



# City of Santa Barbara

## DRAFT 2019 Action Plan

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### Community Development Block Grant and HOME Programs

City Of Santa Barbara  
Community Development Department  
Administration, Housing & Human Services Division  
630 Garden Street  
Santa Barbara, Ca 93101

[www.SantaBarbaraCA.gov/CDBG](http://www.SantaBarbaraCA.gov/CDBG)

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Santa Barbara's 2015-2019 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2019 as part of the strategy.

The 2019 Annual Action Plan includes application for funds under two different HUD formula programs (Community Development Block Grant and the HOME Investment Partnerships Program). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2019 to approximately \$1.8 million.

#### 2. Summarize the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The 2015-19 Consolidated Plan, section SP-45, identifies the City's priority needs and activities, from which the Housing and Community Development Objectives and Outcomes identified in the Plan are based:

##### 1. Assisting the Homeless

Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, PATH, Domestic Violence Solutions and Transition House.

##### 2. Decent Affordable Housing

To the extent possible, based upon the availability of funds, HOME funds will be used to continue working with local housing and service providers to provide security deposit loans and TBRA assistance.

### **3. Decent Housing Availability**

Using CDBG repayment funds, to the extent possible based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.

### **4. Public Facilities and Infrastructure Improvements**

Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.

### **5. Economic Opportunity**

Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG Program Income funds and other private sources, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

### **6. CDBG Planning and Administration**

The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).

### **7. HOME Planning and Administration**

The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations), and monitoring of all HOME-funded projects/programs to comply with federal regulations of the HOME program.

Please see Annual Goals and Objectives section starting on page 15 for the specific projects.

### **3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

The program year 2019 Action Plan is the fifth of the City's 2015-2019 Consolidated Plan. Good progress has been made to date during the 2018 program year. Further, the City's most recently submitted Annual Performance and Evaluation Report for program year 2017 demonstrated that the City is nearly meeting, meeting or exceeding its ConPlan goals in its current 5-year ConPlan period.

### **4. Summary of citizen participation process and consultation process**

*Summary from citizen participation section of plan.*

In accordance with the City's Citizen Participation Plan, elements of the 2019 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan.

The Community Development and Human Services Committee (CDHSC) consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, homeless services, business community, and each of the four low-income neighborhoods in the City. The CDHSC served as the initial conduit for information-gathering and plan review for this year's Action Plan. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized in the local newspapers.

#### **Key Dates**

September 25, 2018: Public Hearing with CDHSC to solicit input on housing, social service and non-housing community development needs from the public. Notice was published in the local newspaper.

October 23, 2018: Public Meeting before City Council to approve program year 2018 CDBG and Human Services application process and priorities.

January 24, 29 and 31, February 5: CDHSC held public interviews with applicants and developed recommendations.

April 10, 2019: Draft 2019 Action Plan available for public review for a 30-day period. Notice was published in the local newspaper. Copies of the Plan were made available online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov), in the Public Library, City Hall, and at the Community Development Department.

April 9, 2019: Public Hearing before City Council for CDHSC Report on Funding Recommendations for program year 2019 for CDBG and Human Services Funds.

All public meetings were noticed as per the Brown Act. Notices included the process to request physical accommodations and/or documents in alternate formats.

In addition to the CDHSC, the City's Neighborhood Improvement Task Force met with the Santa Barbara Neighborhood Advisory Council (NAC). The NAC's role is to develop resident-focus on neighborhood issues. During these meetings, citizens identified and prioritized capital project applications to be submitted for review by the CDHSC.

Finally, the City's Consolidated Plan, Action Plan, Consolidated Annual Performance Evaluation Report and Citizen Participation Plan were available in alternative formats accessible to persons with limited English proficiency or disabilities, upon request.

## **5. Summary of public comments**

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

Comments will be added after the public review period ends.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received were accepted.

## **7. Summary**

The City took numerous steps, including public noticing, advertising and holding public meetings, to ensure citizen participation in the development of the 2019 Action Plan.

## **PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

*Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	City of Santa Barbara	Community Development
CDBG Administrator	Elizabeth Stotts/Lindsey Drewes	Community Development
HOME Administrator	Elizabeth Stotts/Laura Dubbels	Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Lead agency is the City of Santa Barbara, Housing and Human Services Division.

**Consolidated Plan Public Contact Information**

Elizabeth Stotts, Community Development Programs Specialist, (805) 564-5511, or [estotts@santabarbaraca.gov](mailto:estotts@santabarbaraca.gov).

**AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

**1. Introduction**

The City developed its Program Year 2019 Annual Action Plan through consultation with the Santa Barbara City Housing Authority; City departments; social and health service providers; and adjacent local governments.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City is a partner in the Central Coast Collaborative on Homelessness (now known as Home for Good). This countywide collaborative effort will be described in greater detail later in this report. The City also actively participates on the Santa Barbara/Santa Maria Continuum of Care whose membership includes homeless service providers, as well as medical and mental health providers, and law-enforcement.

In addition, one of the roles of the CDHSC is to foster integration, coordination, and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Please see section AP-65 Homeless and Other Special Needs Activities for the City's Continuum of Care efforts.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.**

N/A, the City is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

See Table 2, next page.

Table 2

1	<b>Agency/Group/Organization</b>	City of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Community Development and Human Services Committee held a Needs Assessment Public Hearing. In addition the committee provided input on community needs. This helped establish funding priorities for the 2019 Program Year.

2	<b>Agency/Group/Organization</b>	Housing Authority of the City of Santa Barbara
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Housing Authority of the City of Santa Barbara assisted in the development of the Annual Action Plan by providing information on Public Housing Needs and Resident Initiatives. The HACSB also provided proposed activities to help meet the goals identified in the Consolidated Plan. Understanding the needs of the City's local PHA helped the City determine housing priorities for the 2019 Action Plan.



