



City of Santa Barbara

2018 DRAFT Action Plan

Community Development Block Grant and HOME Programs

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

www.SantaBarbaraCA.gov/CDBG

Executive Summary

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

1. Introduction

Santa Barbara's 2015-2019 Consolidated Plan constitutes a strategic vision for housing and community development. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's vision are proposed in the Action Plan for 2018 as part of the strategy.

The 2018 Annual Action Plan includes application for funds under two different HUD formula programs (Community Development Block Grant and the HOME Investment Partnerships Program). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2018 to approximately \$1.6 million.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2015-19 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

Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, PATH, Domestic Violence Solutions and Transition House.

2. Decent Affordable Housing

To the extent possible, based upon the availability of funds, HOME funds will be used to continue working with local housing and service providers to provide security deposit loans and TBRA assistance.

3. Decent Housing Availability

Using CDBG repayment funds, to the extent possible based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.

4. Public Facilities and Infrastructure Improvements

Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.

5. Economic Opportunity

Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG Program Income funds and other private sources, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

6. CDBG Planning and Administration

The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).

7. HOME Planning and Administration

The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations), and monitoring of all HOME-funded projects/programs to comply with federal regulations of the HOME program.

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The program year 2018 Action Plan is the fourth of the City's 2015-2019 Consolidated Plan. Good progress has been made to date during the 2017 program year. Further, the City's most recently submitted Annual Performance and Evaluation Report for program year 2016 demonstrated that the City nearly meeting, meeting or exceeding its ConPlan goals in its current 5-year ConPlan period.

4. Summary of citizen participation process and consultation process

Summary from citizen participation section of plan.

In accordance with the City's Citizen Participation Plan, elements of the 2018 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan.

The Community Development and Human Services Committee (CDHSC) consists of 13 members who represent specific areas and interests of the community including the disabled community, senior community, Latino community, African-American community, homeless services, and each of the four low-income neighborhoods in the City. The CDHSC served as the initial conduit for information-gathering and plan review for this year's Action Plan. Each Community Development and Human Services Committee meeting is properly noticed and is open to the public. Public Hearings are widely announced and publicized in the local newspapers.

Key Dates

September 26, 2017: Public Hearing with CDHSC to solicit input on housing, social service and non-housing community development needs from the public. Notice was published in the local newspaper.

October 24, 2017: Public Meeting before City Council to approve program year 2018 CDBG and Human Services application process and priorities.

January 25 and 30, February 1 and 6, 2018: CDHSC held public interviews with applicants and developed recommendations.

March 22, 2018: Draft 2018 Action Plan available for public review for a 45-day period. Notice was published in the local newspaper. Copies of the Plan were made available online at www.SantaBarbaraCa.gov, in the Public Library, City Hall, and at the Community Development Department.

March 27, 2018: Public Hearing before City Council for CDHSC Report on Funding Recommendations for program year 2018 for CDBG and Human Services Funds.

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

In addition to the CDHSC, the City's Neighborhood Improvement Task Force met with the Santa Barbara Neighborhood Advisory Council (NAC). The NAC's role is to develop resident-focus on neighborhood issues. During these meetings, citizens identified and prioritized capital project applications to be submitted for review by the CDHSC.

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

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comment will be added after to comment period ends.

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

N/A.

7. Summary

The City took numerous steps, including public noticing, advertising and holding public meetings, to ensure citizen participation in the development of the 2018 Action Plan.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Santa Barbara	Community Development
CDBG Administrator	Deirdre Randolph/Elizabeth Stotts	Community Development
HOME Administrator	Deirdre Randolph/David Rowell	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The Lead agency is the City of Santa Barbara, Administration, Housing and Human Services Division.

Consolidated Plan Public Contact Information

Elizabeth Stotts, Community Development Programs Specialist, (805) 564-5461, or estotts@santabarbaraca.gov.

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

1. Introduction

The City developed its Program Year 2018 Annual Action Plan through consultation with the Santa Barbara City Housing Authority; City departments; social and health service providers; and adjacent local governments.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City is a partner in the Central Coast Collaborative on Homelessness (now known as Home for Good). This countywide collaborative effort will be described in greater detail later in this report. The City also actively participates on the Santa Barbara/Santa Maria Continuum of Care.

