



City of Santa Barbara

2022 Action Plan

Community Development Block Grant and HOME Programs

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

www.SantaBarbaraCA.gov

2022 Annual Action Plan

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

1. Introduction

Santa Barbara's 2020-2024 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 2022 as part of the strategy.

The 2022 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 2022 to approximately \$2 million.

With respect to a declared disaster, the City may elect to use its current entitlement allocations of CDBG and/or HOME Investment Partnership Program (HOME) funds to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts. Funding for disaster relief may not duplicate other efforts undertaken by federal or local sources unless allowed by the federal government.

All eligible CDBG activities, including those to address declared disasters or emergencies, must meet one of three national objectives, which are: (1) Benefit to low- and moderate-income (LMI) persons; (2) Aid in the prevention of slums or blight; and (3) Meet a need having a particular urgency.

2. Summarize the objectives and outcomes identified in the Plan

The 2020-24 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
2. Decent Affordable Housing
3. Decent Housing Availability
4. Public Facilities and Infrastructure Improvements
5. Economic Opportunity
6. CDBG Planning and Administration
7. HOME Planning and Administration

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

3. Evaluation of past performance

The program year 2022 Action Plan is the third of the City's 2020-2024 Consolidated Plan. Good progress has been made to date during the 2021 program year. Further, the City's most recently submitted Annual Performance and Evaluation Report for program year 2020 demonstrated that the City met or exceeded its Con Plan goals in its 5-year Con Plan period.

4. Summary of citizen participation process and consultation process

In accordance with the City's Citizen Participation Plan, elements of the 2022 Annual Action Plan were developed with 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.

All public meetings were noticed as per the Brown Act. Notices included the process to request physical accommodations and/or documents in alternate formats. Due to the Covid-19 pandemic all public meetings were held virtually, as allowed by law.

Key Dates

September 28, 2021: 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 26, 2021: Public Meeting before City Council to approve program year 2022 CDBG and Human Services application process and priorities.

March 29, 2022: Public Hearing before City Council for program year 2022 Action Plan. Notice was published in the local newspaper.

May 26, 2022: Draft 2022 Action Plan available for public review for a 30-day period. Notice was published in the local newspaper. The Plan was placed on the City website homepage at www.SantaBarbaraCa.gov.

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

TBD

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

Not Applicable, all comments were accepted.

7. Summary

The City took numerous steps, including public noticing, advertising and holding public hearings, to ensure citizen participation in the development of the 2022 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.

Agency Role	Name	Department/Agency
Lead Agency	City of Santa Barbara	Community Development
CDBG Administrator	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

Lindsey Drewes, Community Development Programs Specialist, (805) 564-2624, or ldrewes@santabarbaraca.gov.

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

1. Introduction

The City developed its Program Year 2022 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(I))

The City developed its Program Year 2022 Annual Action Plan through consultation with the Santa Barbara City Housing Authority; City departments; social and health service providers; and adjacent local governments.

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.

The City is an active partner in Santa Maria/Santa Barbara County Continuum of Care (CoC) by having a staff person appointed to the CoC’s governance board.

The City, led by the County and other members of the CoC are collaborating to achieve the goals outlined in the Countywide Community Action Plan to Address Homelessness. This effort reflects the strong network of partners—including local governments—working toward the common goal of addressing challenges for people experiencing homelessness. Key strategies identified include:

- Increase access to safe affordable housing;
- Use Best Practices to Deliver Tailored Supportive Services and Meet Individual Needs;
- Build a Collective Action Plan and Improve Data Sharing;
- Strengthen Support System Available to Help Residents Obtain and Maintain Housing; and
- Build Provider Capacity to Address the Needs of Specific Populations.

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.

The City is not a recipient of ESG funds. However, as a participant in the CoC, the City participates in developing performance outcomes for ESG-funded projects, as well as implementing policies for HMIS and Coordinated Entry.

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	Agency/Group/Organization	City of Santa Barbara
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 2022 Program Year.