3	<b>Agency/Group/Organization</b>	County of Santa Barbara Housing and Community Development Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County of Santa Barbara was consulted on the Continuum of Care grants. The City is active on the CoC governance board.

4	<b>Agency/Group/Organization</b>	Sarah House of Santa Barbara
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sarah House Santa Barbara provided information on its program need and proposed services for the year. A Human Services grant and CDBG Capital grant will be provided to assist the program.

5	<b>Agency/Group/Organization</b>	PATH (People Assisting the Homeless)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PATH provided information on its program need and proposed services for the year. A CDBG Public Services grant will be provided to assist the program.

6	<b>Agency/Group/Organization</b>	Domestic Violence Solutions
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Domestic Violence Solutions provided information on its program need for both the Emergency Shelter and Second Stage programs, and proposed services for the year. A CDBG Public Services grant and City Human Services grant will be provided to assist the programs.

<b>7 Agency/Group/Organization</b>	New Beginnings Counseling Center
<b>Agency/Group/Organization Type</b>	Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New Beginnings provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

<b>8 Agency/Group/Organization</b>	Channel Islands YMCA
<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CIYMCA provided information on its program need for both the Noah's Anchorage and Transitional Housing Programs, and proposed services for the year. A City Human Services grant will be provided to assist the programs.

<b>9 Agency/Group/Organization</b>	The Salvation Army
<b>Agency/Group/Organization Type</b>	Services-homeless

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Salvation Army provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

10 <b>Agency/Group/Organization</b>	Santa Barbara Neighborhood Clinics
<b>Agency/Group/Organization Type</b>	Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Santa Barbara Neighborhood Clinics provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

11 <b>Agency/Group/Organization</b>	St. Vincent's
<b>Agency/Group/Organization Type</b>	Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Vincent's provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

12 <b>Agency/Group/Organization</b>	Transition House
<b>Agency/Group/Organization Type</b>	Services-homeless

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Families Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Transition House provided information on its program need and proposed services for the year. A CDBG Public Services Grant will be provided to assist the program.

14 <b>Agency/Group/Organization</b>	Women's Economic Ventures
<b>Agency/Group/Organization Type</b>	Business Leaders
<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	WEV provided information on its program need and proposed services for the year. A CDBG grant will be provided to assist the program.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All known agencies were consulted in this process. The City makes efforts to consult every entity possible in this process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Barbara	Some of the organizations receiving Continuum of Care funds are supported with City CDBG and City General funds.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City consulted numerous organizations in the development of this plan, which resulted in funding of various programs that will address the City's Consolidated Plan strategies.

**AP-12 Participation - 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation - Summarize citizen participation process and how it impacted goal-setting**

As described in the Consultation Section of this report, elements of the 2019 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Efforts to broaden participation included public hearings, noticing in newspapers, and on the City website. As a result of this effort, numerous organizations participated in the development of this year's Action Plan and a wide range of services received City funding.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-targeted/broad community	Notice of the September 25, 2018 needs assessment hearing for development of the Consolidated Plan and Program Year 2019 Action Plan was published.	See results of the public hearing, below.	N/A
Public Meeting	Non-targeted/broad community	The Community Development and Human Services Committee, many of them active service providers and representatives of the targeted groups, held the hearing on 9/25/18 to solicit public input on community development needs.	No comments were received.	N/A
Public Meeting	Non-targeted/broad community	The public meeting was held before the City Council on October 23, 2018 to hear the funding-priority recommendations of the CDHSC.	Council maintained funding priorities the same as previous years.	No comments were received.
Newspaper Ad	Non-targeted/broad community	Notice of the availability of CDBG funds was published in the local newspaper and on the City's website homepage. A total of 55 funding requests were received.	See results of public interviews below.	N/A
Public Meeting	Non-targeted/broad community	Four public interviews were held for all prospective applicants of CDBG and City Human Service funds.	A total of 55 organizations were interviewed presenting their need for funds. Two of those applications were withdrawn during the funding recommendation process and fifty-three (53) applicants remained. As a result 49 organizations were funded, of those 3 were funded with CDBG public service funds, 6 construction	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
			projects were funded with CDBG and 1 economic development program.	
Public Meeting	Non-targeted/broad community	A second Public Meeting was held before the City Council on April 9, 2019 to present the 2019 Action Plan. This meeting notice was published on the local newspaper and notices were sent to interested parties.	Comments will be added after the public hearing	N/A
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published soliciting public comment on the draft Program Year 2019 Action Plan.	No comments were received.	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.220(c)(1,2)

#### Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carry out the Plan.

Table 5 below summarizes the federal, state and local resources expected to be available in Program Year 2019 to help address the needs identified in the Five-Year Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Available Reminder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources	Total:		
			\$	\$	:\$	\$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	902,715	300,000	38,047	1,240,762	0	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	498,104	49,000	1,117	548,221	0	Entitlement allocation plus estimated program income, plus prior year resources.

**Table 5 - Expected Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds play a crucial role in implementing the Action Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community.

Agencies receiving CDBG and HOME funds use those funds to get a commitment from other funding sources and increase their stakeholders. This encourages collaboration and partnerships between



agencies and enhances the level of services agencies are able to provide low and moderate-income residents.

Leveraging federal funds enables agencies to be more competitive and have a higher success rate. They can build a base of private financial support and increase sustainability by bringing on partners who will have an incentive to continue supporting the agency after the federally-funded grant period ends.

