



City of Santa Barbara

Community Development Department

Memorandum

DATE: 9/24/2024

TO: Community Development Human Services Committee

FROM: Housing and Human Services Staff

SUBJECT: 2023-2024 CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER) PUBLIC HEARING

Draft 2023-2024 Consolidated Annual Performance and Evaluation Report (Caper) provided to Community Development Human Services Committee for public hearing.



Program Year 2023 City of Santa Barbara Consolidated Annual Performance and Evaluation Report

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 2021-24 Consolidated Plan, section SP-45, identifies the City's priority needs and activities, from which the Housing and Community Development Objectives and Outcomes identified in the Plan are based:

1. Assisting the Homeless
2. Decent Affordable Housing
3. Decent Housing Availability
4. Public Facilities and Infrastructure Improvements
5. Economic Opportunity

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 second Program Year of the 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:	Homeless Person Overnight Shelter	Persons Assisted	7,475	4,960	66%	1,035	1,199	115%
Decent Affordable Housing	Affordable Housing Public Housing	HOME:	Rental units acquired	Household Housing Unit	0	5	100%	0	5	100%
		HOME:	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	205	175	85%	30	55	183%
		HOME:	Tenant-based rental assistance / Security Deposit	Security Deposit Loans	40	29	73%	15	0	0%
Decent Housing Availability	Affordable Housing	CDBG:	Rental units rehabilitated	Household Housing Unit	50	74	218%	10	35	350%
		CDBG: HOME:	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0	0	0	0
		CDBG:	Other- Fair Housing	Other	5	4	80%	1	2	200%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Mod. Income Housing Benefit	Public Facilities	20	21	105%	6	6	100%
Economic Opportunity	Non-Housing Community Development	CDBG:	Public service activities other than Low/Mod. Income Housing Benefit	Persons Assisted	100	33	33%	0	0	0
	Non-Housing Community Development	CDBG: \$	Businesses assisted	Small Business loans	10	10	100%	8	10	125%

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

DRAFT

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 Plans. During the fourth year Consolidated Plan period the City exceeded its strategic plan goals.

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.

DRAFT

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:	944	54
Black/African American:	136	2
Asian:	19	
American Indian/Alaskan Native:	46	2
Native Hawaiian/Other Pacific Islander:	6	
American Indian/Alaskan Native & White:	16	
Asian & White:	1	
Black/African American & White:	9	1
American Indian/Alaskan Native & Black/African American:	6	
Other multi-racial:	625	1
Total	1,808	60
Hispanic	924	16
Not Hispanic	884	44

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	\$1,252,165	\$1,595,337
HOME	public - federal	\$706,383	\$1,170,608
Other (CARES Act)	public - federal	\$0	\$0

Table 3 - Resources Made Available

Narrative

A total of \$1,595,337 in CDBG funds (Entitlement and Revolving Loan) was expended and a total of \$1,170,608 in HOME (Entitlement, CHDO and Program Income) was expended during 2023. Additionally, \$0 in CARES Act (CDBG-CV) funds were expended. A total of \$656,534 in HOME ARP were expended this year for acquisition of housing and provision of street outreach services to persons experiencing 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 2023, the City continued to make available public land to help address the needs of people experiencing homelessness. Two of the Neighborhood Navigation Centers (NNCs) described in section CR-25 operated on city owned property: one operated at the Carrillo Commuter lot, and another operated at Alameda Park. While not funded with either CDBG or HOME funds, the NNCs have been instrumental in addressing the needs of people experiencing homelessness. The two NNCs provided drop-services to 483 unduplicated persons. In February, using local dollars the City entered into a 3-year lease agreement to open the Fostering Access, Resilience and Opportunity (FARO) Center, which provides a permanent indoor location for the NNCs. Please see section CR-25 for more detail.

