



City of Santa Barbara

DRAFT 2026 Action Plan

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Community Development Block Grant and  
HOME Programs

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

### **1. Introduction**

Santa Barbara's 2025-2029 Consolidated Plan constitutes a strategic vision for housing and community development. The goals have been created 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 2026 as part of the strategy.

The 2026 Annual Action Plan includes application for funds under two different U.S. Department of Housing and Urban Development (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 2026 to approximately \$2.54 million.

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.

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.

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

The 2025-2029 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. Homeless Assistance
2. Decent Affordable Housing
3. Community Development Needs and Services
4. Public Facilities and Infrastructure Improvements
5. Economic Opportunity
6. Planning for Housing and Community Development (Administration)

These six priorities align with HUD’s national objectives and outcomes, ensuring that federal funding is directed toward programs and projects that address housing stability, infrastructure, economic resilience, and community well-being. The objectives for these priorities are to achieve the following:

- Provide Decent Affordable Housing. Activities under this objective focus on expanding rental and homeownership opportunities for low- and moderate-income households, preserving existing affordable housing stock, and supporting tenant-based rental assistance programs.
- Creating a Suitable Living Environment. This objective encompasses activities that improve neighborhood conditions, enhance public infrastructure, and provide essential services to underserved communities.
- Creating Economic Opportunities. Programs under this objective focus on workforce development, small business support, job creation, and commercial revitalization to strengthen Santa Barbara’s economic base.

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

The City was able to meet all its stated targets in the previous Consolidated Plan. A new Consolidated Plan has been established to guide program implementation over the next five years. In the past the City has funded a variety of programs and activities with HUD block grants and continues to work to address the greatest housing, community, and economic development needs in the city. The 2025-2029 Consolidated Plan will continue to guide the City in these successful programs and activities. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations, and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

### **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 2026 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. There are currently two vacant positions on the CDHSC and public outreach efforts

are being made by City staff to recruit for these roles. 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.

Key Dates:

- September 23, 2025: 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 14, 2025: Public Meeting before City Council to approve program year 2026 CDBG and Human Services application process and priorities.
- April 14, 2026: Scheduled Public Hearing before City Council for program year 2026 Action Plan. Notice was published in the local newspaper.
- April 15, 2026: Draft 2026 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/humanservices](http://www.santabarbaraca.gov/humanservices).

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

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

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

Comments will be included at the end of the public review period.

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

n/a

## **7. Summary**

The City took numerous steps, including public noticing, advertising and holding public hearings, to ensure citizen participation in the development of the 2026 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 2025-2029 Consolidated Plan and administering each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
<b>Lead Agency</b>	City of Santa Barbara	Housing and Community Vitality
<b>CDBG Administrator</b>	Caroline Paine	Housing and Community Vitality
<b>HOME Administrator</b>	Elizabeth Stotts	Housing and Community Vitality

**Table 1 - Responsible Agencies**

**Narrative (optional)**

The Lead Agency for the 2025-2029 Consolidated Plan is the City of Santa Barbara, Housing and Community Vitality Department, Housing and Homeless Services Division. The department is responsible for the planning, allocation, and administration of CDBG and HOME funds, ensuring compliance with HUD regulations and aligning programs with local and regional housing and community development priorities.

**Action Plan Public Contact Information**

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

**1. Introduction**

The City of Santa Barbara consulted with a broad range of agencies, organizations, and community stakeholders in developing the 2025-2029 Consolidated Plan. These consultations were conducted through public meetings, one-on-one interviews, stakeholder consultations, and resident surveys, ensuring that input from housing providers, social

service agencies, broadband providers, economic development organizations, and local governments was integrated into the planning process.

Organizations consulted include:

- City of Santa Barbara
- Housing Authority of the City of Santa Barbara (HACSB)
- County of Santa Barbara Housing & Community Development Department
- Pacific Pride Foundation
- Domestic Violence Solutions
- New Beginnings Counseling Center (Safe Parking & Community Counseling Center)
- Channel Islands YMCA (Noah's Anchorage & Transitional Housing Programs)
- The Salvation Army
- Santa Barbara Neighborhood Clinics
- St. Vincent's
- Transition House
- Independent Living Resource Center
- Family Service Agency (Family Resource Centers, Senior Services, Long-Term Care Ombudsman)
- Habitat for Humanity of Southern Santa Barbara
- Women's Economic Ventures (WEV)
- Planned Parenthood
- People's Self-Help Housing
- United Way – Home for Good
- Santa Barbara Alliance for Community Transformation (SB ACT)
- Santa Barbara County Public Health Department
- Cox Cable
- United Boys & Girls Clubs
- Angels Foster Care

This Annual Action Plan represents an implementation step within that broader Consolidated Plan framework. Continued public participation is a key component to successful implementation and through the Community Development and Human Services Committee year-round public meetings and activities regular public feedback and contributions are gathered.

**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 of Santa Barbara actively engages in partnerships with public and assisted housing providers, as well as governmental and private health, mental health, and service agencies. This collaboration is facilitated through programs such as the Housing Choice Voucher program, which provides rent subsidies for nearly 3,000 residents, and through direct engagement with nonprofit service providers to enhance housing stability.

