain a slope no greater than 1:12. Notch existing adjacent concrete at lower end of ramp to accommodate topping slab with a smooth transition. Provide new handrails on each side.
15	Provide new curb cut at new accessible stall loading aisle
16	Existing cross slope is 5%, provide new concrete walk with cross slope no greater than 2% (approximately 250 SF of new sidewalk, include demo of existing).
17	Provide new curb cut at new striped access aisle to Building "D"
18	Provide new asphalt as required to provide 2% maximum cross slope at all accessible parking spaces and at new accessible aisle to existing curb cut (approximately 1100 s.f. of average 2" thick asphalt)
19	Provide new striped access aisle (approximately 100 s.f.) from accessible parking stalls to existing curb cut.

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ACCESSIBILITY - SOUTH SITE PLAN A-0a




① Accessibility Issues - NORTH SITE PLAN
1" = 30'-0"

ADA Site Notes - North	
Key Note	Description
B0	Provide new stripped access aisle from new curb cut to Building "D" and across to west side accessible stall (approximately 1500 s.f.)
B1	One parking stall to be removed to allow for access aisle
B2	Convert existing accessible stall to standard parking stall
B3	Provide new van accessible parking stall, access aisle and signage (approximately 500 s.f. of re-striping required)

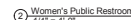
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ACCESSIBILITY - NORTH SITE PLAN A-0b



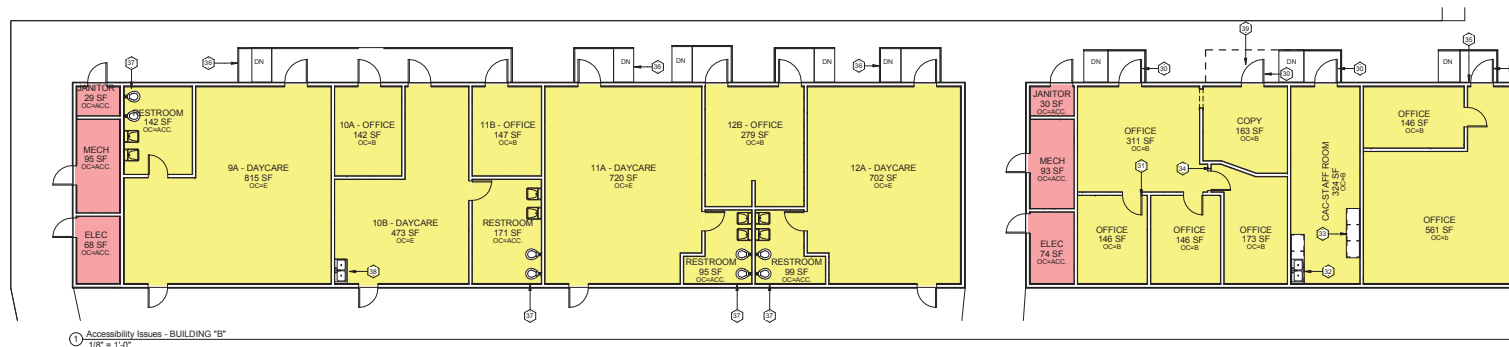
- 3 new wall mounted water closets with partitions, grab bars and associated accessories
- 2 new urinals with partitions
- 2 new lavatories and associated accessories



- 4 new wall mounted water closets with partitions, grab bars and associated accessories
- 2 new lavatories and associated accessories

ADA Building "B" Notes	
Key Note	Description
30	Provide new ADA compliant closers (pull force <5lbs and closer time >3 seconds)
31	Provide new lever hardware to replace existing knobs
32	Existing counter is too high and does not provide knee space at sink for wheelchair access. Provide new 34" high lower cabinets (10 LF)
33	Existing counter is too high. Provide new 34" high lower cabinets (10 LF)
34	Inadequate latch side clearance at door. Move adjacent wall further into Copy Room to provide 18" minimum clearance at latch side of door.
35	Inadequate latch side clearance at door. Move adjacent wall further into office to provide 12" minimum clearance at latch side of door.
36	Inadequate latch side clearance at gate. Remove gate.
37	Provide new ADA compliant grab bars at childrens toilet
38	Existing counter is too high and does not provide knee space at sink for wheelchair access. Provide new 34" high lower cabinets (4 LF)
39	Existing 4" lip - extend existing landing from the east to provide 4' wide, 4' long sloped ramp and 4' wide by 5' long landing at door. Include curb and railing. (assume 60 s.f of new 4' landing + ramp)