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Please see section AP-65 Homeless and Other Special Needs Activities for the City's Continuum of Care efforts.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

N/A, the City is not a recipient of ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

See Table 2, next page.

Table 2

1	Agency/Group/Organization	City of Santa Barbara
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Community Development and Human Services Committee held a Needs Assessment Public Hearing. In addition the committee provided input on community needs. This helped establish funding priorities for the 2018 Program Year.
2	Agency/Group/Organization	Housing Authority of the City of Santa Barbara
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the City of Santa Barbara assisted in the development of the Annual Action Plan by providing information on Public Housing Needs and Resident Initiatives. The HACSB also provided proposed activities to help meet the goals identified in the Consolidated Plan. Understanding the needs of the City's local PHA helped the City determine housing priorities for the 2018 Action Plan.
3	Agency/Group/Organization	County of Santa Barbara Housing and Community Development Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County of Santa Barbara was consulted on the Continuum of Care grants. The City is active on the CoC board and grant review committee.

4	Agency/Group/Organization	Sarah House of Santa Barbara
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Sarah House Santa Barbara provided information on its program need and proposed services for the year. A Human Services grant will be provided to assist the program.

5	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	PATH provided information on its program need and proposed services for the year. A CDBG Public Services and City Human Services grant will be provided to assist the program.

6	Agency/Group/Organization	DOMESTIC VIOLENCE SOLUTIONS
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Domestic Violence Solutions provided information on its program need for both the Emergency Shelter and Second Stage programs, and proposed services for the year. A CDBG Public Services grant and City Human Services grant will be provided to assist the programs.

7	Agency/Group/Organization	LEGAL AID FOUNDATION
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid Foundation provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

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

9 Agency/Group/Organization	Channel Islands YMCA
Agency/Group/Organization Type	Services-Children Services-homeless
What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CIYMCA provided information on its program need for both the Noah's Anchorage and Transitional Housing Programs, and proposed services for the year. A City Human Services grant will be provided to assist the programs.

10 Agency/Group/Organization	The Salvation Army
Agency/Group/Organization Type	Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

11	Agency/Group/Organization	St. Vincent's
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Vincent's provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

12	Agency/Group/Organization	Transition House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Transition House provided information on its program need and proposed services for the year. A CDBG Public Services Grant will be provided to assist the program.

13	Agency/Group/Organization	Willbridge of Santa Barbara, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Willbridge provided information on its program need and proposed services for the year. A City Human Services grant will be provided to assist the program.

14	Agency/Group/Organization	Women's Economic Ventures
	Agency/Group/Organization Type	Economic Development Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WEV provided information on its program need and proposed services for the year. A CDBG grant will be provided to assist the program.

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

All known agencies were consulted in this process. The City makes efforts to consult every entity possible in this process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Barbara	Some of the organizations receiving Continuum of Care funds are supported with City CDBG and City General funds.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City consulted numerous organizations in the development of this plan, which resulted in funding of various programs that will address the City's Consolidated Plan strategies.

AP-12 Participation - 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation - Summarize citizen participation process and how it impacted goal-setting

As described in the Consultation Section of this report, elements of the 2018 Annual Action Plan were developed with active citizen input, including a citizen advisory committee who participated in the development of the various sections of the Plan. Efforts to broaden participation included public hearings, noticing in newspapers, and on the City website. As a result of this effort, numerous organizations participated in the development of this year's Action Plan.