Additionally, the City works closely with the Housing Authority of the City of Santa Barbara (HACSB) and other organizations to provide rental assistance, permanent supportive housing, and affordable housing opportunities. Programs such as the Tenant-Based Rental Assistance (TBRA) initiative and efforts to preserve existing affordable housing stock further reinforce these partnerships.

**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 senior-level staff person appointed to the CoC's governance board. As a member of the CoC, the City actively helped implement and monitor a countywide Coordinated Entry System (CES) for standardized assessment and client placement across all participating agencies.

Through the CoC and community partners, homeless needs are being addressed on a regional basis to connect people experiencing homelessness with available resources in healthcare, behavioral healthcare, public assistance, food services, rapid rehousing, emergency shelter, transitional housing, and permanent housing.

The City has additionally contracted the Santa Barbara Alliance for Community Transformation (SB ACT) to develop a Santa Barbara Homelessness Collaborative. SB ACT facilitates coordination and mutual accountability among government agencies, key stakeholders, including the CoC, and nonprofit organizations that are engaged in responding to the homelessness crisis within the city and regionally in the south county. The City's partnership with SB ACT will be discussed further in this document.

**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**

While the City is not a direct recipient of ESG funds, as a governing board member of the CoC the city plays a direct role in developing performance standards and evaluating program outcomes for County ESG funds. ESG funds support:

- Street Outreach: Engaging with unsheltered homeless individuals and connecting them to housing and services.
- Rapid Re-Housing Assistance: Providing short-term rental assistance to help individuals transition from homelessness to stable housing.
- Emergency Shelter Operations: Funding facilities that provide shelter and supportive services.

The City also collaborates with the CoC in developing policies and procedures for the Homeless Management Information System (HMIS), which tracks service utilization and housing outcomes to enhance program effectiveness. These efforts align with the broader strategy outlined in the Consolidated Plan for 2025–2029, emphasizing regional coordination to address homelessness comprehensively.

The City of Santa Barbara's coordinated approach—through collaboration with public and private housing providers, nonprofit service agencies, and the CoC aims to enhance housing stability and address homelessness. By allocating ESG funds strategically, supporting street outreach, and utilizing HMIS data, the City works to improve housing access and reduce homelessness across the community.

**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**

<b>Agency/Group/Organization</b>	City of Santa Barbara
<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Agency – Management of Public Land or Water Resources 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 Resiliency
<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 2026 Program Year. The City of Santa Barbara's Planning and Building and Safety Departments, who are charged with conducting environmental impact reports and managing our flood plan elevations, provided input on each CDBG capital project that applied for funding. Their input was taken into consideration by the Community Development and Human Services

	Committee prior to formulating the funding decisions. The City's Homelessness Coordinator was consulted regarding the impacts of homelessness throughout the community.
<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 2026 Action Plan.
<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.

**Table 2 - Agencies, groups, organizations who participated**

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

The Annual Action Plan serves as a one-year implementation increment of the 2025–2029 Consolidated Plan, and agency participation during its development is intentionally more targeted. Because the broader community engagement and needs assessment were completed as part of the comprehensive Consolidated Plan process, consultation for the Annual Action Plan focuses primarily on updating relevant sections, confirming program needs, and refining year-specific priorities and funding allocations. No individual agency was intentionally omitted.

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

Name of Plan	Lead Organization	How the Strategic Plan Aligns with Each Plan
Continuum of Care	County of Santa Barbara	The City is part of the Santa Maria/Santa Barbara County Continuum of Care (CoC). Through the CoC and its Coordinated Entry System (CES), the needs of homeless persons are being addressed on a regional basis, with coordinated services and shelters provided by agencies located in and throughout the county.
Housing Authority of the City of Santa Barbara Five-Year Action Plan 2025-2029	Housing Authority of the City of Santa Barbara (HACSB)	Strategic Plan goals align with HACSB priorities, including affordable housing preservation, development, and tenant support services.
City of Santa Barbara Community Development and Human Services Committee (CDHSC) Funding Recommendations	City of Santa Barbara	The Strategic Plan aligns with the CDHSC funding priorities, ensuring investments in public services, housing stability, and economic mobility.
City of Santa Barbara 2023-2031 Housing Element	City of Santa Barbara	The Housing Element informs the Consolidated Plan’s affordable housing strategies, production goals, and zoning policies.