Below are non-entitlement resources the City makes available to, or are received by, the City's partners vital to meeting its ConPlan strategy:

- Section 8 funds: The Housing Authority of the City of Santa Barbara administers the Section 8 program in the City and receives approximately \$24 million in Section 8 funds annually to provide rent subsidies to more than 2,000 residents.
- Continuum of Care funds: The City is a partner in the County of Santa Barbara Continuum of Care which receives approximately \$2 million for countywide projects. Some of those funds are allocated to programs supported with City CDBG funds.
- Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction of affordable rental housing. They provide a credit against federal tax liability.
- Human Services Grants: The city budget commits approximately \$700,000 annually from the city's General Fund for human services. Human Services funds are intended to support programs that provide basic human needs, such as food and shelter, and programs that are preventative in nature or promote high degree of functioning. Many of the programs supported through this source aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and other supportive services to persons who are homeless or at risk of becoming homeless.
- Santa Barbara General Fund: The city commits General Funds to support homeless programs such as the Restorative Policing program, which helps chronically homeless individuals achieve self-sufficiency, and the PATH winter shelter, which expands shelter capacity from December through March.
- Private Banks: Women's Economic Ventures receives private bank funds to support the Community Development Loan Fund, which is augmented with repayment funds from previously provided CDBG seed money.

## **HOME Match**

As noted on Table 8 – Project Summary, the City is utilizing HOME funds to assist local housing and service providers to provide security deposit loans and TBRA assistance in accordance with Section §92.209. TBRA funds may not be used to pay for case management; therefore, matching contributions shall include the value of voluntary supportive services provided to tenants receiving HOME tenant-based rental assistance during the term of the tenant-based rental assistance contract. The supportive services are necessary to facilitate independent living or are required as part of a self-sufficiency program. Examples of supportive services may include: case management, mental health services, and counseling as per Section §92.220. Excess match contributions will be rolled over to the following year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

n/a

## **Discussion**

Expected resources include local public and private funds that will be used to support programs included in this Action Plan.

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)**

**Goals Summary Information**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Assisting the Homeless	2015	2019	Homeless	City of Santa Barbara	Homeless	CDBG: \$135,407	1,173 persons assisted PATH: 720 DVS: 128 Transition House: 325
Decent Affordable Housing	2015	2019	Affordable Housing Public Housing	City of Santa Barbara	Decent Housing	HOME: \$498,411	Rental units rehabilitated: 3 Housing Units TBRA: 0 Other (Sec. Dep.): 20
Decent Housing Availability	2015	2019	Affordable Housing	City of Santa Barbara	Decent Housing Fair Housing	CDBG: \$252,027	Rental units rehabilitated: 10 Housing Units Other (FH): 1 Other
Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	City of Santa Barbara	Public Facilities and Infrastructure	CDBG: \$575,165	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6 Public Facilities (1 Neighborhood Improvement & 5 Rehabilitation)
Economic Opportunity	2015	2019	Non-Housing Community Development	City of Santa Barbara	Economic Development	CDBG: \$69,647	Public Service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Businesses assisted: 3 Businesses Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Assisting the Homeless</b>
	<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, People Assisting The Homeless (PATH), Domestic Violence Solutions and Transition House. Using non-CDBG funds, the City will provide financial assistance to programs that aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and supportive activities to persons who are homeless or at risk of becoming homeless.
2	<b>Goal Name</b>	<b>Decent Affordable Housing</b>
	<b>Goal Description</b>	The City will continue working with local housing and service providers to provide security deposit loans and TBRA assistance using HOME funds. The City will identify CHDOs to rehabilitate or construct low-income rental units.
3	<b>Goal Name</b>	<b>Decent Housing Availability</b>
	<b>Goal Description</b>	Using CDBG repayment funds, to the extent possible, based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.  In addition, using General Funds, the City will continue to support programs that make affordable housing available to vulnerable populations for example, programs such as Rental Housing Mediation.
4	<b>Goal Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
	<b>Goal Description</b>	Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.
5	<b>Goal Name</b>	<b>Economic Opportunity</b>
	<b>Goal Description</b>	Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG repayment funds and private bank funds, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

As presented in Table 6 above, the City's one-year goal is to provide affordable housing opportunities to 66 extremely low, low and moderate income households through the following activities:

- Tenant-based rental assistance/ Security Deposit assistance
- Rehabilitation of rental units

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs operated citywide are noted. The majority of the projects are targeted low and moderate income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
PATH Homeless Center	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$27,000
Domestic Violence Solutions Emergency Shelter	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$32,197
Transition House	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$76,210
Security Deposit Loan Program	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$19,000
Affordable Housing Rehabilitation/Construction Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$479,411
Housing Rehabilitation Loan Program	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$240,000
Fair Housing Program	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$12,027
City Neighborhood Improvement Task Force	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$299,647
Cliff Drive Childcare Center	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$93,345
Organic Soup Kitchen	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$49,647
Sarah House	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$20,879
Unity Shoppe	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$99,647
CADA	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: 12,000
Women's Economic Ventures Loan Fund	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$20,000
Women's Economic Ventures Self Employment Training	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$49,647
CDBG Administration	City of Santa Barbara	CDBG Planning and Administration	Planning for Housing and Community Development	CDBG: \$228,516
HOME Administration	City of Santa Barbara	HOME Planning and Administration Housing	Planning for Housing and Community Development	HOME: \$49,810

**Table 8 – Project Summary**

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Santa Barbara has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that due to the extremely high cost of rental and ownership housing, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face. In addition, high priority has been placed on programs that assist the homeless due to the high level of homeless persons found by the Point in Time Count as described in the Homeless Needs Assessment of the Consolidated Plan.

The basis for giving priority to public facilities, parks and infrastructure was determined from the non-housing community needs assessment of the Consolidated Plan, which identified several projects in the City's Capital Improvement Plan that would be CDBG eligible. In addition, the Consolidated Plan found that CDBG funds are one of few funding sources that are available to non-profit organizations for capital improvements.