2	Agency/Group/Organization	Housing Authority of the City of Santa Barbara
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 2022 Action Plan.

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

4	Agency/Group/Organization	Sarah House of Santa Barbara
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Domestic Violence Solutions
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by	Homeless Needs - Families with children

Consultation?	Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Domestic Violence Solutions provided information on its program need for both the Emergency Shelter program, and proposed services for the year. A CDBG Public Services grant will be provided to assist the program.

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

8	Agency/Group/Organization	Channel Islands YMCA
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Santa Barbara Neighborhood Clinics
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	St. Vincent's
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Transition House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Families Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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 2022 Annual Action Plan were developed with 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 28, 2021 public hearing for development of the Program Year 2022 Action Plan was published.	No comments were received	N/A
Public Hearing	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 public hearing on September 28, 2021 to solicit public input on community development needs.	No comments were received.	N/A
Public Meeting	Non-targeted/broad community	A public meeting was held before the City Council on October 26, 2021 to hear the funding-priority	No comments were received.	N/A

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
		recommendations of the CDHSC.		
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.	N/A
Public Hearing	Non-targeted/broad community	A second Public Hearing was held before the City Council on March 29, 2022 to present the 2022 Action Plan. This meeting notice was published on the local newspaper and notices were sent to interested parties.	See attachment.	N/A
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published notifying the public of the availability of the draft Program Year 2022 Action Plan.	No comments were received.	N/A
Internet Outreach	Non-targeted/broad community	The draft 2022 Action Plan was posted on the City Website homepage soliciting public comment	No comments were received.	N/A

Table 4 – Citizen Participation Outreach

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

Introduction

This section of the 2022 Action Plan outlines anticipated resources and explains how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied. Below are non-entitlement resources the City makes available to, or are received by the City's partners vital to meeting its Con Plan strategy.

In event of disasters, including, but not limited to, (1) Man-Made-disasters, (2) Natural disasters, and (3) Terrorism the City may elect to use its entitlement allocations of CDBG and/or HOME Investment Partnership Program (HOME) funds, or any additional emergency funds provided by HUD, to address needs not provided for by the Federal Emergency Management Agency (FEMA) and the Small Business Administration (SBA), or other disaster relief efforts to undertake Urgent Need activities.

Man-made disasters can include, but are not limited to, chemical spills, mass rioting, power outages, plant explosions, etc. Natural disasters can include, but are not limited to, earthquakes, tsunamis, wild fires, flooding and public health concerns, such as wide-spread disease including COVID-19. Terrorism events include, but are not limited to, bomb threats, biochemical attacks, cyber-attacks, phishing, and virus distribution, etc. Funding for disaster relief may not duplicate other efforts undertaken by federal or local sources unless allowed by the federal government. Potential eligible uses of funds are those that are identified as CDBG or HOME eligible. HUD may provide new guidance on eligible uses in which the City will comply with and may utilize as well.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amt Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	866,858	400,000	75,589	1,342,447	2,128,882	Based on HUD's FY22 Annual Allocation
HOME	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	576,435	100,000	0	676,435	1,407,764	Based on HUD's FY22 Annual Allocation

Table 46 - Expected Resources – Priority Table

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 Consolidate Plan strategy:

- Section 8 funds: The Housing Authority of the City of Santa Barbara administers the Section 8 program in the City and receives Section 8 funds annually to provide rent subsidies to nearly 3,000 residents.
- Continuum of Care funds: The City is a partner in the County of Santa Barbara Continuum of Care which receives HUD funding and recently secured a Homeless Emergency Aid Program (HEAP) grant.

- 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 for general operations-support of PATH Santa Barbara, an interim housing program for homeless individuals.
- Permanent Local Housing Allocation: The city commits State of California PLHA funds to support street outreach services to persons experiencing homelessness, and to provide rental housing mediation services to persons at-risk of losing their housing due to eviction or other rental disputes.
- 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.

The City typically uses 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. Excess match contributions will be rolled over to the following year.

