



Program Year 2025
City of Santa Barbara
Consolidated Annual
Performance and
Evaluation Report
DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2025-29 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. Community Development Needs and Services
4. Decent Housing Availability
5. Public Facilities and Infrastructure Improvements
6. Economic Opportunity
7. CDBG Planning and Administration
8. HOME Planning and Administration

A number of separate program strategies and funding sources were developed to address each priority. The below Table 1 - Accomplishments – Program Year & Strategic Plan to Date describes the progress made during this final Program Year of the City's current Consolidated Plan period, in each of the priority areas.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Assisting the Homeless	Homeless	CDBG: \$600,301.10	Homeless Person Overnight Shelter	Persons Assisted	6,410	6,998	109%	1,420	6,998	493%
Decent Affordable Housing	Affordable Housing Public Housing	HOME: \$2,694,105.30 HOME:	Rental units rehabilitated	Household Housing Unit	20	0	0%	4	0	0%
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	260	26	10%	12	26	217%
Community Development Needs and Services	Non-Housing Community Development	CDBG: \$63,585.90	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0%	0	0	0%
Decent Housing Availability	Affordable Housing	CDBG: \$1,275,000	Rental units rehabilitated	Household Housing Unit	50	213	426%	13	213	1638%
			Homeowner Housing Rehabilitated	Household Housing Unit	10	1	10%	0	1	0%
			Other- Fair Housing	Other	5	0	0%	1	0	0%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$2,692,615.79	Public Facility or Infrastructure Activities other than Low/Mod. Income Housing Benefit	Persons Assisted	20,000	0	0%	11,327	0	0%
			Facility improvements	Other	16	0	0%	3	4	133%
Economic Opportunity	Non-Housing Community Development	CDBG: \$200,000	Businesses assisted	Businesses Assisted	10	0	0%	0	0	0%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
CDBG Planning and Administration	Administration	CDBG: \$1,147,812.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HOME Planning and Administration	Administration	HOME: \$232,678.36	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

As identified in Table 1, CDBG and HOME funds have worked to address the priorities and objectives identified in the City's Consolidated and Action Plan. During the first year of the Consolidated Plan period the City made progress in accomplishing its strategic plan goals. A few of the City's accomplishments were below strategic plan goals; however there are a number of activities currently underway that will result in most of the goals being met or exceeded by the end of the Consolidated Plan period.

All high and medium priorities identified in the City's Consolidated Plan have received CDBG and HOME funding and are detailed in Table 1 above.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White:	4187	22
Black/African American:	148	1
Asian:	129	3
American Indian/Alaskan Native:	96	
Native Hawaiian/Other Pacific Islander:	28	
American Indian/Alaskan Native & White:	9	
Asian & White:	4	
Black/African American & White:	15	
American Indian/Alaskan Native & Black/African American:	3	
Other multi-racial:	2593	
Total	7212	26
Hispanic	4859	11
Not Hispanic	2353	15

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The persons assisted with CDBG and HOME funds are racially and ethnically diverse. The HOME data provided in Table 2 was determined using the City's client database rather than relying on data provided by IDIS, as the IDIS data is duplicative. The table above also contains categories that are not included in IDIS.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,371,672.79	\$2,294,623.07
HOME	public - federal	\$1,253,638.40	\$322,509.18

Table 3 - Resources Made Available

Narrative

A total of \$2,294,623.07 in CDBG funds (Entitlement and Revolving Loan) was expended and a total of \$322,509.18 in HOME Entitlement, was expended during Program Year 2025. In addition, a total of \$132,747.25 in HOME ARP was expended this year for the provision of street outreach services to persons experiencing homelessness. Also, \$28,028 in CDBG-CV funds were expended to provide outreach and case management services to persons experiencing vehicular homelessness.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Santa Barbara	100	100	Funds used City-wide with emphasis on low-mod census tracts

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Santa Barbara utilized CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects were targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income. These areas are also areas of racial/minority concentration.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Local funds were leveraged with federal funds to address the needs identified in the Annual Consolidated Plan.