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 partnered with the County of Santa Barbara to receive a grant from the California Encampment Resolution Fund (CERF) to contract with the Safe Parking Program to provide outreach and supportive housing to people experiencing vehicular homelessness.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,052,146.42
2. Match contributed during current Federal fiscal year	\$53,876.66
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,106,023.08
4. Match liability for current Federal fiscal year	\$28,082
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,077,941.26

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
670	FY 2023					\$13,672.36		\$13,672.36
718	FY 2023					\$5,131.72		\$5,131.72
730	FY 2023					\$27,384.76		\$27,384.76
769	FY 2023					\$4,090.34		\$4,090.34
770	FY 2023					\$3,597.48		\$3,597.48

Table 6 – Match Contribution for the Federal Fiscal Year

HOME Program Income

Balance on hand at beginning 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
\$	\$	\$	\$	\$
\$11,211.42	\$147,303.20	\$158,514.08	\$158,514.08	\$0.54

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	45	141
Number of non-homeless households to be provided affordable housing units	34	39
Number of special-needs households to be provided affordable housing units	0	0
Total	79	180

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	45	55
Number of households supported through the production of new units	0	38
Number of households supported through the rehab of existing units	34	42
Number of households supported through the acquisition of existing units	0	45
Total	79	180

Table 12 – Number of Households Supported

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

The actual number of affordable housing units provided this past program year was significantly higher than the City's Goals. During the year, the City received an unanticipated large payoff of an affordable housing portfolio loan, which was reprogrammed into several projects, providing many more units of affordable housing than what was anticipated.

Six activities provided TBRA assistance to 55 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.

170 Households were provided affordable housing units in program year 2023.

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	1,715	51
Low-income	70	9
Moderate-income	23	0
Total	1,808	60

Table 13 – Number of Persons Served

Narrative Information

The vast majority of CDBG and HOME funds went to assist extremely-low and low income persons.

In the 2023 program year worst-case housing needs were addressed by funding an acquisition with Transition House of transitional housing that provided 10 units of housing to homeless families. Additionally, we assisted the Housing Authority of the City of Santa Barbara with the acquisition of the Quality Inn located at 3055 De La Vina Street through the use of Housing Successor Funds. This will provide 32 studio units to house formerly homeless individuals.

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 are described in Goal 1 – *Assisting the Homeless* on section CR-05. A total of 500 persons received outreach from the Safe Parking program, funded with CDBG. The City is part of a robust Continuum of Care and Coordinated Entry System (CES); as such, there are a number of organizations that provide street outreach and conduct assessments, namely the Vulnerability Index - Service Prioritization Decision Assistance Tool (VISPDAT). Approximately 1,339 persons are enrolled in street outreach programs. This number is not unduplicated as some of the participants are co-enrolled in a variety of services. The City continued support of outreach and assessment programs, through support with local or State funds, or through staff collaboration. 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.
- **CIYMCA Haley Street Navigation Center** - Transitional aged youth 17-24 years old who are currently or are at risk for experiencing homelessness can receive food, basic needs, hygiene supplies, counseling services, referrals, and case management.
- **PATH Street Outreach** – PATH has one case manager that provides street outreach and case-management services to persons experiencing homelessness focusing on the Eastside and Waterfront area.
- **New Beginnings Safe Parking** - This program provides overnight safe parking and case management assistance to individuals and families who live in their vehicles. This program conducts regular street outreach to vehicular homeless persons and connects them with services.
- **Freedom Warming Centers** - Outreach teams are notified of weather-related warming center activations to notify homeless individuals.
- **Willbridge** - This program offers a peer street outreach team that interacts with individuals on a weekly basis to provide basic essentials, evaluate well-being, and offer encouragement to become housed.
- **South County Coordinated Outreach Team** – The City participates in the County's SCCOT weekly meetings, which brings together various service providers including Behavioral Wellness, Public Defender staff, City Net, Good Samaritan and more to discuss areas and individuals in need of outreach and case management.
- **Santa Barbara Police Co-Response Officer** – The SBPD added two Co-Response Officers, trained in responding to and helping people in crisis, and is partnered with a licensed mental health clinician. Many of these calls involve members of our homeless community, who often suffer from mental health and substance use issues.