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

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Assisting the Homeless	2021	2024	Homeless	City of Santa Barbara	Homeless	CDBG: \$130,028	1,543 people assisted
2	Decent Affordable Housing	2021	2024	Affordable Housing Public Housing	City of Santa Barbara	Decent Housing	HOME: \$618,791	TBRA: 18 Security Deposit: 15
3	Decent Housing Availability	2021	2024	Affordable Housing	City of Santa Barbara	Decent Housing Fair Housing	CDBG: \$251,669	Housing Units: 10 Other (FH): 1
4	Public Facilities and Infrastructure Improvements	2021	2024	Non-Housing Community Development	City of Santa Barbara	Public Facilities and Infrastructure	CDBG: \$639,047	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3 park improvement, 1 non- profit rehabs
5	Economic Opportunity	2021	2024	Non-Housing Community Development	City of Santa Barbara	Economic Development	CDBG: \$100,000	3 businesses assisted
6	CDBG Planning and Administration	2021	2024	Other	City of Santa Barbara	Planning for Housing and Community Development	CDBG: \$221,703	n/a
7	HOME Planning and Administration	2021	2024	Other	City of Santa Barbara	Planning for Housing and Community Development	HOME: \$57,644	n/a

Table 47 – Goals Summary

Goal Descriptions

1	Goal Name	Assisting the Homeless
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers such as, but not limited to, People Assisting The Homeless (PATH), Domestic Violence Solutions, New Beginnings 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	Goal Name	Decent Affordable Housing
	Goal Description	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 acquire, rehabilitate or construct low-income rental units.
3	Goal Name	Decent Housing Availability
	Goal Description	To the extent possible, based upon the availability of funds and a project's viability, the City will assist affordable housing developers to rehabilitate low-income rental units (using CDBG Revolving Loan funds). Using CDBG administrative funds, the fair housing program will work to remove barriers to fair housing choice (e.g., 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	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.

5	Goal Name	Economic Opportunity
	Goal Description	Using CDBG Revolving Loan funds, as available, Women's Economic Ventures will provide small business forgivable loans to persons who do not qualify for conventional bank loans.
6	Goal Name	CDBG Planning and Administration
	Goal Description	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, (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER), (7) TBRA program monitoring, and (8) IDIS drawdowns.
7	Goal Name	HOME Planning and Administration
	Goal Description	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 ensure compliance with federal regulations of the HOME program.

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)

88 TBRA units and Security Deposits.

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the eligible projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions that follow.

Projects

#	Project Name
1	Domestic Violence Solutions - Emergency Shelter
2	New Beginnings - Safe Parking Shelter and Rapid Rehousing Program
3	PATH Homeless Center
4	Transition House Family Emergency Shelter
5	Tenant Based Rental Assistance
6	Security Deposit Loan Program
7	Affordable Housing Rehabilitation/Construction Assistance
8	Housing Rehabilitation Loan Program
9	Fair Housing Program
10	City Neighborhood Improvement Task Force- Alameda Plaza Bandstand
11	City Neighborhood Improvement Task Force- Parque De Los Ninos
12	City Neighborhood Improvement Task Force- Plaza Vera Cruz
13	Santa Barbara Neighborhood Clinic
14	Women's Economic Ventures Loan Fund
15	CDBG Administration
16	HOME Administration