HOME funds were matched by the value of voluntary supportive services provided to tenants receiving HOME tenant-based rental assistance (TBRA) as shown in Table 5. These supportive services are

necessary to facilitate independent living or required as part of a self-sufficiency program.

During Program Year 2025, the City continued to make available public land to help address the needs of people experiencing homelessness. While not funded with either CDBG or HOME funds, the City has leased property where the FARO Center operates and provides general fund support for program operations. The FARO Center, described in section CR-25, provided services to 852 unduplicated persons.

Additionally, the Safe Parking program also described in this report uses 25 nighttime parking spots and six daytime safe parking spaces on city-owned property. During the program year, the City also continued partnership with the County of Santa Barbara to contract with the Safe Parking Program to provide outreach and supportive housing to people experiencing vehicular homelessness using a grant from the the California Encampment Resolution Fund (CERF).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$865,990.53
2. Match contributed during current Federal fiscal year	\$60,353.71
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$926,526.24
4. Match liability for current Federal fiscal year	\$118,782
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$807,744.40

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
771	FY 25					\$42,281.71		\$42,281.71
770	FY 25					\$18,254		\$18,254

Table 6 – Match Contribution for the Federal Fiscal Year

HOME Program Income

Balance on hand at begin- ning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
\$362,049.40	\$205,052.23	\$0	\$0	\$567,101.63

Table 7 – Program Income

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

Minority Business Enterprises	Total	Alaskan Native or American Indian	Asian Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Subcontracts						
Dollar Amount	0	0	0			
Number	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

		Number		Cost		
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced - Minority Property Enterprises	Total	Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	84	26
Number of non-homeless households to be provided affordable housing units	70	178
Number of special-needs households to be provided affordable housing units	23	36
Total	177	240

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	52	26
Number of households supported through the production of new units	93	0
Number of households supported through the rehab of existing units	32	214
Number of households supported through the acquisition of existing units	0	0
Total	177	240

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the first year of the Consolidated Plan period the City made significant progress in accomplishing its strategic plan goals. In addition, there are a number of activities currently underway that will result in most of the goals being met or exceeded by the end of the Consolidated Plan period.

Two activities provided TBRA assistance to 26 households, which exceeded the number expected. It should be noted that IDIS report PR 23, counts clients in the program year that they were entered in IDIS rather than when the client was actually served, thus it does not provide an accurate count of new clients served during a particular program year. The numbers provided in Table 12 above correspond to the actual

number of new persons served during the program year based on client-count data provided in performance reports submitted by subgrantees.

Discuss how these outcomes will impact future annual action plans.

In the City's future Annual Action Plans, the City will continue its commitment to providing affordable housing to the extent possible, based upon the availability of funds and a project's viability. The City anticipates that it will continue to focus its efforts (and funding) to assist in providing direct rental assistance via TBRA activities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	115	22
Low-income	43	4
Moderate-income	51	
Total	240	26

Table 13 – Number of Persons Served

Narrative Information

As noted in Table 13 above, the majority of CDBG and HOME funds went to assist extremely-low and low income persons.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Actions taken with CDBG funds are described in Goal 1 – *Assisting the Homeless* on section CR-05. Specifically outreach and assessment were conducted by New Beginnings Safe Parking and City Net street outreach teams. New Beginnings provided the City with data regarding the increase in vehicular homelessness on the Eastside. They surveyed those living in their vehicles and reported findings.