- **FARO Center** – During the past few years, the City has provided funds to SB ACT to operate three Neighborhood Navigation Centers, (NNCs) whereby organizations provide services in a “one-stop-shop” location - including case management, food distribution, medical and veterinary care, sanitation, and more.

The City partnered with SB ACT to open the FARO Center. Located at 621 Chapala, the FARO Center built upon the NNC model which previously operated in three different locations on three separate days during the week in City parking lots and parks.

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. The FARO Center opened to the public in late June, and with NNC services now being provided at a more dignified indoor location, the NNCs operating at Alameda Park and the Carrillo/Castillo Commuter Lot closed. One NNC will continue to operate at the Rescue Mission on Wednesdays to be accessible vulnerable populations on the Lower Eastside of Santa Barbara.

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. A total of 2,125 (not unduplicated) were provided with transitional or emergency shelter. Programs include:

- **PATH** for year round emergency beds, temporary and transitional shelter, social services and for emergency overnight shelter during nights with dangerous weather conditions;
- **Transition House** for emergency shelter - temporary and transitional, meals, childcare and job assistance;
- **Domestic Violence Solutions** for temporary shelter, supportive services and transitional assistance for homeless battered women and their children;
- **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;
- **Salvation Army Hospitality House** for interim shelter and case management to homeless men and women;
- **Sarah House** for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses;
- **St. Vincent’s** for transitional housing and independence skills training for single mothers and their children;
- **Noah's Anchorage Youth Shelter** for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth;
- **My Home** for transitional housing for youth aging out of foster care; and
- **WillBridge** for temporary shelter as an alternative to incarceration for those with mental illness.

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 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 688 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 provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. 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. Also, PATH coordinates with Cottage Hospital to provide recuperative beds to homeless individuals who need respite beds.

In addition, the City contracted with SB ACT to establish a citywide collaboration between homeless service providers; elected representatives; community leaders; and advocacy groups, which is intended to prevent duplication of effort and better serve homeless individuals, families and persons at risk of homelessness. One of the workgroups facilitated by SB ACT is a homelessness-prevention workgroup. The County CoC also supports homelessness prevention/diversion activities, which provided services to 499 persons countywide.

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 301 homeless persons make the transition to permanent housing through supportive programs. Transition House operates a 60-bed transitional homeless facility, which was supported with CDBG funds. 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 move to the "Fire House" where they continue learning life skills, such as budgeting, and saving for first month's rent and security deposits for permanent housing. Transition House also owns two 8-unit apartment buildings that are used as the next transitional step for their clients who graduate from the Fire House program to permanent housing. A third apartment building was acquired in program year 2023 as reported in this CAPER.

Domestic Violence Solutions Second Stage Program provides permanent supportive housing to families who experienced domestic violence who came through its emergency shelter. PATH provides interim housing and Rapid Rehousing programs, which provides short term rental assistance, supportive services, and case management. New Beginnings provides case management and Tenant Based Rental Assistance. Channel Islands YMCA My Home provides supportive housing services to youth emancipating from the foster care system and are residing at Artisan Court. In addition to providing CDBG assistance to the activities described earlier in this report, the City provided General Funds to support these programs.

As described in Goal 2 –Decent Affordable Housing, the City also provided Tenant Based Rental Assistance funds for homeless persons to the Housing Authority, PATH and Transition House, and New Beginnings Counseling Center. 55 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: Bella Vista at 200 N. La Cumbre Rd. providing 48 one, two and three-bedroom apartments for low-income families; Jacaranda Village 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 which is currently being rehabilitated into 33 units for homeless individuals with onsite supportive services; and 15 S. Hope Ave., currently an empty lot but undergoing plans to develop 46 units for special needs individuals and families.