Table 48 – Project Information

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 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 12 years, the City's CDBG allocation has dropped by 26% and the HOME allocation by 33%. These cuts, along with the state's elimination of Redevelopment Agencies, with no subsequent replacement, are the main obstacles to meeting underserved needs.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Domestic Violence Solutions Emergency Shelter	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$32,852
New Beginnings - Safe Parking and Rapid Rehousing Program	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$43,051
PATH Homeless Center	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$18,351
Transition House	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$35,774
Tenant Based Rental Assistance	City of SB & So. Coast	Decent Affordable Housing	Decent Housing	HOME: \$432,326 HOME PI: \$70,000
Security Deposit Loan Program	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME PI: \$30,000
Affordable Housing Rehabilitation/Construction Assistance	City of Santa Barbara	Decent Affordable Housing & Availability	Decent Housing	HOME CR: \$86,465
Housing Rehabilitation Loan Program	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG PI: \$240,000
Fair Housing Program	City of Santa Barbara	Decent Housing Availability	Planning for Housing and Community Development	CDBG: \$8,669 CDBG PI: \$3,000
City Neighborhood Improvement Task Force	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$ 573,838
Santa Barbara Neighborhood Clinic	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$37,181 CDBG-CV: \$28,028
Women's Economic Ventures Loan Fund	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG PI:\$100,000
CDBG Administration	City of Santa Barbara	CDBG Planning and Administration	Planning for Housing and Community	CDBG: \$164,703 CDBG PI: \$57,000
HOME Administration	City of Santa Barbara	HOME Planning	Planning for Housing and Community Development	HOME: \$57,644

AP-38 Projects Summary, Cont.