The City also continued to support outreach and assessment programs, through support with local or State funds. Below are some of the services available in the city that receive some form of City contribution and are CES agencies. They are:

- **City Net** - The City contracts City Net to provide street outreach and case-management services to persons experiencing homelessness seven days per week. City Net has been instrumental in increasing the number of street exits. City Net works with Cottage Hospital, the Police Department, and various service providers to coordinate outreach services, and are often the first line of response to unhoused persons. This activity was funded with HOME ARP funds and a total of 100 person were assisted through the duration of this activity with 72 individuals entering shelter and 13 securing permanent housing.
- **New Beginnings CERF Program** – The City and County of Santa Barbara partnered and secured a California Encampment Resolution Fund grant to provide outreach and housing services to persons experiencing vehicular homelessness. Since the program's implementation in June 2024, the following was accomplished: 116 - unduplicated number of homeless persons or persons at imminent or at risk of homelessness served; 46 - number of unsheltered homeless persons entering shelter; 71 - number of persons entering permanent housing (placed into units).
- **Freedom Warming Centers** - Outreach teams are notified of weather-related warming center activations to notify homeless individuals. This program provided overnight shelter to 101 in FY 25-26.
- **FARO Center** – The City partnered with SB ACT to operate the FARO Center. Located at 621 Chapala, the FARO Center was built upon a Neighborhood Navigation Center (NNC) model which previously operated in three different locations on three separate days during the week in City parking lots and parks. A total of 852 unduplicated persons were served at this center in FY 25-26 and 1,700 from June 2024 to June 2026.

Services at the FARO Center include intake and assessment, documentation readiness (e.g. acquiring birth certificate, driver's license, Social Security card), case management, workforce development and life skills building, job search assistance, housing referrals, health care and mental health support. One NNC operates at the Rescue Mission on Wednesdays to be accessible vulnerable populations on the Lower Eastside of Santa Barbara.

The City is also part of a robust Continuum of Care (CoC) and Coordinated Entry System (CES); as such, there are a number of organizations that provide street outreach, or serve as CES Entry Points, to conduct standardized assessments to determine vulnerability and priority, and match households with appropriate service and housing interventions through bi-weekly case conferencing meetings. Many of these programs are funded with state and federal funds that are administered by the County of Santa Barbara. This number is not unduplicated as some of the participants are co-enrolled in a variety of services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continued to address emergency shelter and transitional housing needs of homeless individuals and families through support of homeless programs with local funds. A total of 737 (not unduplicated) were provided with transitional or emergency shelter. Programs include:

- **Casa Cacique** for year-round interim housing and medical recuperative beds, social services and for emergency inclement weather shelter. In January 2026 the City of Santa Barbara completed a purchase for the shelter building and contracted with Mercy House Living Centers to provide operations on-site. From January 2026 to June 2026 199 individuals were served and 12 exited to permanent housing. - Goal 1 – *Assisting the Homeless*;
- **Freedom Warming Centers** to provide overnight shelters to homeless individuals at local churches to avoid hypothermia and avoid death on winter nights with dangerous weather conditions- 101 served;
- **Salvation Army Hospitality House** for interim shelter and case management to homeless men and women – 96 served;
- **St. Vincent's** for transitional housing and independence skills training for single mothers and their children – 39 served;
- **My Home** for transitional housing for youth aging out of foster care – 277 served;
- **Turner Foundation** to provide transitional shelter for transitional-aged youth (18-24) facing homelessness – 25 served.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City helped prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through continued General fund support of programs such as the Rental Housing Mediation program, Fair Housing Enforcement Program, Legal Aid, and Transition House, all of which have substantial programs to assist in homeless prevention. Approximately 1,423 persons received homelessness prevention services.

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. Legal Aid, supported by a grant from the City of Santa Barbara, provides legal services regarding uninhabitable residences, evictions, and unlawful detainers – in FY 25-26 60 unduplicated households were served including 18 with children. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management.

Additionally, the Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls to maintain affordable housing stock. Also, the City of Santa Barbara provides contracted beds at Casa Cacique to Cottage Hospital to provide recuperative beds to homeless individuals who need respite beds.