Name of Plan	Lead Organization	How the Strategic Plan Aligns with Each Plan
Santa Barbara County Regional Action Plan to Address Homelessness (2023)	Santa Barbara County	The County’s plan was incorporated into the homelessness prevention and housing stability strategies of the Consolidated Plan.
2025-2029 Capital Improvement Program (CIP)	City of Santa Barbara	The CIP priorities, including infrastructure improvements and ADA accessibility upgrades, were considered in CDBG funding allocations.
City of Santa Barbara Climate Action Plan (2023 Update)	City of Santa Barbara	The Climate Action Plan’s goals for energy-efficient housing, climate resiliency, and sustainable infrastructure were considered in Consolidated Plan development.
State of California Homekey, Homekey+ & Homeless Housing, Assistance and Prevention (HHAP) Programs	State of California	The Consolidated Plan supports leveraging state Homekey, Homekey+, and HHAP funds for permanent supportive housing and homelessness solutions.
HUD Affirmatively Furthering Fair Housing (AFFH) Rule & State Fair Housing Plan	U.S. Department of Housing & Urban Development (HUD) & State of California	The Plan incorporates activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

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

**Narrative (optional)**

Federal HUD guidelines and regulatory interpretations evolve over time, and this plan has been developed in accordance with the funding parameters and requirements in effect during the current program year. As HUD updates its rules, notices, and annual guidance, certain elements of program administration may shift for grantees, including eligible activity categories, national objective documentation standards, environmental review requirements, income qualification thresholds, and reporting expectations within IDIS.

Throughout the 2025–2029 Consolidated Plan period, additional local agencies will be consulted as needed to inform ongoing implementation. The City of Santa Barbara remains actively informed about concurrent local and regional planning efforts that intersect with the program areas and incorporates relevant updates into its planning processes.

Through alignment with these planning efforts, the 2025-2029 Consolidated Plan ensures a comprehensive, data-driven strategy that reflects local, regional, and state priorities, while meeting HUD requirements and addressing Santa Barbara’s housing and community development needs.

**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 2026 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.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ads	Non-targeted/broad community	Notice of the September 23, 2025 public hearing to solicit input on housing, social service and non-housing needs was public in local newspapers.	No comments received.	N/A	
2	Public Hearing 9.23.25	Non-targeted/broad community	The Community Development and Human Services Committee (CDHSC), many of them active service providers and	One member of the public spoke regarding the environmental impacts of how increasing the	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			representatives of the targeted groups, held the public hearing on September 23, 2025 to solicit public input on community development needs.	number of housing units will impact transportation and parking.		
3	Public Meeting 10.14.2025	Non-targeted/broad community	A public meeting was held before the City Council on October 14, 2025 to hear the funding-priority recommendations of the CDHSC.	None received.	N/A	
4	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.	None received.	N/A	
5	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement published notifying the public of the upcoming public	TBD	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			hearing as well as the availability of the draft Program Year 2026 Action Plan.			
6	Public Hearing	Non-targeted/broad community	A second Public Hearing scheduled before the City Council on April 14, 2026 to present the 2026 Action Plan. This meeting notice was published on the local newspaper and notices were sent to interested parties.	Comments will be added after the hearing.	N/A	

**Table 4 - Citizen Participation Outreach**

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

### **1. Introduction**

This section of the 2026 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.

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. 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 the recent coronavirus disease 2019 (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.

**2. Anticipated Resources**

<b>Program</b>	<b>Source of Funds</b>	<b>Uses of Funds</b>	<b>Annual Allocation: \$</b>	<b>Program Income: \$</b>	<b>Prior Year Resources: \$</b>	<b>Total: \$</b>	<b>Expected Amount Available Remainder of ConPlan \$</b>	<b>Narrative Description</b>
CDBG	public - federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$841,577.00	\$300,000.00	\$12,974.95	\$1,154,551.95	\$3,449,671.00	Forecast based on 2026 allocation and average program income
HOME	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$468,929.99	\$200,000	\$717,008.28	\$1,385,938.27	\$1,672,496.94	Forecast based on 2026 allocation and average program income

**Table 5 - 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 Consolidated 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. City CDBG funds are often used to leverage support to recipients of CoC and ESG 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 ACT on Homelessness Collaborative and the FARO center, discussed in Section SP-40, and to secure interim shelter beds for unhoused persons. City voters also in 2024 passed a half-cent sales tax measure to support essential local services such as

affordable housing, addressing homelessness, emergency services, maintaining public parks and other public facilities, and more.

- **State Funding:** The city commits State of California Permanent Local Housing Allocation (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. The City also partnered with Santa Barbara County and New Beginnings to secure California Encampment Resolution Funds to provide outreach and housing to persons experiencing vehicular homelessness.

Other match requirements are satisfied by TBRA providers. 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**

The Sites Inventory prepared for the 2023-2031 Housing Element includes City-owned sites to accommodate affordable housing development. There are no pending projects however the Housing and Community Vitality Division are working to incorporate these sites into a strategic affordable housing plan with the update of the Affordable Housing Policies and Procedures that are set to be prepared for draft review summer 2026.