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Domestic Violence Solutions Emergency Shelter	Assisting the Homeless	City of Santa Barbara - Other	Homeless Assistance	CDBG : \$32,851.50
	Description	Shelter for victims of domestic violence and their children.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	67 families.			
	Location Description	Confidential location, serving City of Santa Barbara residents.			
	Planned Activities	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.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
2	New Beginnings - Safe Parking Rapid Rehousing	Assisting the Homeless	City of Santa Barbara - Other	Homeless Assistance	CDBG : \$43,051.50
	Description	Safe Parking and Rapid Rehousing Program			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	500			
	Location Description	Citywide.			
	Planned Activities	This program will provide safe overnight parking, case management, and rapid rehousing services to persons living in their vehicles.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
3	People Assisting The Homeless (PATH)	Assisting the Homeless	City of Santa Barbara - Other	Homeless Assistance	CDBG : \$18,351.00
	Description	PATH is a full-service, residential wellness center for the homeless.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	380 households.			
	Location Description	816 Cacique St. Santa Barbara, Ca. 93101			
	Planned Activities	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.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
4	Transition House	Assisting the Homeless	City of Santa Barbara - Other	Homeless Assistance	CDBG : \$35,774.00
	Description	Transition House offers emergency housing and three meals a day for 90 days to low-income Santa Barbara area homeless families with children.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	89 homeless families.			
	Location Description	425 E. Cota St. Santa Barbara, Ca. 93101			
	Planned Activities	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.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
5	Tenant Based Rental Assistance	Decent Affordable Housing	City of Santa Barbara - Other	Decent Housing	HOME: \$432,326 HOME PI: \$70,000
	Description	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing, using HOME Entitlement and Program Income funds.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	18 homeless families			
	Location Description	Citywide			
	Planned Activities	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
6	Security Deposit Loan Program	Decent Affordable Housing	City of Santa Barbara - Other	Decent Housing	HOME PI: \$30,000
	Description	HOME entitlement and/or program income provides security deposit assistance to assist persons in securing permanent rental housing.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	15 families.			
	Location Description	Citywide.			
	Planned Activities	HOME entitlement and/or program income provides security deposit assistance to assist persons in securing permanent rental housing.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
7	Affordable Housing Rehabilitation/Construction Assistance	Decent Affordable Housing Decent Housing Availability	City of Santa Barbara - Other	Decent Housing	HOME CR: \$86,465
	Description	HOME Entitlement, Program Income and CHDO funds will be used to assist affordable housing developers in the rehabilitation, acquisition or construction of very-low and low-income rental housing units.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	Citywide			
	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, acquisition or construction of very-low and low-income rental housing units.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
8	Housing Rehabilitation Loan Program	Decent Housing Availability	City of Santa Barbara - Other	Decent Housing	CDBG RL: \$240,000
	Description	The City's Housing Rehabilitation Loan Program (HRLP) facilitates the rehabilitation of low-income rental units.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	10 households.			
	Location Description	Citywide, administration at 630 Garden St.			
	Planned Activities	To the extent possible, based upon Request for Proposals submissions and funding availability, 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.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
9	Fair Housing Program	CDBG Planning and Administration	City of Santa Barbara - Other	Planning for Housing and Community Development	CDBG: \$8,669 CDBG PI: \$3,000
	Description	Using CDBG administration funds, the City's Fair Housing Program responds to inquiries, investigate reported cases of housing discrimination and educate the public on rights and responsibilities.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	Citywide, administered at 630 Garden St.			
	Planned Activities	See Description.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
10	City Neighborhood Improvement Task Force	Public Facilities and Infrastructure Improvements	City of Santa Barbara - Other	Public Facilities and Infrastructure	CDBG: \$573,838
	Description	The NITF is an interdepartmental task force comprised of City staff from Public Works, Community Development, Fire, Police, and Parks & Rec., City Administrator and City Attorney. The NITF identifies and carries out neighborhood-improvement projects.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	Citywide, administered at 630 Garden St.			
	Planned Activities	The Plaza Vera Cruz Safety Improvement Project will make Plaza Vera Cruz, a City of Santa Barbara park, a safer place for park users by constructing a permanent fence along the perimeter of the park. Alameda Plaza Bandstand Renovation Project will restore the historic bandstand. Parque de los Niños Renovation project will create a usable, engaging exercise area for adults to use while supervising children on the playground. The project will improve landscaping, fencing, lighting, and pathways and add outdoor exercise equipment for adults at the park.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
11	Santa Barbara Neighborhood Clinics Eastside Family Dental Clinic	Public Facilities and Infrastructure Improvements	City of Santa Barbara - Other	Public Facilities and Infrastructure	CDBG: \$37,181 CDBG-CV: \$28,028
	Description	The installation of safety glass partitions to decrease the spread of aerosols related to COVID-19 and remodel lobby waiting room. This will increase the safety of our low-income and homeless patients and staff.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	3600			
	Location Description	923 N Milpas Street			
	Planned Activities	The installation of safety glass partitions and renovation of the patient waiting area will increase the safety of low-income and homeless patients and staff.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
12	Women's Economic Ventures Loan Fund	Economic Opportunity	City of Santa Barbara - Other	Economic Development	CDBG RL: \$100,000
	Description	Community Development Loan Fund will be operated by Women's Economic Ventures. The program provides forgivable small business loans to persons who do not qualify for conventional bank loans.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	333 S. Salinas St. Santa Barbara, Ca. 93103			
	Planned Activities	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. The loans will convert to grants once the borrower has completed a learning track designed by WEV to enhance their financial and business management skills and increase the probability of their business' survival and profitability.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
13	CDBG Administration	CDBG Planning and Administration	City of Santa Barbara - Other	Planning for Housing and Community Development	CDBG: \$164,703 CDBG PI: \$57,000
	Description	City staff administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	630 Garden St. Santa Barbara, 93101			
	Planned Activities	City staff administer the CDBG program to meet federal regulations.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
14	HOME Administration	HOME Planning and Administration	City of Santa Barbara - Other	Planning for Housing and Community Development	HOME: \$57,644
	Description	City staff administer the HOME program to meet federal regulations.			
	Target Date for Completion	06/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	n/a			
	Location Description	630 Garden St. Santa Barbara, 93101			
	Planned Activities	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.

Geographic Distribution

Target Area	Percentage of Funds
City of Santa Barbara	100

Table 49 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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. 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Consolidated Plan identifies priorities that are intended to address affordable housing needs in Santa Barbara. The priority needs and objectives were developed based on the findings from both quantitative research (Needs Assessment and Housing Market Analysis) and qualitative research (public meetings, resident survey and stakeholder meetings). The priority housing needs were determined based on the rental market gap, the number of households who were cost-burdened, living in substandard and overcrowded conditions, and/or who could not afford homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	33
Non-Homeless	10
Special-Needs	0
Total	43

Table 50 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	33
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	43

Table 51 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Santa Barbara (HACSB) is the local public agency providing safe, decent, and high-quality affordable housing and services to eligible persons. The Housing Authority is considered a high performer by HUD, and currently provides 457 HUD project based section 8 units (all converted from public housing using HUD's Rental Assistance Demonstration, or RAD program). The HACSB also administers 2,891 Housing Choice Vouchers in the community. In addition to the HUD-supported units/vouchers, HACSB owns/manages another 969 affordable units funded locally and/or through Low Income Housing Tax Credits (LIHTC).

