



City of Santa Barbara 5-Year Plan for Use of Permanent Local Housing Allocation Funds (PLHA)

The California Department of Housing and Community Development has released a Notice of Funding Availability for the new Permanent Local Housing Allocation (PLHA) program for local governments to support eligible housing and homelessness activities.

The City of Santa Barbara is designated to receive \$453,109 in the first year of allocations, and an estimated five year amount of \$2,718,654. In order to receive the funds, the City has to submit an application, and a brief 5-year plan that states which of the PLHA program eligible activities the City intends to fund.

The following is the plan, which is available for public review until July 21, 2020. For questions on this document, contact EStotts@SantaBarbaraCA.gov.

Describe the manner in which allocated funds will be used for eligible activities:

The City of Santa Barbara plans to use PLHA funds for 2 activities: 1. To contract with City Net, a non-profit homeless outreach service provider that provides street outreach, case management services and individual housing stabilization plans to persons experiencing homelessness in Santa Barbara. 2. To hire an additional Rental Housing Mediation Specialist that provides information on tenants' rights, and provides free mediation to services to renters in Santa Barbara with the focus being on tenants facing eviction or termination of leases.

Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The PLHA funds will only be used to provide support services to homeless individuals who generally fall under the extremely-low income category, and per federal regulations are presumed to be low-income. In addition, the majority of clients seeking services from the Rental Housing Mediation Program (75%) are households at or below 60% of the AMI.

Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The City of Santa Barbara's Housing Element specifically outlines in its goals and policies that it will fund a range of housing, human and community service programs that meet the needs of special-needs populations including the homeless. The Housing Element also specified that the City will fund and support its Rental Housing Mediation Program to provide mediation assistance to tenants facing eviction or termination of lease. In addition, the Housing Element specified that it will provide funds to support the operations of homeless services providers.

One-Year Activities Detail

Eligible Activity -§301(a)(6) Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

Provide a description of how allocated funds will be used for the proposed Activity.

Approximately \$330,000 (77%) of the City's allocation will be used to contract with City Net. City Net has been providing street outreach services in the City of Santa Barbara with HEAP funds. This effort has been crucial in moving 22 individuals from off the street into permanent housing, and case managing 99 individuals.

The focus of the HEAP grant, however, is on the top 50 high-utilizers of emergency services, and not the general homeless population. In addition, the HEAP program is set to expire in June 30, 2021 and no new HEAP funding will be available. This PLHA grant would enable City Net to provide more Citywide outreach services - including case management and development of individual housing-stabilization plans - for an extended duration of time beyond the HEAP grant period.

The remaining portion of funds would be used to hire an additional Rental Housing Mediation Specialist. This position will help provide free assistance to tenants and landlords, as well as free mediation services, with the focus being on tenants facing eviction from their homes, or termination of their leases.

Both proposed activities are consistent with the housing goals outlined in the City's Housing Element. Also, the PLHA program allows up to 5% of the City's allocation to administer the grant, which will be used for program oversight, monitoring, fund disbursement, and contract compliance.

For the remaining four years of the PLHA 5-year plan, staff proposes to use its PLHA funds to assist persons who are experiencing or are at risk of becoming homeless, per the table below.

Complete the table below for each proposed Activity to be funded with 2019-2023 PLHA allocations.					
Funding Allocation Year	2019	2020	2021	2022	2023
Type of Activity for Persons Experiencing or At Risk of Homelessness	Navigation Centers				
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	95%	95%	95%	95%	95%
§302(c)(4)(E)(ii) Area Median Income Level Served	60%	30%	30%	30%	30%
§302(c)(4)(E)(ii) Unmet share of the RHNA at AMI Level	n/a	n/a	n/a	n/a	n/a
§302(c)(4)(E)(ii) Projected Number of Households Served	315	250	250	250	250
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity (55 years required for rental housing projects)	n/a	n/a	n/a	n/a	n/a