**Discussion**

N/A

**AP-20 Annual Goals and Objectives**

**1. Goals Summary Information**

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>1</b>	Assisting the Homeless	2026	2027	Homeless	City of Santa Barbara	Homeless	CDBG: \$98,736.55	Homeless Person Overnight Shelter: Persons Assisted: 1070
<b>2</b>	Decent Affordable Housing	2026	2027	Affordable Housing	City of Santa Barbara	Decent Housing	HOME: \$1,339,045.27	TBRA: 61 Security Deposit: 2 Acquisition and/or Rehabilitation of affordable housing units: 4
<b>3</b>	Community Development Needs and Services	2026	2027	Non-Housing Community Development	City of Santa Barbara	Community Development Needs and Services	CDBG: \$27,500	Persons Assisted: 350
<b>4</b>	Decent Housing Availability	2026	2027	Affordable Housing	City of Santa Barbara	Decent and Fair Housing	CDBG: \$565,909.77	Households Assisted: 13 Other: 1 Households
<b>5</b>	Public Infrastructure and Infrastructure Improvements	2026	2027	Non-Housing Community Development	City of Santa Barbara	Public Facilities and Infrastructure	CDBG: \$245,506.00	Persons Assisted: 6079 Projects: 3
<b>6</b>	Economic Opportunity	2026	2027	Non-Housing Community Development	City of Santa Barbara	Economic Development	CDBG: \$0	Businesses assisted: 0

<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>7</b>	CDBG Planning and Administration	2026	2027	Other	City of Santa Barbara	Planning for Housing and Community Development	CDBG: \$216,899.63	N/A
<b>8</b>	HOME Planning and Administration	2026	2027	Other	City of Santa Barbara	Planning for Housing and Community Development	HOME: \$46,893.00	N/A

**Table 6 – Goals Summary**

## 2. Goal Descriptions

<b>Goal Name</b>	1. Assisting the Homeless
<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to homeless service providers such as, but not limited to, 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.
<b>Goal Name</b>	2. Decent Affordable Housing
<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 acquire, rehabilitate or construct low-income rental units utilizing, at minimum, 15% of the City's allocation for CHDO set aside requirement.
<b>Goal Name</b>	3. Community Development Needs and Services
<b>Goal Description</b>	Using CDBG public service funds, the City will provide assistance to childcare centers and/or programs that provide childcare; community centers or agencies that provide youth educational/recreational and/or senior programs; and/or health centers that provide mental health services. All activities benefit 51 percent or greater low- and moderate-income persons.
<b>Goal Name</b>	4. Decent Housing Availability
<b>Goal Description</b>	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 homeowner and rental units (using CDBG Revolving Loan funds and CDBG entitlement 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).

<b>Goal Name</b>	5. Public Facilities and Infrastructure Improvements
<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.
<b>Goal Name</b>	6. Economic Opportunity
<b>Goal Description</b>	Business coaching, technical support, and other services to contribute to the establishment and maintenance of a robust and sustainable childcare ecosystem.
<b>Goal Name</b>	7. CDBG Planning and Administration
<b>Goal Description</b>	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.
<b>Goal Name</b>	8. HOME Planning and Administration
<b>Goal Description</b>	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 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.

**Table 7 - Goal Descriptions**

## AP-35 Projects – 91.220(d)

### 1. Introduction

The following table lists a summary of Projects for program year 2026.

#### Projects

#	Project Name
1	New Beginnings – Safe Parking Rapid Rehousing
2	CIYMCA Noah's Anchorage
3	Transition House Homeless Services
4	Tenant Based Rental Assistance
5	Security Deposit Loan Program
6	Affordable Housing Rehabilitation/Construction Assistance
7	Santa Barbara Neighborhood Clinics – Integrated Health Care
8	Housing Rehabilitation Loan Program
9	Habitat For Humanity – Home Repair Program
10	Fair Housing Program
11	Transition House Housing Rehabilitation
12	Turner Foundation Housing Rehabilitation
13	Plaza Vera Cruz Access and Building Exterior Improvements
14	CDBG Administration
15	HOME Administration

**Table 8 - Project Information**

### 2. 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. Since 2010, the City's CDBG allocation has dropped by 27% and the HOME allocation by 46%. 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**

<b>Project 1: New Beginnings – Safe Parking Rapid Rehousing</b>	Goals Supported Assisting the Homeless	Target Area City of Santa Barbara	Needs Addressed Homeless Assistance	Funding CDBG: \$16,078.57
<b>Description</b>	Safe Parking and Rapid Rehousing Program			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 Persons Assisted			
<b>Location Description</b>	Citywide			
<b>Planned Activities</b>	This program will provide safe overnight parking, case management, and rapid rehousing services to persons living in their vehicles.			
<b>Project 2: CIYMCA Noah's Anchorage</b>	Goals Supported Assisting the Homeless	Target Area City of Santa Barbara	Needs Addressed Homeless Assistance	Funding CDBG: \$18,916.16
<b>Description</b>	Emergency shelter, drop-in services, and crisis intervention to youth 12-17 who are experiencing homelessness, at-risk for abuse, and/or have run away. Noah’s is licensed as a Youth Homelessness Prevention Center, operating an 8-bed residential home.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	170 Persons Assisted			

<b>Location Description</b>	301 W. Figueroa Street, Santa Barbara, Ca. 93101			
<b>Planned Activities</b>	This program will provide emergency shelter, drop-in services, and crisis intervention to youth 12-17 who are experiencing homelessness, at-risk for abuse, and/or have run away.			
<b>Project 3: Transition House Homeless Services</b>	Goals Supported Assisting the Homeless	Target Area City of Santa Barbara	Needs Addressed Homeless Assistance	Funding CDBG: \$63,741.82
<b>Description</b>	Transition House is dedicated to the solution of family homelessness in the Santa Barbara community. The Transition House Shelter is located in downtown Santa Barbara, is the first of three stages in our housing continuum, and is open seven days a week. It offers emergency housing and three nutritious meals a day to Santa Barbara area homeless families with children. Families stay an average of three to four months.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	116 Families			
<b>Location Description</b>	425 E. Cota St. Santa Barbara, Ca. 93101			
<b>Planned Activities</b>	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.			
<b>Project 4: Tenant Based Rental Assistance</b>	Goals Supported Decent Affordable Housing	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding HOME: \$540,357.03