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Newspaper Ad	Non-targeted/broad community	Notice of the September 26, 2017 needs assessment hearing for development of the Consolidated Plan and Program Year 2018 Action Plan was published.	See results of the public hearing, below.	N/A
Public Meeting	Non-targeted/broad community	The Community Development and Human Services Committee, many of them active service providers and representatives of the targeted groups, held the hearing on 9/26/17 to solicit public input on community development needs.	No comments were received.	N/A
Public Meeting	Non-targeted/broad community	The public meeting was held before the City Council on October 24, 2018 to hear the funding-priority recommendations of the CDHSC. The meeting was well attended.	Council maintained funding priorities the same as previous years.	No comments were received.
Newspaper Ad	Non-targeted/broad community	Notice of the availability of CDBG funds was published in the local newspaper and on the City's website homepage. A total of 56 funding requests were received.	See results of public interviews below.	N/A
Public Meeting	Non-targeted/broad community	Four public interviews were held for all prospective applicants of CDBG and City Human Service funds.	A total of 56 organizations were interviewed presenting their need for funds. As a result 56 organizations were funded, of those 3 were funded with CDBG public service funds, 5 construction projects were funded with CDBG and 1 economic development program.	N/A
Public Meeting	Non-targeted/broad community	A second Public Meeting was held before the City Council on March 27, 2018 to present the 2018 Action Plan. This meeting notice was published on the local newspaper and notices were sent to interested parties.	Organizations in attendance expressed gratitude for the funding recommendations and urged the City Council to approve them.	N/A
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published soliciting public comment on the draft Program Year 2018 Action Plan.	No comments were received.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. The Consolidated Plan contains an inventory of Federal, State, and local programs (both public and private) available to carry out the Plan.

Table 5 below summarizes the federal, state and local resources estimated to be available in Program Year 2018 to help address the needs identified in the Five-Year Consolidated Plan. The funding amounts identified are based on assumed level CDBG/ HOME funding from the previous year. The City has not received its allocation of CDBG/HOME funds. The City has implemented a contingency plan in the event that CDBG/HOME funds are higher or lower than estimated, and a revised 2018 Action Plan will be publicized.

Table 5 - Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources :\$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	853,991	320,000	35,888	1,209,879	1,220,245	Entitlement funds allocation plus estimated program income plus prior-year resources. These figures assume level entitlement amounts.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	352,700	85,000	0	437,700	364,300	Entitlement allocation plus estimated program income. These figures assume level entitlement amounts.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds play a crucial role in implementing the Action Plan. Local private and non-federal funds are insufficient to meet the heavy demand for housing and services in our community.

Agencies receiving CDBG and HOME funds use those funds to get a commitment from other funding sources and increase their stakeholders. This encourages collaboration and partnerships between agencies and enhances the level of services agencies are able to provide low and moderate-income residents.

Leveraging federal funds enables agencies to be more competitive and have a higher success rate. They can build a base of private financial support and increase sustainability by bringing on partners who will have an incentive to continue supporting the agency after the federally-funded grant period ends.

Below are non-entitlement resources the City makes available to, or are received by, the City's partners vital to meeting its ConPlan strategy:

- Section 8 funds: The Housing Authority of the City of Santa Barbara administers the Section 8 program in the City and receives approximately \$24 million in Section 8 funds annually to provide rent subsidies to more than 2,000 residents.
- Continuum of Care funds: The City is a partner in the County of Santa Barbara Continuum of Care which receives approximately \$1.7 million for countywide projects. Some of those funds are allocated to programs supported with City CDBG funds.
- Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding for the construction of affordable rental housing. They provide a credit against federal tax liability.
- Human Services Grants: The city budget commits approximately \$700,000 annually from the city's General Fund for human services. Human Services funds are intended to support programs that provide basic human needs, such as food and shelter, and programs that preventative in nature or promote high degree of functioning. Many of the programs supported through this source aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and other supportive services to persons who are homeless or at risk of becoming homeless.
- Santa Barbara General Fund: The city commits General Funds to support homeless programs such as the Restorative Policing program, which helps chronically homeless individuals achieve self-sufficiency, and the PATH winter shelter, which expands shelter capacity from December through March.
- Private Banks: Women's Economic Ventures receives private bank funds to support the Community Development Loan Fund, which is augmented with repayment funds from previously provided CDBG seed money.
- HUD VASH: People Assisting the Homeless (PATH) has been providing HUD-VASH case management services for 25 individuals in Santa Barbara since 2013 through vouchers administered by the County Housing Authority.

HOME Match

As noted on Table 8 – Project Summary, the City will utilize HOME funds to assist local housing and service providers to provide security deposit loans and TBRA assistance in accordance with Section §92.209. TBRA funds may not be used to pay for case management; therefore, matching contributions shall include the value of voluntary supportive services provided to tenants receiving HOME tenant-based rental assistance during the term of the tenant-based rental assistance contract. The supportive services are necessary to facilitate independent living or are required as part of a self-sufficiency program. Examples of supportive services may include: case management, mental health services, and counseling as per Section §92.220. Excess match contributions will be rolled over to the following year.