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. During the last 10 years, the City's CDBG allocation dropped by 15% and the HOME allocation by 33%. These cuts, along with the state's elimination of Redevelopment Agencies, are the main obstacles to meeting underserved needs.

## AP-38 Projects Summary

### Project Summary Information

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1	<b>Project Name</b>	People Assisting The Homeless (PATH)
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Assisting the Homeless
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$27,000
	<b>Description</b>	PATH is a full-service, residential wellness center for the homeless. Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management, alcohol and drug recovery counseling, job development, benefits procurements, housing assistance and an on-site health clinic.
	<b>Target Date</b>	6/30/2020
	<b>Location</b>	816 Cacique Street
	<b>Description</b>	Santa Barbara, Ca. 93103
	<b>Planned Activities</b>	PATH will provide residential wellness center for approximately 720 homeless individuals. Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management, alcohol and drug recovery counseling, job development, benefits procurements, housing assistance and an on-site health clinic.

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2	<b>Project Name</b>	Domestic Violence Solutions Emergency Shelter
	<b>Target Area</b>	City of Santa Barbara
	<b>Goals Supported</b>	Assisting the Homeless
	<b>Needs Addressed</b>	Homeless Assistance
	<b>Funding</b>	CDBG: \$32,197
	<b>Description</b>	The emergency shelter provides safe shelter and basic needs (food, clothing) up to 45 days. An individualized client plan includes referrals, professional clinical counseling and strategies for financial and housing issues. Educational groups are conducted for health topics, parenting, safety and boundaries, relationships, stress management, budgeting and other life skills. Emergency shelter services are 24 hours, 7 days a week. Provide hot line assistance and respond to calls from 911 law enforcement or area hospitals.
	<b>Target Date</b>	6/30/2020
	<b>Location</b>	Confidential location, serving Santa Barbara residents.
	<b>Description</b>	

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<b>Planned Activities</b>	The emergency shelter plans to provide safe shelter and basic needs (food, clothing) to 128 victims of domestic violence and their children.
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<b>3 Project Name</b>	Transition House
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<b>Target Area</b>	City of Santa Barbara
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<b>Goals Supported</b>	Assisting the Homeless
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<b>Needs Addressed</b>	Homeless Assistance
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<b>Funding</b>	CDBG: \$76,210
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<b>Description</b>	Transition House offers emergency housing and three meals a day for 90 days to low-income Santa Barbara area homeless families with children. Clients receive case management, career counseling, social service referrals, ESL classes, specialized children's programming, sliding scale licensed infant care, basic medical exams, and budgeting instruction. The shelter is open year round and serves only homeless families with children.
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<b>Target Date</b>	6/30/2020
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<b>Location</b>	425 E. Cota Street
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<b>Description</b>	Santa Barbara, Ca. 93101
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<b>Planned Activities</b>	Transition House plans to provide emergency housing and three meals a day for to 325 low-income Santa Barbara area homeless families with children.
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<b>4 Project Name</b>	Security Deposit Loan Program
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<b>Target Area</b>	City of Santa Barbara
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<b>Goals Supported</b>	Decent Affordable Housing
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<b>Needs Addressed</b>	Decent Housing
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<b>Funding</b>	HOME: \$19,000
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<b>Description</b>	HOME entitlement and/or program income provides security deposit assistance to assist persons in securing permanent rental housing.
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<b>Target Date</b>	6/30/2020
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**Location** Within Santa Barbara City limits.

**Description** Admin office, 630 Garden St.  
Santa Barbara, Ca. 93101

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**Planned Activities** HOME entitlement and/or program income funds will be allocated to low-income housing organizations to provide security deposit assistance to help persons in securing permanent rental housing.

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**5 Project Name** Affordable Housing Rehabilitation Assistance

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**Target Area** City of Santa Barbara

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**Goals Supported** Decent Affordable Housing

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**Needs Addressed** Decent Housing

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**Funding** HOME: \$479,411

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**Description** HOME Entitlement, Program Income and CHDO funds will be used to assist affordable housing developers in the rehabilitation or construction of low-income rental housing units.

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**Target Date** 6/30/2020

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**Location** Within Santa Barbara City limits.

**Description** Admin office, 630 Garden St.  
Santa Barbara, Ca. 93101

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**Planned Activities** To the extent possible, based upon Request For Proposals submissions and funding availability, HOME Entitlement, Program Income and CHDO funds will be used to assist affordable housing developers in the rehabilitation or construction of low-income rental housing units.

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<b>6 Project Name</b>	Housing Rehabilitation Loan Program
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Decent Housing Availability
<b>Needs Addressed</b>	Decent Housing
<b>Funding</b>	CDBG: \$240,000
<b>Description</b>	The City's Housing Rehabilitation Loan Program (HRLP) facilitates the rehabilitation of low-income rental units. Preservation, energy efficiency and health and safety hazards are the main priorities of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected.
<b>Target Date</b>	6/30/2020
<b>Location Description</b>	Within Santa Barbara City limits. Admin office, 630 Garden St. Santa Barbara, Ca. 93101
<b>Planned Activities</b>	To the extent possible, based upon the availability of funds, the City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will facilitate the rehabilitation of low-income rental units during the program year. Administration of the program.

<b>7 Project Name</b>	Fair Housing Program
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Decent Housing Availability
<b>Needs Addressed</b>	Decent Housing
<b>Funding</b>	CDBG: \$12,027
<b>Description</b>	The City's Fair Housing Program respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.
<b>Target Date</b>	6/30/2020

<b>Location</b>	Within Santa Barbara City limits.
<b>Description</b>	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
<b>Planned Activities</b>	Respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.