<b>Description</b>	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing, using new and prior uncommitted HOME Entitlement and Program Income funds. Also,			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	63 homeless families.			
<b>Location Description</b>	Citywide			
<b>Planned Activities</b>	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing.			
<b>Project 5: Security Deposit Loan Program</b>	Goals Supported Decent Affordable Housing	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding HOME: \$10,000
<b>Description</b>	HOME entitlement and/or program income provides security deposit assistance to assist persons in securing permanent rental housing.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 homeless families			
<b>Location Description</b>	Citywide			
<b>Planned Activities</b>	HOME entitlement and/or program income provides security deposit assistance to assist persons in securing permanent rental housing.			

<b>Project 6: Affordable Housing Rehabilitation/Construction Assistance</b>	Goals Supported Decent Affordable Housing	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding HOME: \$788,688.24
<b>Description</b>	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.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A			
<b>Location Description</b>	Citywide			
<b>Planned Activities</b>	See Description.			
<b>Project 7: Santa Barbara Neighborhood Clinics – Integrated Health Care</b>	Goals Supported Community Development Needs and Services	Target Area City of Santa Barbara	Needs Addressed Non-Housing Community Development	Funding CDBG: \$27,500
<b>Description</b>	SBNC's integrated healthcare program for low income individuals and people experiencing homelessness includes three pillars of service: primary medical, dental, and mental healthcare at multiple locations within the City.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will</b>	350 Persons Assisted			

<b>benefit from the proposed activities</b>				
<b>Location Description</b>	414 E Cota St., Santa Barbara, CA 93101			
<b>Planned Activities</b>	See description			
<b>Project 8: Housing Rehabilitation Loan Program</b>	Goals Supported Decent Housing Availability	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding CDBG: \$240,000
<b>Description</b>	The City's Housing Rehabilitation Loan Program (HRLP) facilitates the rehabilitation of low-income rental units.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Households Assisted			
<b>Location Description</b>	Citywide, administration at 630 Garden St.			
<b>Planned Activities</b>	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.			
<b>Project 9: Habitat for Humanity – Home Repair Program</b>	Goals Supported Decent Housing Availability	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding CDBG: \$75,000

<b>Description</b>	Habitat for Humanity partners with community members to help them build or improve their own homes to achieve the strength, stability, and independence they need to build a better life for themselves and their families.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households.			
<b>Location Description</b>	Various - Owner-occupied homes within the City of Santa Barbara			
<b>Planned Activities</b>	Owner-occupied home repair and rehabilitation program will assist low-income individuals, families, and seniors with activities including necessary home repairs, accessibility modifications, or aging-in-place adaptations to remain safely in their homes.			
<b>Project 10: Fair Housing Program</b>	Goals Supported Decent Housing Availability	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding CDBG: \$11,415.77
<b>Description</b>	Using CDBG administration funds, the City's Fair Housing Program responds to inquiries, investigates reported cases of housing discrimination, and educates the public on rights and responsibilities.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A			
<b>Location Description</b>	Citywide			
<b>Planned Activities</b>	See Description.			

<b>Project 11: Transition House Housing Rehabilitation</b>	Goals Supported Decent Housing Availability	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding CDBG: \$133,691
<b>Description</b>	Transition House provides a three-stage continuum of housing for local families experiencing homelessness, including emergency shelter, transitional housing up to 24 months, and permanent supportive housing. Casa Marianna is located on the east side of Santa Barbara at 320 S. Salinas St. While there, families continue to participate in case management and career development services designed to further promote the development of tools and resources needed to achieve self-sufficiency. This grant will support rehabilitation of original kitchens in apartments that are part of our permanent supportive housing program for formerly homeless families. Grantee seeks funding for work in seven apartments at our Casa Marianna housing complex.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 households to be assisted			
<b>Location Description</b>	320 S. Salinas Street Santa Barbara, CA			
<b>Planned Activities</b>	The existing kitchen cabinets, countertops, and flooring in seven units are significantly deteriorated and in need of replacement. The scope of work funded by this grant will include installing new cabinets, countertops, sinks, and faucets, and replacing the kitchen flooring in all seven units to ensure safe, functional, and sanitary food preparation spaces.			
<b>Project 12: Turner Foundation Housing Rehabilitation</b>	Goals Supported Decent Housing Availability	Target Area City of Santa Barbara	Needs Addressed Decent Housing	Funding CDBG: \$105,803