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

n/a

Discussion

Expected resources include local public and private funds that will be used to support programs included in this Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Assisting the Homeless	2015	2019	Homeless	City of Santa Barbara	Homeless	CDBG: \$128,099	1,360 persons assisted PATH: 890 DVS: 130 Transition House: 340
Decent Affordable Housing	2015	2019	Affordable Housing Public Housing	City of Santa Barbara	Decent Housing	HOME: \$402,430	TBRA: 48 Other (Sec. Dep.): 36
Decent Housing Availability	2015	2019	Affordable Housing	City of Santa Barbara	Decent Housing Fair Housing	CDBG: \$251,540	Rental units rehabilitated: 13 Housing Units Other (FH): 1 Other
Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	City of Santa Barbara	Public Facilities and Infrastructure	CDBG: \$540,982	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Public Facilities 2 Neighborhood Improvements 3 Rehabilitation
Economic Opportunity	2015	2019	Non-Housing Community Development	City of Santa Barbara	Economic Development	CDBG: \$70,000	Public Service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Businesses assisted: 3 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Assisting the Homeless
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, People Assisting The Homeless (PATH), Domestic Violence Solutions and Transition House. Using non-CDBG funds, the City will provide financial assistance to programs that aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and supportive activities to persons who are homeless or at risk of becoming homeless.
2	Goal Name	Decent Affordable Housing
	Goal Description	The City will continue working with local housing and service providers to provide security deposit loans and TBRA assistance.
3	Goal Name	Decent Housing Availability
	Goal Description	Using CDBG repayment funds, to the extent possible, based upon the availability of funds, the City will assist affordable housing developers to rehabilitate low-income rental units. Using CDBG administrative funds, the fair housing program will respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities. In addition, using General Funds, the City will continue to support programs that make affordable housing available to vulnerable populations for example, programs such as Rental Housing Mediation and Legal Aid Foundation.
4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities, parks, and infrastructure, and non-profit service providers' facilities.
5	Goal Name	Economic Opportunity
	Goal Description	Using CDBG funds, the City will support self-employment training programs targeted to low and moderate-income business owners, or persons wishing to start a business. Using CDBG repayment funds and private bank funds, Women's Economic Ventures will continue to provide business loans to persons who do not qualify for conventional bank loans.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

As presented in Table 6 above, the City's one-year goal is to provide affordable housing opportunities to 97 extremely low, low and moderate income households through the following activities:

- Tenant-based rental assistance/ Security Deposit assistance
- Rehabilitation of rental units

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are based on the City's identified priority needs and activities. Projects/programs operated citywide are noted. The majority of the projects are targeted low and moderate income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

The funding amounts identified are based on assumed level CDBG/ HOME funding from the previous year. The City has not received its allocation of CDBG/HOME funds. The City has implemented a contingency plan in the event that CDBG/HOME funds are higher or lower than estimated, and a revised 2018 Action Plan will be publicized.

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
PATH Homeless Center	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$27,499
Domestic Violence Solutions Emergency Shelter	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$30,600
Transition House	City of Santa Barbara	Assisting the Homeless	Homeless Assistance	CDBG: \$70,000
Security Deposit Loan Program	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$21,000
Tenant Based Rental Assistance	City of Santa Barbara	Decent Affordable Housing	Decent Housing	HOME: \$381,430
Housing Rehabilitation Loan Program (Multi Unit)	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$240,000
Fair Housing Program	City of Santa Barbara	Decent Housing Availability	Decent Housing	CDBG: \$11,540
City Neighborhood Improvement Task Force	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$314,238
Cliff Drive Childcare Center	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$63,294
Sanctuary Center Rehab	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$75,535
Jewish Federation	City of Santa Barbara	Public Facilities and Infrastructure Improvements	Public Facilities and Infrastructure	CDBG: \$87,915
Women's Economic Ventures Loan Fund	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$20,000
Women's Economic Ventures Self Employment Training	City of Santa Barbara	Economic Opportunity	Economic Development	CDBG: \$50,000
CDBG Administration	City of Santa Barbara	CDBG Planning and Administration	Planning for Housing and Community Development	CDBG: \$219,258
HOME Administration	City of Santa Barbara	HOME Planning and Administration Housing	Planning for Housing and Community Development	HOME: \$35,270

Table 8 – Project Summary

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Santa Barbara has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation,

and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that due to the extremely high cost of rental and ownership housing, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face. In addition, high priority has been placed on programs that assist the homeless due to the high level of homeless persons found by the 2017 Point in Time Count as described in the Homeless Needs Assessment of the Consolidated Plan.