<b>8 Project Name</b>	City Neighborhood Improvement Task Force
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
<b>Needs Addressed</b>	Public Facilities and Infrastructure
<b>Funding</b>	CDBG: \$299,647
<b>Description</b>	The NITF is an interdepartmental task force comprised of City staff from the Public Works, Community Development, Fire, Police, and Parks & Recreation Departments, and the City Administrator's and City Attorney's Offices. The purpose of the NITF is to identify and carry out neighborhood-improvement projects.
<b>Target Date</b>	6/30/2020
<b>Location</b>	Bohnett Park,
<b>Description</b>	602 W. Anapamu St.  Santa Barbara, Ca. 93101
<b>Planned Activities</b>	Upgrade Bohnett Park by installing new picnic tables and renovating the restrooms.

<b>9 Project Name</b>	Cliff Drive Care Center
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
<b>Needs Addressed</b>	Public Facilities and Infrastructure
<b>Funding</b>	CDBG: \$93,345
<b>Description</b>	Cliff Drive Care Center operates early childhood education programs which encourage emotional, physical, social, and cognitive growth with curriculum tailored to each stage of development.

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<b>Target Date</b>	6/30/2020
<b>Location</b>	1435 Cliff Drive
<b>Description</b>	Santa Barbara, Ca. 93109

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<b>Planned Activities</b>	To replace the outdated surfacing of the childcare playground areas with new fall-protection surfacing.
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<b>10 Project Name</b>	Organic Soup Kitchen
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<b>Target Area</b>	City of Santa Barbara
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<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
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<b>Needs Addressed</b>	Public Facilities and Infrastructure
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<b>Funding</b>	CDBG: \$49,647
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<b>Description</b>	The Organic Soup Kitchen program provides organic, nutritious soup to low-income cancer patients, and other low-income individuals.
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<b>Target Date</b>	6/30/2020
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<b>Location</b>	608 Anacapa St. Ste. B
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<b>Description</b>	Santa Barbara, Ca. 93101
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<b>Planned Activities</b>	The proposed project will retrofit an existing kitchen to install a safety slip-proof floor, ADA-compliant emergency exit doors and walkways, and floor drains to catch grease during meal production.
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<b>11 Project Name</b>	Sarah House
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<b>Target Area</b>	City of Santa Barbara
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<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
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<b>Needs Addressed</b>	Public Facilities and Infrastructure
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<b>Funding</b>	CDBG: \$20,879
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<b>Description</b>	Sarah House provides housing and continuous end-of-life care for low-income individuals that have been placed into hospice.
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<b>Target Date</b>	6/30/2020
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<b>Location</b>	2612 Modoc Road
<b>Description</b>	Santa Barbara, Ca. 93105
<b>Planned Activities</b>	The proposed project will install an attached natural-gas generator that will be hardwired to the building, in order to provide continuous electric power during outages.

<b>12 Project Name</b>	Unity Shoppe
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
<b>Needs Addressed</b>	Public Facilities and Infrastructure
<b>Funding</b>	CDBG: \$99,647
<b>Description</b>	Unity Shoppe provides basic necessities such as clothing, personal care items, and household goods to individuals who have been affected by natural disasters, low income persons that need professional attire for job interviews, or seniors in board and care facilities.
<b>Target Date</b>	6/30/2020
<b>Location</b>	1207 State Street
<b>Description</b>	Santa Barbara, Ca. 93101
<b>Planned Activities</b>	To replace the roof over Unity Shoppe's two buildings on 1207 and 1209 State Street.

<b>13 Project Name</b>	Council on Alcoholism and Drug Abuse (CADA)
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
<b>Needs Addressed</b>	Public Facilities and Infrastructure
<b>Funding</b>	CDBG: \$12,000
<b>Description</b>	CADA provides various substance abuse and mental health treatment programs to low-income youth and their families.
<b>Target Date</b>	6/30/2020

<b>Location</b>	1111 Garden St.
<b>Description</b>	Santa Barbara, Ca. 93101
<b>Planned Activities</b>	To replace the carpet at the Daniel Bryant Youth and Family Center, where various youth and teen programs are provided.

<b>14 Project Name</b>	Women's Economic Ventures Loan Fund
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Economic Opportunity
<b>Needs Addressed</b>	Economic Development
<b>Funding</b>	CDBG: \$20,000
<b>Description</b>	Community Development Loan Fund will be operated by Women's Economic Ventures. The program provides small business loans to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish the revolving loan fund.
<b>Target Date</b>	6/30/2020
<b>Location</b>	333 S. Salinas St.
<b>Description</b>	Santa Barbara, CA 93103
<b>Planned Activities</b>	Approximately three small business loans will be made.

<b>15 Project Name</b>	Women's Economic Ventures Self Employment Training
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	Economic Opportunity
<b>Needs Addressed</b>	Economic Development
<b>Funding</b>	CDBG: \$49,647
<b>Description</b>	Women's Economic Ventures provides 14-week Self Employment Training courses to assist individuals to establish, stabilize, or expand their micro-enterprise businesses.
<b>Target Date</b>	6/30/2020

<b>Location</b>	333 S. Salinas St.
<b>Description</b>	Santa Barbara, CA 93103
<b>Planned Activities</b>	Women's Economic Ventures will provide Self Employment Training Program scholarships to up to 20, as funds allow, low-moderate income persons.

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**16 Project Name**

<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	CDBG Planning and Administration
<b>Needs Addressed</b>	Planning for Housing and Community Development
<b>Funding</b>	CDBG: \$228,516
<b>Description</b>	City staff administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.
<b>Target Date</b>	6/30/2020
<b>Location</b>	Admin office, 630 Garden St.
<b>Description</b>	Santa Barbara, Ca. 93101
<b>Planned Activities</b>	To administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.