<b>Description</b>	The proposed project will upgrade and modernize the electrical infrastructure at two affordable housing communities: Turner Lighthouse, located at 1502 to 1512 San Pascual Street, and Turner Village, located at 518 to 524 West Canon Perdido Street and 924 San Pascual Street. Both sites rely on original electrical panels that have exceeded their useful life, pose safety concerns, and no longer support the electrical demands of modern households.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	113 households			
<b>Location Description</b>	Turner Lighthouse, located at 1502 to 1512 San Pascual Street, and Turner Village, located at 518 to 524 West Canon Perdido Street and 924 San Pascual Street.			
<b>Planned Activities</b>	See Description.			
<b>Project 13: Plaza Vera Cruz Access and Building Exterior Improvements</b>	Goals Supported Public Facilities and Infrastructure Improvements	Target Area City of Santa Barbara	Needs Addressed Public Facilities and Infrastructure	Funding CDBG: \$245,506
<b>Description</b>	The Plaza Vera Cruz Access and Building Exterior Improvements Project will enhance safety, accessibility, and community use of this 1.8-acre downtown park by creating a new ADA-accessible entry and pathway from Cota Street, replacing outdated playground equipment, and installing updated landscaping and fencing. The project also includes constructing a new concrete paver patio adjacent to the Community Building to expand space for recreation programs, meetings, and community events. These improvements build on recent renovations and support the City's ongoing effort to revitalize Plaza Vera Cruz as a safe, active, and welcoming neighborhood park.			

<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>				
<b>Location Description</b>	Plaza Vera Cruz is a 1.8-acre park in Santa Barbara’s downtown Lower State neighborhood			
<b>Planned Activities</b>	See description			
<b>Project 14: CDBG Administration</b>	Goals Supported CDBG Planning and Administration	Target Area City of Santa Barbara	Needs Addressed Planning for Housing and Community Development	Funding CDBG: \$216,899.63
<b>Description</b>	City staff administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A			
<b>Location Description</b>	630 Garden St. Santa Barbara, 93101			
<b>Planned Activities</b>	City staff administer the CDBG program to meet federal regulations.			
<b>Project 15: HOME Administration</b>	Goals Supported HOME Planning	Target Area City of Santa Barbara	Needs Addressed Planning for Housing and	Funding HOME: \$46,893.00

	and Administration		Community Development	
<b>Description</b>	City staff administer the HOME program to meet federal regulations.			
<b>Target Date</b>	6/30/2027			
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A			
<b>Location Description</b>	630 Garden St. Santa Barbara, 93101			
<b>Planned Activities</b>	City staff administer the HOME program to meet federal regulations.			

**Table 9 - Project Summary Information**

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

**1. 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 at the most-needy neighborhoods: those Census tracts with 51% or more of the residents who are low- or moderate-income.

**2. Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Santa Barbara	100

**Table 10 - Geographic Distribution**

**3. 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 at 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.

**4. Discussion**

N/A

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

### 1. 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	63
Non-Homeless	137
Special-Needs	0
<b>Total</b>	<b>200</b>

Table 11 - One Year Goals for Affordable Housing by Support Requirement

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	63
The Production of New Units	0
Rehab of Existing Units	137
Acquisition of Existing Units	0
<b>Total</b>	<b>200</b>

Table 12 - One Year Goals for Affordable Housing by Support Type

### 2. Discussion

Based on the Consolidated Plan findings, the City has identified projects to support a total of 200 households in the upcoming year, including 63 individuals or households experiencing homelessness and 137 non-homeless households. The planned investments focus on a balanced mix of housing strategies: providing rental assistance to 63 households,

rehabilitating 137 existing units, and targeting resources toward the most pressing community needs. Collectively, these efforts reflect the City's commitment to expanding affordable housing opportunities and supporting housing stability for Santa Barbara residents.

## **P-60 Public Housing – 91.220(h)**

### **1. 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. HACSB is considered a high performer by HUD. HACSB administers 3,039 vouchers, of which 593 are project-based Section 8 units, 457 were converted from public housing using HUD's Rental Assistance Demonstration, or RAD Program, and 2,446 are tenant-based.

In addition to the HUD-supported units/vouchers, HACSB owns/manages 1,535 affordable units funded locally and/or through Low Income Housing Tax Credits (LIHTC).

### **2. 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-50). In addition, HACSB's 2024-2029 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.

This year, HACSB will add 32 units with supportive housing services for formerly homeless by renovation of an existing structure. In the coming years, through construction, HACSB will add 48 low-income family units and 46 low-income special needs units, both with Section 8 Project-Based Vouchers, and 63 units for Santa Barbara's workforce.

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

The HACSB 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 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.
- Continue to strengthen and expand housing retention and supportive services to vulnerable residents.
- Include Cultural Competency training to learn about different cultures and backgrounds and explore potential biases with the goal to provide effective services.

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

N/A. The HACSB is deemed a “high performer” under the Section 8 Management Assessment Program.

**5. Discussion**

N/A

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

### **1. Introduction**

The City has a long standing history of partnering with and/or supporting organizations that address the emergency shelter and transitional housing needs of homeless individuals and families. The goals outlined in this Strategic Plan (see SP-05), and as shown below, demonstrate the City’s overall commitment and strategy to address homelessness.