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 supports a variety of organizations that helped approximately 6998 homeless persons make the transition to permanent housing through supportive programs. Transition House operates a transitional homeless facility, which was supported with CDBG funds, see Goal 1 – *Assisting the Homeless*. The facility offers a full range of homeless transitional services (such as housing, jobs, medical, and child day care). People who graduate from this program are eligible to move to other transitional housing units where they continue learning life skills, such as budgeting, and saving for first month's rent and security deposits for permanent housing. Channel Islands YMCA operates Noah's Anchorage Youth Crisis Shelter, which was supported with CDBG funds, see Goal 1 – *Assisting the Homeless*. Noah's Anchorage offers 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. By providing immediate, low-barrier services that address the emotional, physical, educational, vocational, and housing needs of each client, youth and families are connected to a system of support to improve their well-being and progress toward stability.

Additionally, Santa Barbara Neighborhood Clinics operates a medical and mental health services clinic, which was supported with CDBG funds, see Goal 1 – *Assisting the homeless*. Santa Barbara Neighborhood clinics offers integrated healthcare to low-income individuals and people experiencing homelessness, serving as the largest health safety net in Santa Barbara. By improving the health of homeless individuals, a sustained housing transition has a higher likelihood. Finally, New Beginnings operates the Safe Parking Program, which was supported by CDBG and CDBG-CV funds, see Goal 1 – *Assisting the Homeless*. In addition to providing safe overnight shelter for vehicular homeless persons, the program also provides case management, street outreach, housing navigation and retention services, and financial assistance to program clients and homeless individuals.

In addition to CDBG-funded programs, the City of Santa Barbara used General Funds to assist homeless persons make the transition to permanent housing. Channel Islands YMCA My Home provides supportive

housing services to youth emancipating from the foster care system and are residing at Artisan Court. Turner Foundation Transitional-Aged Youth program provides transitional shelter for transitional-aged youth (18-24) facing homelessness, where they can develop the skills, resources, and resilience to successfully transition into adulthood and permanent living.

As described in Goal 2 –*Decent Affordable Housing*, the City also provided Tenant Based Rental Assistance funds for homeless persons to the Housing Authority, Transition House, and New Beginnings Counseling Center. 26 households were assisted.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The needs of public housing are addressed in the Public and Assisted Housing section of the Consolidated Plan. In addition, the Housing Authority's newly published Five-Year Action Plan, for the period of April 1, 2024 through March 31, 2029 examines the community's affordable housing needs and charts the Authority's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing. Within the Housing Authority's previous Five-Year Action Plan period, several new developments were purchased or constructed including Vera Cruz Village (28 studio units for very low- and low-income homeless/special needs individuals), The Gardens on Hope ((89 units for seniors at 60% AMI or below) and Johnson Court (17-studio units for very low and low-income homeless veterans). The Housing Authority's current Five-Year Action Plan include several new developments (currently under construction): Bella Vista at 200 N. La Cumbre Rd. providing 48 one, two and three-bedroom apartments for low-income families; Jacaranda Court at 400 W. Carrillo St. with 63 studios, with one- and two-bedroom units for moderate/middle-income workforce; 3055 De La Vina, a former motel being rehabilitated into 33 units for homeless individuals with onsite supportive services; and 15 S. Hope Ave., formerly an empty lot and will provide 46 units for special needs individuals and families. As well, the Housing Authority is in the planning phase of redeveloping several of its valuable and underutilized developments to maximize the density and therefore provide more needed housing.

Actions taken 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, made up of Section 8 participants and residents living in Housing Authority's properties (RAD, formerly Public Housing), to serve as a focal point of information and feedback to the Housing Authority. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development. The Housing Authority will continue to assist in coordinating this resident council.