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**17 Project Name**

<b>Project Name</b>	HOME Administration
<b>Target Area</b>	City of Santa Barbara
<b>Goals Supported</b>	HOME Planning and Administration
<b>Needs Addressed</b>	Planning for Housing and Community Development
<b>Funding</b>	HOME: \$49,810
<b>Description</b>	City staff administer the HOME program to meet federal regulations.
<b>Target Date</b>	6/30/2020
<b>Location</b>	Admin office, 630 Garden St.
<b>Description</b>	Santa Barbara, Ca. 93101
<b>Planned Activities</b>	City staff administer the HOME program to meet federal regulations.



## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.01, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.01, 11.02, 12.06, 12.08, and 13.04).

HOME TBRA funds may be used citywide and within the South Coast area of Santa Barbara County (between Gaviota and the Ventura County line).

### Geographic Distribution

Target Area	Percentage of Funds
City of Santa Barbara	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The areas stated above generally correspond to areas with the highest concentrations of Hispanic households, the predominant minority group in Santa Barbara at 38% of the City's 2010 population. The two other primary minority groups in the City - Asians and African Americans - represent just 3% and 1% of the City's population, respectively.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

### Discussion

As stated above, the City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.01, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.01, 11.02, 12.06, 12.08, and 13.04). These areas are also areas of racial/minority concentration.

# Affordable Housing

## AP-55 Affordable Housing - 91.220(g)

### Introduction

The City's efforts to provide access to affordable housing are described in the Annual Goals and Objectives section of this Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	35
Non-Homeless	26
Special-Needs	5
Total	66

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	66

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The description of the activities is found in the Annual Goals and Objectives section of this report.

## AP-60 Public Housing - 91.220(h)

The Housing Authority of the City of Santa Barbara (HACSB) is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority's Commission is appointed by the City Council.

The Housing Authority completed a \$25 - \$30 million redevelopment plan to rehabilitate its Public Housing inventory after transitioning out of the HUD-Assisted Public Housing program through HUD's new Rental Assistance Demonstration (RAD) program. Many of the Authority's HUD-assisted Public Housing units were aging and in need of rehabilitation, but there were no adequate funding sources to perform the needed

work while remaining in the HUD public housing program. The RAD program allowed for much needed rehabilitation and flexibility of funding sources for the associated costs.

The transition process began in 2013 when 180 senior HUD-assisted Public Housing units were removed from HACSB's Public Housing program via the Department of Housing and Urban Development's (HUD) Section 18 Disposition. The Housing Authority received 180 Tenant Protection Vouchers through this action. By March of 2016, an additional 128 HUD-assisted Public Housing units were removed through HUD's Rental Assistance Demonstration (RAD) program, providing Section 8 rental subsidies for needed ongoing revenue. The final transition of the Authority's remaining 188 units occurred in October, 2016 and all RAD related property rehabilitation are projected to be completed by March 31, 2018.

Part of the transition process required the Housing Authority to establish an instrumentality non-profit (with an identical Board as the Housing Authority Commission), Santa Barbara Affordable Housing Group, to assume ownership of the former HUD-assisted Public Housing developments. Despite the change in ownership, the Housing Authority continues to day-to-day management and operations of all former 496 HUD-assisted public housing units.

### **Actions planned during the next year to address the needs of public housing**

The needs of public housing are addressed in the Public and Assisted Housing section of the Consolidated Plan. In addition, the Housing Authority's Five-Year Action Plan, for the period of April 1, 2014 through March 31, 2019 examines the community's affordable housing needs and charts the HACSB's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing.

The City of Santa Barbara's actions to address the needs of public housing are included in the Projects section of the Action Plan as part of the City's overall strategy: Tenant Based Rental Assistance, Security Deposit Assistance, Housing Rehabilitation Loan Program, New Construction of Affordable Housing, Affordable Housing Rehabilitation Assistance, and Affordable Housing Acquisition Assistance.

HACSB currently has several affordable housing projects in various phases of development. Grace Village (which broke ground in January of 2017 and is expected to be completed in early 2018) will add 58 one-bedroom senior housing units to the City at the former site of Grace Lutheran Church at 3869 State Street. The Gardens on Hope, a 90 studio-unit senior housing project with on-site services, is in the final phase of pre-development with a Low Income Housing Tax Credit application submitted. Johnson Court, also in pre-development with a Low Income Housing Tax Credit application submitted, will be an affordable housing

development serving the homeless veteran population in Santa Barbara. The proposed project provides 16 studio units for very low and low-income veterans, a one-bedroom manager unit, and common area and office space to accommodate the provision of services and activities on-site.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency (FSS) program. This program is designed to assist Section 8 participants and public housing tenants in setting goals and moving towards economic self-sufficiency. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. As of March 2018, two-hundred-seventy-one (298) families have graduated from the Family Self-Sufficiency program; eighty-seven (88) of which are off all forms of housing assistance, and forty-six (47) of which are first-time homeowners.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A. The Housing Authority of the City of Santa Barbara is a "High Performer" under the Section 8 Management Assessment Program.

**Discussion**

The Housing Authority of the City of Santa Barbara takes necessary steps to address the needs of public and assisted housing and encourages residents to become more involved in management, more self-sufficient and participate in homeownership.