### **2. 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**

As a member of the Santa Barbara/Santa Maria Continuum of Care (CoC), the City actively helped implement and monitor the County’s Coordinated Entry System (CES) standardized assessment and client placement across all participating agencies. Street outreach and programmatic in-reach at CES Access Point sites are conducted to identify, assess, and connect people experiencing homelessness with the most appropriate service for their level of need.

There are six CES Access Point sites throughout the city: the FARO Center, Fr. Virgil Cordano Center, Casa Cacique Emergency Shelter, Salvation Army, Santa Barbara Rescue Mission, and the Haley St. Navigation Center.

Outreach and assessment services are also provided by a number of organizations operating in the city, including, but not limited to: City Net\*, Good Samaritan Shelters\*, New Beginnings Safe Parking\*, AmeriCorps, Doctors Without Walls.

\* Organizations marked with an asterisk receive City entitlement and non-entitlement financial support to assist with operations.

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

The City has a long standing history of partnering with and/or supporting organizations that address the emergency shelter and transitional housing needs of homeless individuals and families such as, but not limited to:

- Dignity Moves tiny home transitional housing villages for individuals and couples;
- Domestic Violence Solutions for temporary shelter, supportive services and transitional assistance for men or women, and their children, fleeing domestic violence;
- My Home for transitional housing for youth aging out of foster care;

- Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless youth ages 12-17;
- Casa Cacique Emergency Shelter for interim housing/congregate shelter, emergency medical clinic services, and social services for individuals;
- Rescue Mission for overnight congregate shelter beds, temporary and transitional shelter, and social services for individuals;
- 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 or other terminal illnesses;
- Transition House for emergency shelter - temporary and transitional, meals, childcare and job assistance for families;
- Willbridge for transitional housing and medical respite as an alternative to incarceration for those with chronic homelessness and mental illness.

**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 missions are to help homeless persons transition to permanent housing. This Consolidated Plan and the 2026 Action Plan identify types of projects that the City plans to support during the plan period, including Tenant Based Rental Assistance and security deposit assistance activities, and other programs for individuals and families that have outlined program goals to move persons into permanent housing, in particular those that provide support services to keep persons housed.

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.**

Strengthening collaboration from service providers of various sectors including medical, social services, education, etc. is a critical component of both the local CoC and ACT on Homelessness Collaborative discussed in this document. By design stakeholders in these initiatives come from the aforementioned groups to ensure cross sector collaboration.

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through a number of city programs like the Rental Housing Mediation Program and Fair Housing Enforcement Program. The city also supports organizations like Transition House, which offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. Good Samaritan Shelter also operates a Prevention, Diversion, and Rehousing Program for those at-risk or who recently have become homeless. The diversion program offers a hotline for immediate assistance, to connect people to alternative solutions to shelter placement and offers rapid rehousing assistance.

The city operates the Housing Rehabilitation Loan Program to help affordable housing providers rehabilitate substandard multi-family buildings and implement affordability controls to maintain the supply of affordable housing stock. 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.

### **3. Discussion**

As demonstrated above, the City partners with and/or supports a number of organizations that address the full spectrum of needs of homeless individuals and families. The City has also undertaken a number of initiatives to collaboratively address homelessness.

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

### **1. Introduction:**

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.

### **2. 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**

The City of Santa Barbara’s 2023-2031 Housing Element includes several strategies to mitigate barriers to affordable housing, addressing land use controls, zoning ordinances, fees, and other regulatory constraints. These actions aim to facilitate housing production and improve access for low- and moderate-income households.

#### **1. Land Use and Zoning Reforms**

- Maintain or expand inclusionary housing requirements to ensure new ownership and rental developments provide below-market-rate units.
- Encourage lot consolidation and small site development by offering additional density bonuses and development flexibility.

#### **2. Public Land for Affordable Housing**

- Inventory and repurpose surplus publicly owned land for affordable and workforce housing.

#### **3. Development Incentives and Streamlining**

- Implement the State Density Bonus Law to allow increased unit counts, reduced lot sizes, and flexible development standards.
- Reduce parking, setback, and open space requirements for affordable housing developments.

#### **4. Affordable Rental and Homeownership Programs**

- Expand the Housing Rehabilitation Loan Program (HRLP) to assist in preserving existing rental stock by allowing the reconstruction or rehabilitation of older apartments.
- Pursue funding assistance for first-time homebuyers, making homeownership more accessible to moderate-income households.
- Strengthen Tenant Protection and Fair Housing Policies, ensuring affordable rental units remain available and accessible.

## 5. Strategic Housing Growth Areas

- Focus the highest residential densities in commercial districts while avoiding clustering affordable housing in specific neighborhoods, promoting a scattered-site development approach.
- Utilize the Average Unit Density (AUD) Incentive Program to encourage rental housing, employer-sponsored housing, and co-op housing in targeted areas such as Downtown, La Cumbre Plaza, Manufacturing Commercial Zone, and Milpas Street.

## 6. Policy Advocacy and Funding

Continue advocating for federal, state, and local funding sources for affordable housing.