Space Usage



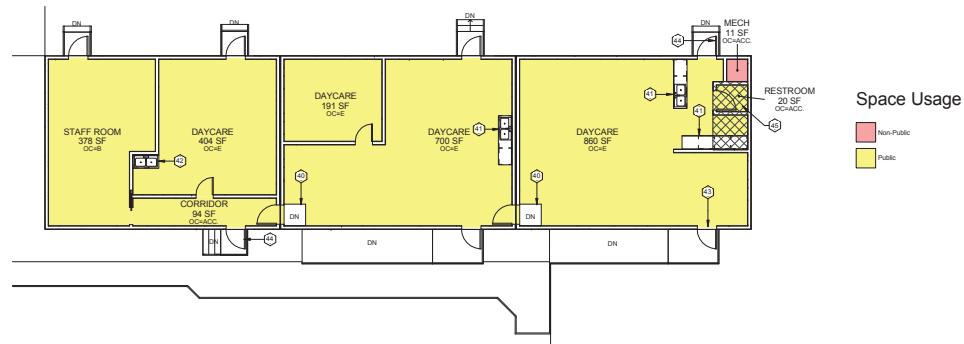
① Accessibility Issues - BUILDING "B"
1/8" = 1'-0"

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ACCESSIBILITY - BUILDING "B" A-2

ADA Building "C2" Notes	
Key Note	Description
40	Remove existing non-compliant ramp and provide new ramp with slope no greater than 1:12
41	Existing counter is too high and does not provide knee space at sink for wheelchair access. Provide new lower cabinets (8 LF each location)
42	Existing counter is too high and does not provide knee space at sink for wheelchair access. Provide new lower cabinets (4 LF)
43	Provide new ADA compliant threshold at door
44	Provide new lever hardware to replace existing knobs. Provide new ADA compliant closers (pull force <5lbs and closer time >3 seconds)
45	Existing unisex toilet room is non compliant. Provide walls, doors, new water closet, grab bars, lavatory and associated accessories (70 SF)



① Accessibility Issues - BUILDING "C2"
1/8" = 1'-0"

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ACCESSIBILITY - BUILDING "C2" A-3

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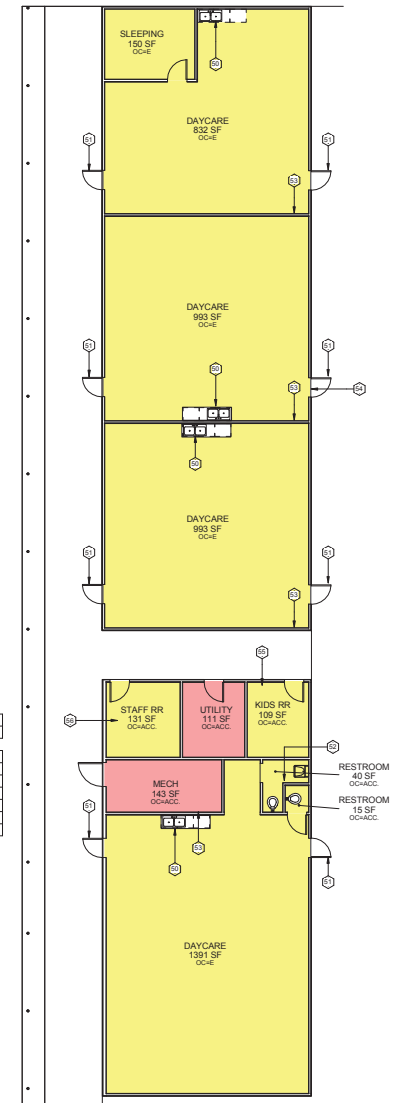


ADA Building "C4" Notes	
Key Note	Description
50	No knee space provided for wheelchair access. Provide new lower cabinets (8" each location)
51	Provide new lever hardware to replace existing knobs. Provide new ADA compliant closers (pull force <5lbs and closer time >3 seconds)
52	Combine two restrooms into one ADA Compliant Restroom (50 SF). Provide new water closet, grab bars, lavatory and associated accessories
53	Lower existing thermostat to 40° A.F.F.
54	Provide new ADA compliant threshold at door
55	Provide grab bars at existing childrens toilet
56	Provide new ADA compliant Unisex restroom. Provide new water closet, grab bars, lavatory and associated accessories

Space Usage



① Accessibility Issues - BUILDING "C4"
1/8" = 1'-0"