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. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development. The Housing Authority 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. To date, 362 residents have graduated from the Family Self-Sufficiency program; 111 of which are off all forms of housing assistance, and 48 of which are first-time homeowners. 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 continued to provide land use and financial incentives in cooperation with the Housing Authority of the City of Santa Barbara and private developers to use underutilized and small vacant parcels to support affordable development on infill sites.

The City continued to implement inclusionary housing requirements on new ownership and rental developments to provide below market rate deed-restricted units with private development.

The City continued to support lot consolidation and development on small infill sites and pursued the development of City-owned property for affordable housing in coordination with the Housing Authority of the City of Santa Barbara.

The City continued to operate the multifamily HRLP Program, to help preserve existing rental housing stock and in some cases allowing the rehabilitation of apartments at non-conforming General Plan densities and zoning standards.

The City's 2023-2031 Housing Element was certified and includes programs to facilitate housing growth and further streamline the City's review of residential infill and affordable housing projects.

Through the Average Unit Density (AUD) Incentive Program, the City continued to support construction of smaller units intended to meet the housing needs of a portion of the workforce. Increased densities and development standard incentives are allowed in most multi-family and commercial zones of the City to promote additional housing. Rental, employer-sponsored, and limited equity housing cooperative units that provide housing opportunities to the City's workforce are encouraged. Minimum automobile parking mandates for AUD projects were removed in the Central Business District to facilitate infill development.

The City requires one-year mandatory leases for rental units within the City, whereby landlords are required to offer a one-year lease to prospective tenants.

The City continued to advocate for and pursue federal, state, local and private funding sources for affordable housing. The City continued the provision of quality affordable housing with complementary design to enhance compatibility with the surrounding area.

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

Further, informational brochures are made available at the public counter on the risks of lead based paint, and are provided to outside groups, such as real estate offices and neighborhood associations. City staff has been trained on current Lead Based Paint Regulations and will respond to code compliance cases involving lead based paint.

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

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

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

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

through the Consolidated Plan, by administering existing programs and implementing initiatives for new human service programs.

Good progress was made towards achieving the goals listed in the Consolidated Plan anti-poverty strategy. Housing and services were all created and utilized by those below the poverty line to achieve dominion over their affairs.

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.

The Community Development Department 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 described earlier in this report.

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 funds 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 Affordable Housing Task Group met quarterly to deal with the issue of affordable housing on a regional basis. Also, the City worked with the County on a comprehensive homeless grant for HUD Continuum of Care funds.
- 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 third 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 1,253 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 AND CDBG-CV 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 AND CDBG-CV 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 2023 Consolidated Annual Performance and Evaluation Report was made available to the public and interested parties beginning September 10, 2024 for a fifteen-day period. The report was made available for public review on the City's website homepage. In addition, a "Public Notice" for the public review period was published in the local newspaper.

A public hearing was held on the Consolidated Annual Performance and Evaluation Report on September 24, 2024. No comments during the public hearing or the fifteen-day review period were received.

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 2023 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 Santa Barbara Neighborhood Clinic Renovation Project which has been cancelled due to unexpected rise in costs.

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

No

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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
510-520 N Salsipuedes	Yes	9/27/23	Passed	-	-
21 E Anapamu	Yes	9/20/23	Passed, minor exterior repair needed	-	-
210 W Victoria	Yes	9/13/23	1 Findings, 2 concerns – all have been remedied	-	-
309-327 S Voluntario	Yes	12/7/23	Passed	-	-
416-424 E Cota	Yes	12/7/23	Passed	-	-
705 Olive	Yes	12/7/23	Passed	-	-

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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 Specialists and Housing and Human Services Manager 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.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

As reported on Table 7, a total of \$147,303.20 was receipted during the program year, which was combined with the prior year balance of 11,211.42, for a total of \$158,514.08. These funds were used to provide Tenant Based Rental Assistance to persons and families who were previously homeless. The

majority of persons assisted were 0%-30% of the AMI.

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.

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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	587				
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).	1				
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.					
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.	1				
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.	2				
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.					
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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.

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