### **3. Discussion:**

The Government Constraints analysis prepared for the 2023-2031 Housing Element identified zoning and land use changes to reduce housing constraints and barriers to affordable housing and comply with state law. Housing Element Programs HE-3 (Amend the Zoning Ordinance for Special Needs Housing, 2025-2026), HE-6 (Facilitate Production of Accessory Dwelling Units, 2023-2026), HE-8 (Innovative Housing Types, 2025-2026) and others will implement zoning changes to provide more affordable housing choices and reduce the vulnerability of residents to housing discrimination.

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

### **1. Introduction:**

The City of Santa Barbara, in partnership with local agencies, nonprofits, and housing providers, remains committed to addressing underserved needs, fostering affordable housing, reducing poverty and lead-based paint hazards, and improving coordination among institutions. These efforts ensure effective service delivery and maximize available resources.

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

Major challenges in meeting underserved needs continue to include high demand for public services and limited funding availability. To address these barriers, the City has prioritized funding allocations to programs that provide the greatest impact for low- and moderate-income residents. Specific initiatives in the 2026 program year that will utilize CDBG and HOME funds include:

- New Beginnings – Safe Parking Shelter and Rapid Rehousing Program.
- Transition House – Shelter Operations and Facility Improvements.
- Turner Foundation – Low income housing rehabilitation to preserve and maintain resource for the community.
- Public Facility Improvements – Renovations at Plaza Vera Cruz will create an accessible space for safe community gatherings and events.
- Security Deposit and Tenant-Based Rental Assistance Programs.

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

Efforts to foster and maintain affordable housing are outlined in the Annual Affordable Housing Goals section (AP-55) and the Barriers to Affordable Housing section (AP-75). Given the ongoing housing affordability crisis, the City remains committed to expanding, preserving, and improving access to affordable housing. Additionally, the City is working to reduce regulatory barriers to housing development, as described in SP-55 of the Consolidated Plan and AP-75 of the Action Plan

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

The City continues to implement HUD Lead-Based Paint Regulations (Title X), requiring all federally funded rehabilitation projects to address lead hazards. Lead abatement is incorporated into the City's Housing Rehabilitation Loan Program (HRLP), ensuring that rental housing units receiving rehabilitation funds are tested for lead-based paint hazards. If lead is detected, abatement or encapsulation is conducted using CDBG funds.

To further reduce lead hazards in existing housing, all federally funded rehabilitation projects undergo lead and asbestos testing, and abatement efforts are carried out as necessary. Additionally, the City's Section 8 program conducts annual inspections, ensuring defective paint surfaces are repaired. If a unit is occupied by a household with children under age six, corrective measures include mandatory testing and remediation.

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

The City of Santa Barbara's anti-poverty strategy focuses on both structural policy initiatives and direct service programs aimed at economic self-sufficiency. The City administers Human Services Grants and collaborates with local organizations to provide education, job training, and financial empowerment programs. Additionally, the Housing Authority of the City of Santa Barbara (HACSB) operates the Family Self-Sufficiency Program (FSS) to assist Section 8 participants and public housing tenants in achieving economic stability. The overarching goal is to ensure that low-income families and individuals have the necessary resources to:

- Secure safe and affordable housing.
- Access quality childcare.
- Pursue education and employment opportunities.
- Obtain healthcare, nutrition, and financial stability.
- Build strong, stable households and end the cycle of poverty.

All projects in the 2026 Action Plan are designed to directly or indirectly support poverty reduction efforts.

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

Santa Barbara's institutional delivery structure is outlined in detail in SP-40 of the Consolidated Plan. The City's strategy for improving service coordination includes:

- Expanding support for homeless services and special needs populations.
- Strengthening partnerships with the Housing Authority and non-profit developers to expand affordable housing efforts.
- Leveraging funding sources, including state and federal resources, to maximize impact and seek supplemental grants (e.g., LIHTC, HOME-ARP, HEAP, and local funding sources).
- Maintaining active consultation with nonprofits, social service providers, neighborhood groups, and government agencies to enhance institutional structure.

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

Effective coordination between public housing agencies, social service organizations, healthcare providers, and community-based groups is essential for maximizing service delivery.

The Community Development and Human Services Committee (CDHSC) plays a critical role in fostering collaboration between human service providers and ensuring alignment of resources. The City will also encourage joint reviews of funding guidelines to strengthen the coordination of CDBG and other funding programs.

By enhancing partnerships between public and private entities, Santa Barbara aims to create a more integrated and efficient service system, ensuring that low-income and vulnerable residents have access to essential housing and support services.

## **8. Discussion**

As demonstrated above, the City of Santa Barbara, and its partners, remain committed to addressing underserved needs, fostering affordable housing, reducing poverty and lead-based paint hazards, and improving coordination among institutions.

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

**1. 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	\$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
Total Program Income	\$300,000

**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 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.	80%

**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:**

The City does not, and has no plans to, use HOME funds for homebuyer activities.

- 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 does not, and has no plans to, use HOME funds for homebuyer activities and therefore HOME resale or recapture activities do not apply.

- 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.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable, no specific preference for persons with special needs or disabilities has been identified.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

N/A

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered**

**in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

N/A

-end-