The Housing Authority is also operating a Family Self-Sufficiency Program (FSS). This program is designed to allow Section 8 participants to move up and out of assisted housing. Of particular note is the fact that a high number of the Housing Authority's current FSS participants have set up their own businesses, pursued higher education and enhanced employment opportunities. The Housing Authority also has two tenants represented on the Housing Authority Commission. The Housing Authority is also represented

through staff's participation on the City's Community Development and Human Services Committee, which oversees the CDBG funding process and recommends funding allocations to the City Council.

Actions taken to provide assistance to troubled PHAs

N/A. The Housing Authority of the City of Santa Barbara is not, and has never been, categorized as a troubled PHA by HUD. The Housing Authority is a "High Performer" under the Section 8 Management Assessment Program.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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
 - a. Maintain or expand inclusionary housing requirements to ensure new ownership and rental developments provide below-market-rate units.
 - b. Encourage lot consolidation and small site development by offering additional density bonuses and development flexibility.
2. Public Land for Affordable Housing
 - a. Inventory and repurpose surplus publicly owned land for affordable and workforce housing.
3. Development Incentives and Streamlining
 - a. Implement the State Density Bonus Law to allow increased unit counts, reduced lot sizes, and flexible development standards.
 - b. Reduce parking, setback, and open space requirements for affordable housing developments.
4. Affordable Rental and Homeownership Programs
 - a. Expand the Housing Rehabilitation Loan Program (HRLP) to assist in preserving existing rental stock by allowing the reconstruction or rehabilitation of older apartments.
 - b. Pursue funding assistance for first-time homebuyers, making homeownership more accessible to moderate-income households.
 - c. Strengthen Tenant Protection and Fair Housing Policies, ensuring affordable rental units remain available and accessible.
5. Strategic Housing Growth Areas

- a. Focus the highest residential densities in commercial districts while avoiding clustering affordable housing in specific neighborhoods, promoting a scattered site development approach.
 - b. 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
 - a. Continue advocating for federal, state, and local funding sources for affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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 made the most use of the City's available resources by undertaking the various activities outlined in this report.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 Housing Authority 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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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 2025 CAPER were designed to directly or indirectly support poverty reduction efforts.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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

City staff maintained direct communication with other City departments when revising or updating housing policies, issues and services. Through regular contact and inter-departmental working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, growth issues, employment trends, and other demographic data. The Housing Authority of the City of Santa Barbara is integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

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

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

In addition, the City continued the SB ACT homelessness collaborative, which is a citywide collaboration between homeless service providers; elected representatives; community leaders; and advocacy groups. It intended to prevent duplication of effort and better serve homeless individuals, families and persons at risk of homelessness.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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.

As stated earlier, in an effort to enhance coordination, the City actively participates on the Continuum of Care Board and funded the SB ACT Homelessness collaborative.

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

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Actions that supported the City's first goal to increase access to affordable, decent housing.

- The Cities-County Joint Regional Homelessness Response Group met quarterly to deal with the issue of affordable housing on a regional basis. Also, the City worked with the County to implement the California Encampment Response Fund (CERF) grant to address encampment response in the City .
- The City of Santa Barbara operated and funded the Multifamily Housing Rehabilitation Loan Program in order to maintain affordable housing stock, especially for lower-income households. One multi-family rehabilitation project was completed. Also, the City maintained its policy of scattered site development and encouraged affordable housing project developers to build in non-low-income neighborhoods, preferably near community services.
- As discussed in CR-35, in an effort to create more housing, the City has continued the AUD program to support the construction of smaller, more affordable residential units near transit and within easy walking and biking distance to commercial services and parks. Numerous mixed-use buildings have been constructed or are under construction.

Actions that supported the City's second goal to address disproportionate needs and access to opportunity through public services.

- The City supports several transitional housing programs including Transition House and the Council on Alcoholism and Drug Abuse's residential detox program. Additional transitional housing efforts are detailed in the Homeless Needs section of this report.

Actions that supported the City's goal to promote fair housing services and education.