Actions planned during the next year to address the needs to public housing

The needs of public housing are addressed in the Public and Assisted Housing sections of the Consolidated Plan (NA-35, MA-35, and SP-25). In addition, the Housing Authority's 2019-2024 Five-Year Action Plan 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. HACSB has two housing projects that recently added 90 units of frail senior housing with services, and 16 units of veteran housing. HACSB also recently acquired an 11-unit building for workforce housing, and a 3-unit complex for homeless families. HACSB was awarded low income housing tax credits to develop a 28 studio apartment for those moving from homelessness, or are at-risk of homelessness, which is currently under construction. Additionally developments currently in the pipeline include a 48-unit complex for low-income families and a middle income workforce project downtown. Additionally, the Authority was recently one of 24 agencies in the nation designated a Move to Work (MTW) agency by HUD allowing increased flexibility in managing landlord participation in the Section 8 Housing Choice Voucher program, and as a consequence, provide more affordable housing.

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

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. HACSB also encourages tenant participation on the Housing Authority Commission/Board of Directors, which is represented on the City's Community Development and Human Services Committee.

One of HACSB's five goals in their strategic plan is to "Encourage client stability and upward mobility through community building, engagement, and partnerships." Action steps for this goal include:

- Access available resources for the enhancement of key Resident Services initiatives.
- Collaborate with strategic community partners to strengthen HACSB's response to critical community needs and issues.
- Continue HACSB's involvement in community needs and issues by Commissioners, staff and residents' service on boards, task forces, and commissions related to the promotion of affordable housing, a sustainable community and self-sufficiency.
- Promote self-sufficiency and mobility among HACSB residents and participants through programs, services, partnerships and initiatives.
- Promote education and employment as strategies for youth to rise out of poverty and attain self-sufficiency.

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.

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

Introduction

The City of Santa Barbara is part of the Santa Maria/Santa Barbara County Continuum of Care (CoC). Through the CoC homeless needs are being addressed on a regional basis with coordinated services and shelters provided by agencies located throughout the county. The City will continue the following actions during the Action Plan period:

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

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.

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:

- Co-Response Officer – In January 2021, the SBPD added a Co-Response Officer position. This Officer is trained in responding to and helping people in crisis. The department's Co-Response Officer is partnered with a licensed mental health clinician. Together, the team has responded to approximately 600 calls involving people in crisis. Many of these calls involve persons experiencing homelessness, who often suffer from mental health issues and/or drug or alcohol addiction. Additionally, the Co-Response Officer works to reunite persons living on the street with family, and connect them with assistance programs or work opportunities. Over the last year, the SBPD has successfully reunified 63 people.
- City Net – City Net, is a nonprofit street outreach and housing services provider that is currently under contract with the City to provide case management services citywide to help secure safe, supportive housing for vulnerable homeless individuals.
- Noah's Anchorage Street Outreach - This program serves young people, ages 12-24, 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 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 to help stabilize and work towards permanent housing goals. PATH will outreach to persons living on the streets during inclement weather 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 of available safe sleeping locations.