## AP-65 Homeless and Other Special Needs Activities - 91.220(i)

### Introduction

Santa Barbara's Continuum of Care program for the homeless is a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of the community. The City will continue the following actions during the Action Plan period:

1. Prevent low income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless;
2. Address emergency shelter and transitional housing needs of homeless individuals and homeless families;
3. Help homeless persons make the transition to permanent housing; and
4. Support organizations that provide permanent supportive housing.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City supports numerous outreach and assessment programs for homeless individuals. They are:

- **Restorative Policing** - The Restorative Policing Program helps chronically homeless individuals achieve self-sufficiency. The program works with clients to place them in detox, housing, or work programs, and is staffed by two sworn officers, Community Service Liaisons, and Restorative Outreach Specialists. The City has secured 30-month funding from the California Homeless Emergency Aid Program (HEAP) to add another FTE restorative officer. With the HEAP grant a nurse practitioner will be embedded with the Restorative Police team and street outreach workers to provide preventive medical services, and to assess and refer ongoing medical and behavioral health issues to the appropriate community resources.
- **City Net** - The HEAP grant also enabled the City to secure the services of City Net, an Orange County-based street outreach team with a successful track record, to provide street outreach and serve as a mobile navigation center for homeless individuals. City Net staff will work with Restorative Police officers to conduct street rounds and follow-up on a regular basis with homeless

individuals throughout the City, and will maintain its relationship with clients from the streets until they access permanent housing.

- **Noah's Anchorage Street Outreach** - This program serves young people, ages 16-24, by providing outreach to youth on the streets on a regular basis. Services are aimed specifically at marginalized youth populations that are not seeking services through other community-based organizations.
- **New Beginnings Safe Parking** - The Safe Parking Program provides overnight safe parking and case management assistance to individuals and families who live in their vehicles. This program provides weekly street outreach with community volunteers to reach out to newly homeless and connect them with services.
- **People Assisting the Homeless (PATH)** - PATH Santa Barbara is an interim housing program designed for people experiencing homelessness stabilize and work towards permanent housing goals. PATH will outreach to persons living on the streets to promote their services and interim housing opportunities.
- **Freedom Warming Centers** - Volunteer outreach teams are notified of weather related warming center activations to notify homeless individuals.

In addition, as a member of the Santa Barbara/Santa Maria Continuum of Care (CoC), the City has actively helped implement the County's Coordinated Entry System (CES) operated by Home for Good (formerly C3H) to standardize the process by which people experiencing homelessness access housing and homeless services.

The City is represented on the CoC Board, and commits to the continued oversight of the CES. In addition, the City will encourage participation of our local housing and homeless service providers, particularly recipients of City Human Services and Community Development Block Grant funds, in the CES.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has and will continue to address emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as:

- **PATH Winter Shelter** for emergency overnight shelter from December 1 to March 31 on nights when it is either 40 degrees or colder, or when there is at least a 50 percent chance of rain forecast for two nights in a row;

- **PATH** for year round emergency beds, temporary and transitional shelter, and social services;
- **Transition House** for emergency shelter - temporary and transitional, meals, childcare and job assistance;
- **Domestic Violence Solutions** for temporary shelter, supportive services and transitional assistance for homeless battered women and their children;
- **Salvation Army Hospitality House** for transitional shelter and case management to homeless men and women;
- **Sarah House** for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses;
- **Noah's Anchorage Youth Shelter** for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth;
- **My Home** for transitional housing for youth aging out of foster care;
- **WillBridge** for temporary shelter as an alternative to incarceration for those with mental illness; and;
- **Rescue Mission** also provides emergency shelter ten days per month per individual.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will continue to support programs whose mission it is to help homeless person transition to permanent housing. This Action Plan identifies several projects that the City will fund during this program year, including Tenant Based Rental Assistance and security deposit assistance activities, as well as homeless shelters for individuals and families that have outlined program goals to move persons into permanent housing.

To meet the needs of the chronically homeless, Santa Barbara will continue to support and expand direct access to housing and “housing first” programs that are successful in getting the homeless off the streets and out of shelters. The City will also continue to pull together and seek additional resources to build

permanent supportive housing units, expand the number of permanent housing subsidies, maintain a balanced approach to housing chronically homeless singles and families for continued reductions in these areas, and focus on ending homelessness rather than managing it.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs such as the Rental Housing Mediation program, Fair Housing Enforcement Program, PATH, and Transition House, all of which have substantial programs to assist in homeless prevention. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls. The Rental Housing Mediation program assists and/or mediates disputes between tenants and landlords to prevent the possibility of displacement/homelessness. The Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities.

## **Discussion**

As discussed above, the City's goal is to have a seamless continuum of care for the homeless. The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community.

## **AP-75 Barriers to affordable housing - 91.220(j)**

### **Introduction**

Barriers to affordable housing in Santa Barbara include market factors, physical limitations and government regulations, as described in Section MA-40 of the Consolidated Plan. These barriers are present when the



incentive to develop affordable housing does not exist due to excessive costs. Some of these costs are motivated by economic conditions; others are the result of various political actions. This section will outline the City's strategy to remove or ameliorate those negative effects.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Continue to provide incentives (financial and management) in cooperation with HACSB and private developers to use underutilized and small vacant parcels to support affordable development on infill sites. Develop an inventory of all land in the City owned by the City, County, State and Federal governments, local School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.

Continue to implement inclusionary housing requirements on new ownership developments to provide below market rate units. Through the use of resale controls, subsidized units will continue to be available to moderate income households for many years. Continue to pursue funding assistance for first-time homebuyers.

Continue to support lot consolidation and development on small infill sites. Actively pursue the dedication of surplus public land for affordable housing, and evaluate opportunities for the integration of housing above public and private parking lots. Coordinate with property owners and developers to encourage the development of housing at key shopping centers.

Continue to operate the HRLP Program as funds allow for multi-family properties. Assist in preserving the existing rental housing stock by allowing the reconstruction or rehabilitation of apartments at non-conforming General Plan densities and zoning standards.