- The City of Santa Barbara funded its Fair Housing Enforcement Program. The City promoted the Fair Housing program on the City websites to highlight Fair Housing laws at the federal, state and local level, with resources to seek additional help.
- The City of Santa Barbara maintained its Rental Housing Mediation Program (RHMP) using General Funds. The Rental Housing Mediation Program disseminated information regarding tenant/landlord education through client consultations (in-office, telephone and internet). The program served approximately 581 households with rental housing related disputes.
- The City required all new housing developments to meet disabled-accessible standards. A separate committee, with at least one disabled person on it, reviewed development plans for all

new construction to ensure compliance with standards.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements
Community Development staff monitored project activities on a regular basis. A CDBG Construction Projects Manual was provided to sub-grantees to inform them of HUD regulations, such as Davis-Bacon and Section 3, and required documentation. The City also incorporates all CDBG requirements into its subrecipient agreements.

CDBG Public Service sub-grantees submitted quarterly progress reports documenting clients served, expenses, and achievement of specific goals and objectives. Also, members of the Community Development/Human Services Committee conducted site visits to each funded project.

CDBG Capital projects were monitored by regular project status reports throughout the course of the project, and regular communication with each project construction manager. HOME TBRA recipients submit monthly performance reports. HOME projects are inspected and monitored in accordance with HOME program requirements.

Year-end or project completion reports are required of all sub-grantee agencies. Staff utilizes these reports in completing performance reports.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The FY 2025 Consolidated Annual Performance and Evaluation Report was made available to the public and interested parties beginning September 7, 2026, for a fifteen-day period. The report was made available for public review on the City's website and three physical locations. In addition, a "Public Notice" for the public review period and locations where document was available was published in two local newspapers.

A public hearing was held on the Consolidated Annual Performance and Evaluation Report on September 22, 2026 at 6 p.m. No comments were received either in writing or in person.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The jurisdiction had a successful year implementing the CDBG and HOME program during Program Year 2025 despite continued interruptions caused by inflation in the construction industry and supply chain issues, and funds were disbursed in a timely manner. Our community partners and subrecipients have continued to report the ongoing effects of inflation, staff shortages, increase in client demand and a reduction of private donor funding. Furthermore, even though CDBG and HOME funds have significantly

decreased during the last two Consolidated Plan periods, the City and its subgrantees have continued to provide their much-needed services to low- and moderate-income residents. Those organizations that no longer receive CDBG funding are still supported with City General Funds. All proposed construction and rehabilitations activities are complete or underway with the exception of the Family Service Agency Community Facility Rehabilitation which has been cancelled due to unexpected rise in costs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Projects	Inspected?	Inspection Date	Inspection Summary	Reason Project was Not Inspected	Remedy
No projects were due to be inspected in Program Year 2025					

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 91.520(e) and 92.351(a)

The City has implemented Affirmative Marketing Requirements for projects containing 5 or more HOME assisted units to ensure the inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women and in all contracts entered into by the City with its sub-grantees and review of sub-grantee's contracts with general contractors and sub-contractors. The multi-family program is overseen by the Housing Programs staff and includes, but is not limited to, advertising, on-site staff training, recordkeeping, application & selection process and when applicable, review of sub-grantee contracts with general contractors and sub-contractors.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

As reported in Table 7, a total of \$205,052.23 was receipted during the program year. This funding will be used to fund affordable housing development activities.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

All of the City's efforts to foster and maintain affordable housing are identified in sections CR-20 and CR-05 of this report. Those efforts include the Multifamily Housing Rehabilitation Loan Program for rental units, and the City's affordable housing program for acquisition and construction of affordable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	2159.5				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 2 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	2				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 3 – Qualitative Efforts - Number of Activities by Program

Narrative

Qualitative efforts were taken by City Staff, Subrecipients and Contractors to encourage employment and contract opportunities for Section 3 businesses, Section 3 Workers and Targeted Section 3 Workers. Section 3 does not apply to TBRA activities or HOME acquisition activities.

-end-