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) 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 individuals and homeless families through support of homeless programs such as:

- PATH for year round emergency beds, temporary and transitional shelter, and social services;
- Transition House for emergency shelter for families - temporary and transitional, meals, childcare and job assistance;
- Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for victims of domestic violence 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, or runaway youth;
- My Home for case management for formerly homeless youth living in Artisan Court;
- WillBridge for transitional housing for chronically homeless persons experiencing 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 Consolidated Plan and the 2022 Action Plan identify several projects that the City will fund for the duration, 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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, 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.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Section MA-40 and SP-55 of the 2019-2024 Consolidated Plan discussed the impact of public policies on affordable housing and residential investment in detail. This section of Action Plan identifies actions planned to address barriers to affordable housing. Barriers to affordable housing in Santa Barbara include market factors, physical limitations, government regulations, and neighborhood resistance.

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 land use and financial incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels to support affordable development on infill sites.

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. The City also enacted inclusionary housing requirements on certain rental housing developments to provide housing at below-market rental rates.

Continue to support lot consolidation and development on small infill sites, pursue the dedication of surplus public land for affordable housing, and evaluate opportunities for the integration of housing above public and private parking lots.

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 newly-adopted development regulations related to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units that reduce barriers, streamline approval and facilitate the development of ADUs.

Continue to implement actions identified in the 2015-2023 Housing Element to expedite the review process for residential infill and affordable housing projects.

Through the Average Unit Density (AUD) Program continue to support the construction of smaller, more affordable residential units. Increased densities and development standard incentives are allowed in most multi-family and commercial zones of the City to promote additional housing. Rental, employer-sponsored, and limited equity housing cooperative units that provide housing opportunities to the City's workforce are encouraged. Minimum parking requirements for AUD Program projects were removed in the Central Business District.

Continue to advocate for and pursue federal, state, local and private funding sources for affordable housing.

Continue the provision of quality affordable housing with complementary design to enhance compatibility with the surrounding area. Continue to provide opportunities for neighborhood input on project design.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Santa Barbara along with other partnership agencies will continue to work to meet underserved needs, foster affordable housing, reduce poverty and lead-based paint hazards, and enhance coordination while improving institutional structure.

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. Specific actions in the 2022 program year that rely on CDBG and HOME funds include funding directed to the following organizations and programs:

- Domestic Violence Solutions—Santa Barbara Emergency shelter;
- New Beginnings—Safe Parking Shelter and Rapid Rehousing Program;
- PATH Santa Barbara;
- Transition House—Shelter operations and bathroom remodel;
- Park and community facilities improvements —Alameda Plaza Bandstand renovation, Parque De Los Ninos renovation, Plaza Vera Cruz Safety Improvements, Santa Barbara Neighborhood Clinic;
- Women's Economic Ventures—Small business loan program; and
- Security Deposit and Tenant Based Rental Assistance.

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 (AP-55) and in the Barriers to affordable housing section (AP-75) of this Plan. Affordable housing is an ongoing and critical issue in Santa Barbara and the City is committed to fostering and maintaining affordable housing within the resources constraints of federal and local funding. The City is also working to remove governmental constraints to housing development, as discussed in SP-55 of the Consolidated Plan and AP-75 of the Action 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.

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.

Actions planned to reduce the number of poverty-level families

As discussed in SP-70 of the Consolidated Plan, 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.

All projects included in the 2022 Action Plan will address poverty either directly or indirectly.

Actions planned to develop institutional structure

Institutional delivery structure is discussed in detail in the Consolidated Plan (SP-40). Santa Barbara's strategy to overcoming gaps institutional structure is demonstrated by an emphasis on providing services to people experiencing homelessness as well as to other special needs populations, and partnering with the housing authority to develop and preserve affordable housing. The City also works to leverage funding sources to maximize impact and seek supplemental funding where possible (e.g. local funding sources, LIHTC, etc.) The City continues to actively consult with a variety of nonprofits, social service providers, neighborhoods and citizens, and other governmental agencies to address needs and develop institutional structure.

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.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City undertakes the following Program Specific Requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 | \$400,000 |
| 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 | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 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. | |
| 5. The amount of income from float-funded activities | |
| 6. Total Program Income | \$400,000 |

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 | 99.00% |

HOME Investment Partnership Program (HOME) Reference

24 CFR 91.220(l)(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.