Continue to provide development standard incentives, such as reductions in lot area, unit size, setback, open space and parking. Implement State density bonus law to facilitate the provision of units affordable to very low and low income renter households, and moderate income owner households.

Implement actions identified in the 2015-2023 Housing Element to expedite the review process for residential infill and affordable housing projects, including establishing guidelines for Multi-Family Design and infill projects.

Continue to allow residential use in most commercial districts, with higher densities permitted for projects with an affordability component. Through the Average Unit Density Incentive Program, the City will encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street by providing incentives such as:

- Increased density overlays up to 63 du/ac
- Higher Floor Area Ratios (FAR) when such standards are developed
- More flexibility with zoning standards (e.g., reduced parking standards)
- Expedited Design Review process
- Fee waivers or deferrals

Continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Continue to encourage HUD to grant an exception Fair Market Rent for Santa Barbara, or define a separate housing market for the higher cost South County area.

Continue to focus its highest residential densities in commercial districts and outside established residential neighborhoods. Continue the provision of quality affordable housing with complementary design to enhance compatibility with the surrounding area. Provide opportunities for neighborhood input on project design.

Discourage clustering of affordable projects in particular neighborhoods. Policies to require scattered site development will continue to guide the location of affordable housing sites.

## **Discussion**

The City of Santa Barbara continues its efforts to address barriers to affordable housing.

## **AP-85 Other Actions - 91.220(k)**

### **Introduction**

The City of Santa Barbara undertakes the actions listed below.

### **Actions planned to address obstacles to meeting underserved needs**

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described in this Action Plan in order to make the most use of the City's available resources.

### **Actions planned to foster and maintain affordable housing**

The City's efforts to foster and maintain affordable housing are identified in the Annual Affordable Housing Goals section of this Plan.

### **Actions planned to reduce lead-based paint hazards**

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Housing Rehabilitation Loan Program (HRLP). Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG funds.

Further, informational brochures are made available at the public counter on the risks of lead based paint, and are provided to outside groups, such as real estate offices and neighborhood associations. City staff has been trained on current Lead Based Paint Regulations and the city's program complies with these regulations.

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead if not statutorily exempt and asbestos. When a lead-based paint or asbestos hazard is present, the City or the City's sub-grantee contracts with a lead / asbestos consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test(s) and the clearance report(s). In Section 8 programs, staff annually inspects units on the existing program and new units as they become available. In all cases defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

### **Actions planned to reduce the number of poverty-level families**

The 2011-2015 American Community Survey reported that 13.9 percent of City residents had incomes below the poverty level, which remained steady from the 14.2 percent during the 2007-2011 ACS. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are

unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care.

The City of Santa Barbara's anti-poverty strategy includes both policy initiatives that address structural causes of poverty, and the funding of economic and social programs that enable low-income clients to move towards self-sufficiency and end the cycle of poverty. This is enabled through funding and management of the City's Human Services grants and related programs. The City's Housing Authority also operates a Family Self-Sufficiency Program (FSS) to allow Section 8 participants and public housing tenants to move up and out of assisted housing.

The City's goal in this regard is to ensure that an individual or family has enough income, as well as knowledge, personal skills, and support systems necessary to secure safe and affordable housing, obtain quality child care, fulfill education and employment goals, access physical and mental health services, save money for future needs, obtain nutritious food and acquire basic necessities such as clothing, and build strong, stable families. The City will continue to focus on self-sufficiency as its primary anti-poverty approach through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

Another City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

### **Actions planned to develop institutional structure**

Santa Barbara is characterized by a capable and extensive housing and community development delivery system. Strong City and County agencies anchor the federal programs and housing and community development programs the City is able to support. In the community, there is a large network of experienced non-profit organizations that deliver a full range of services to residents.

The Community Development Department maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through regular contact and inter-working

relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, growth issues, employment trends, and other demographic data. The Housing Authority of the City of Santa Barbara is integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

In addition to the City's internal network, through its federal entitlement and other resources, Santa Barbara interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit monthly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Also, the City participates in a technical working committee called the Cities-County Joint Affordable Housing Task Group, which meets on a regular basis to share information and address regional housing issues. The group consists of elected officials from the County of Santa Barbara and the Cities of Santa Barbara, Carpinteria and Goleta, as well as staff from the City and County Housing Authorities, the Metropolitan Transit District and local housing providers.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

One of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

### **Discussion**

The City of Santa Barbara continues its efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing, to reduce lead-based paint hazards, reduce families in poverty, develop institutional structures, and to enhance the coordination between public and private housing and social service agencies.

## Program Specific Requirements

### AP-90 Program Specific Requirements- 91.220(I)(1,2,4)

#### Introduction

The City undertakes the following Program Specific Requirements.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	300,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>300,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220.(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The City only invests HOME funds in a manner consistent with the forms of assistance specified in 24 CFR 92.205(b). These have included interest-bearing loans, deferred and amortized payment loans, or grants. The majority of assistance comes in the form of deferred payment loans.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

To the extent possible, based upon availability of funds, the City proposes to use HOME funds for rental activities only. The City currently has no plans to use HOME funds for homebuyer activities, however, in the event HOME funds are used, written agreements between the City, developer and individual homebuyer would be recorded on the property that include requirements consistent with the HOME Final Rule. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership housing exists in any area of the City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following guidelines:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence
3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
4. Unit will remain affordable to lower-income household buyers
5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 90 years. If the property is sold before the initial 90-year term has expired, then the new buyer signs a new 90-year covenant.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The City follows the Resale provisions per the HOME Final Rule as described in the Homebuyer Activities Section above.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City currently has no plans to use HOME funds to refinance existing debt.

**Discussion**

The City of Santa Barbara meets the program specific requirements as outlined above.

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