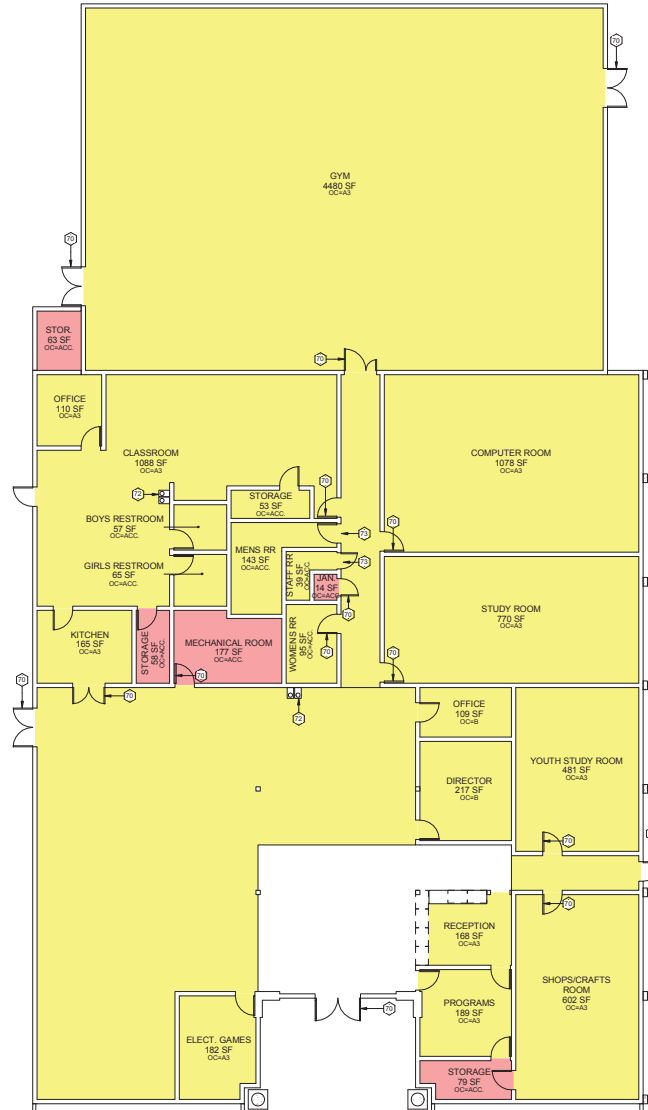


ACCESSIBILITY - BUILDING "C4" A-4

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① Accessibility Issues - BUILDING "D"
1/8" = 1'-0"



ADA Building "D" Notes	
Key Note	Description
70	Existing door has a pull force greater than 5 lbs. or no closer. Provide new closer ADA compliant closer with pull force less than 5 lbs.
72	Provide new guard barriers at either side of existing drinking fountain
73	Existing door is not wide enough to allow for required clearance nor is there sufficient clear space adjacent to the handle side of the door. Provide new ADA automatic door opener

Space Usage



ACCESSIBILITY - BUILDING "D" A-5



D. Conclusion & Mitigation Strategy

This assessment has identified specific areas and elements that are currently non-compliant with respects to the California Building Code and the Americans with Disabilities Act as it relates to site and building accessibility. Remediation is needed to provide a barrier free experience for those individuals with special physical and mental conditions who use this facility.

The drawings included in this report identify specific items that need to be addressed. The suggestions described in the drawings are typical but generally lack sufficient detail for a standard competitive bid scenario. Further site surveys and solution refinement is required. The City should follow the guidelines found in CBC Section 1134B unless otherwise directed by the City's Building Official.

If and when the structural remediation work recommended in the Seismic Assessment Report at Building A is undertaken, at least a portion of the site accessibility and probably all of the interior accessibility issues will be required to be implemented as a part of that work. Since there is no structural work suggested for the buildings B, C2, C4 and D, the associated accessibility issues should be prioritized and included in the City's Capital Improvement Budgets over the next several years.

Appendix A – Site Photos



Figure 1 - Front Entrance of Building A



Figure 2 – Front of Building B



Figure 3 – Front of Building C2



Figure 4 – Front of Building C4



Figure 5 – Front of Building D



Figure 6 – Path of Travel from Hollister Bus Stop



Figure 7 – Path of Travel from Hollister Bus Stop



Figure 8 – Building A, non-compliant cabinet and sink

ATTACHMENT 4

Goleta Valley Community Center Partner Engineering and Science ADA
Study

PROPERTY CONDITION REPORT

Goleta Community Center
5679, 5681 & 5689 Hollister Avenue
Goleta, California 93117

December 30, 2016
Partner Project Number: 16-170535.1

Prepared for:
City of Goleta
130 Cremona Drive, Suite B
Goleta, California, 93117



Engineers who understand your business

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION
DRAFT

Goleta Community Center

PROPERTY ADDRESS:

5679,

5681 & 5689 Hollister Avenue, Goleta, CA 93117

Partner Project No. 16-170535

December 30, 2016

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short- Term Cost	Total Cost
SITE/TRACT IMPROVEMENTS							
3.0	None noted						
BUILDING STRUCTURE							
4.0	Repair crack in the basement foundation wall of the Community Center Building with epoxy injection	1	LS	\$2,000	\$2,000		\$ 2,000
4.0	Clear soil away from pier footings in crawl space of the Community Center Building	1	LS	\$1,000	\$1,000		\$ 1,000
EXTERIOR ENVELOPE							
5.3	Repair inoperable windows mechanisms at east classrooms of the Community Center building	1	LS	\$5,000	\$5,000		\$ 5,000
MECHANICAL AND ELECTRICAL SYSTEMS							
6.2	Replace sewer line between the Community Center office restroom, and the men's restroom. Cost includes further investigation and possible pump station	1	LS	\$30,000	\$30,000		\$ 30,000
INTERIOR ELEMENTS AND FINISHES							
7.0	None noted						
CODE REVIEW							
8.0	None noted						
ADA COMPLIANCE							
9.0	Modify bus shelters to provide wheelchair access	2	EA	\$1,500	\$3,000		\$ 3,000
9.0	Modify/construct compliant curb cuts at existing accessible parking locations adjacent to existing buildings	3	EA	\$10,000	\$30,000		\$ 30,000
9.0	Modify walkways along the south side of the Community Center building to eliminate non-compliant cross-slopes and ramp to the pre-fabricated day care buildings	1	LS	\$10,000	\$10,000		\$ 10,000
9.0	Reset uneven brick pavers at walkway from bus shelter at Hollister Avenue	1	LS	\$1,000	\$1,000		\$ 1,000
9.0	Provide accessible concrete ramp with handrails to top level at gazebo	1	LS	\$2,500	\$2,500		\$ 2,500
9.0	Modify existing sloped walkway to provide compliant access between Classroom Buildings B and C4	1	LS	\$5,000	\$5,000		\$ 5,000
9.0	Provide compliant handrails at main entrance and accessible ramp to the Community Center	1	LS	\$15,000	\$15,000		\$ 15,000
9.0	Adjust door closers to provide less than 5 lbs opening pressure	1	Maint				
9.0	Replace orbital hardware with lever-type hardware	50	EA	\$300	\$15,000		\$ 15,000
9.0	Provide cane detection at the drinking fountain at the Community Center	1	LS	\$1,000	\$1,000		\$ 1,000
9.0	Modify existing public restrooms of the Community Center building	2	EA	\$25,000	\$50,000		\$ 50,000
				TOTAL	\$ 176,500		\$ 176,500

TABLE 2 - REPLACEMENT RESERVE COST OPINION

DRAFT

Goleta Community Center

PROPERTY ADDRESS:

5679,
5681 & 5689 Hollister Avenue, Goleta, CA 93117

Partner Project No. 16-170535
December 30, 2016

RENTABLE AREA (sf): 31,834
SITE EFFECTIVE AGE (YR): 61
INFLATION RATE: 2.5%

EXCT #	Description	AVG DT	EST. AGE	EST. RUA	QTY	UNIT	COST	EVALUATION PERIOD (YR)										Total Cost		
								YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10			
CODE REVIEW																				
8.0	All code-related items are considered Immediate Repair																			\$
AMERICANS WITH DISABILITIES ACT																				
9.0	See Immediate Repair Schedule																			
Uninflated Totals:																				
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Inflated cost per s.f. per year: \$2.91

9.0 AMERICANS WITH DISABILITIES ACT COMPLIANCE

The Americans with Disabilities Act (ADA) of 1990 prohibits discrimination against people with disabilities in employment, transportation, public accommodation, communications, and governmental activities. Title III of the ADA covers the private sector. It requires that a wide range of public accommodations in the private sector remove physical, communications and procedural barriers to access by people with disabilities. Title III addresses the widespread exclusion of people with disabilities from the routine activities of everyday life which most Americans take for granted. Title III covers sales, rental and service establishments, as well as educational institutions, recreation facilities and service centers.

Partner performed a minimum ASTM Tier II ADA survey of the property which includes a random survey and measurement of key site and building components pertaining to accessibility requirements.

Applicable Accessibility Guideline:

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did include taking random measurements and counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property is classified as a "public accommodation" under the ADA.

Exterior Notes:

Exterior routes from public transportation stops, accessible parking spaces and public sidewalks at the subject property appeared to be generally conforming to ADA requirements. The bus shelters at the Hollister Avenue right-of-way and at the entrance to the main building are lacking adequate clearance area for wheelchair users per Section 810.3.

The brick paving path of travel from the Hollister Avenue bus shelter requires a level surface. Several bricks are uneven, creating a trip hazard per Section 302. Resetting of brick pavers are required.

The top level of the gazebo is lacking adequate access. A ramp should be constructed to provide access from the main walkway to the top level per Section 206.

Accessible Parking and Passenger Loading Zone:

Parking areas that provide self-parking for employees and visitors must provide ADA-compliant parking spaces. The subject property provides 170 total open parking spaces, including 10 accessible parking spaces. Only six accessible spaces are required, however, due to the configuration of the site and location of the buildings, accessible parking is recommended adjacent to each building. The accessible parking spaces are not correctly configured and identified. Compliant curb cuts and access aisles are necessary at the main building parking and striped path of travel across the main drive aisle.