The basis for giving priority to public facilities, parks and infrastructure was determined from the non-housing community needs assessment of the Consolidated Plan, which identified several projects in the City's Capital Improvement Plan that would be CDBG eligible. In addition, the Consolidated Plan found that CDBG funds are one of few funding sources that are available to non-profit organizations for capital improvements.

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. During the last Consolidated Plan period, the City's CDBG allocation dropped by 32% and the HOME allocation by 56%. These cuts, along with the state's elimination of Redevelopment Agencies, are the main obstacles to meeting underserved needs.

AP-38 Projects Summary

Project Summary Information

1	Project Name	People Assisting The Homeless (PATH)
	Target Area	City of Santa Barbara
	Goals Supported	Assisting the Homeless
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$27,499
	Description	PATH is a full-service, residential wellness center for the homeless. Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management, alcohol and drug recovery counseling, job development, benefits procurements, housing assistance and an on-site health clinic.
	Target Date	6/30/2019
	Location Description	816 Cacique Street
	Planned Activities	PATH will provide residential wellness center for approximately 890 homeless individuals. Services include temporary housing to stabilize individuals, case management, three meals a day, hygiene support, mental health assessment and case management, alcohol and drug recovery counseling, job development, benefits procurements, housing assistance and an on-site health clinic.

2	Project Name	Domestic Violence Solutions Emergency Shelter
	Target Area	City of Santa Barbara
	Goals Supported	Assisting the Homeless
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$30,600
	Description	The emergency shelter provides safe shelter and basic needs (food, clothing) up to 45 days. An individualized client plan includes referrals, professional clinical counseling and strategies for financial and housing issues. Educational groups are conducted for health topics, parenting, safety and boundaries, relationships, stress management, budgeting and other life skills. Emergency shelter services are 24 hours, 7 days a week. Provide hot line assistance and respond to calls from 911 law enforcement or area hospitals.
	Target Date	6/30/2019

Location Description	Confidential location, serving Santa Barbara residents.
Planned Activities	The emergency shelter plans to provide safe shelter and basic needs (food, clothing) to 130 victims of domestic violence and their children.

3 Project Name	Transition House
Target Area	City of Santa Barbara
Goals Supported	Assisting the Homeless
Needs Addressed	Homeless Assistance
Funding	CDBG: \$70,000
Description	Transition House offers emergency housing and three meals a day for 90 days to low-income Santa Barbara area homeless families with children. Clients receive case management, career counseling, social service referrals, ESL classes, specialized children's programming, sliding scale licensed infant care, basic medical exams, and budgeting instruction. The shelter is open year round and serves only homeless families with children.
Target Date	6/30/2019
Location Description	425 E. Cota Street
Planned Activities	Transition House plans to provide emergency housing and three meals a day for to 340 low-income Santa Barbara area homeless families with children.

4 Project Name	Security Deposit Loan Program
Target Area	City of Santa Barbara
Goals Supported	Decent Affordable Housing
Needs Addressed	Decent Housing
Funding	HOME: \$21,000
Description	HOME program income provides security deposit assistance to assist persons in securing permanent rental housing.
Target Date	6/30/2019
Location Description	Within Santa Barbara City limits. Admin office, 630 Garden St. Santa Barbara, Ca. 93101

Planned Activities	HOME program income will provide security deposit assistance to assist persons in securing permanent rental housing. This program is operated by the Housing Authority of the City of Santa Barbara using HOME Program Income.
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5 Project Name	Tenant Based Rental Assistance
Target Area	City of Santa Barbara
Goals Supported	Decent Affordable Housing
Needs Addressed	Decent Housing
Funding	HOME: \$ 317,430
Description	To provide rental assistance to special needs persons (homeless or imminently at risk of being homeless) in order to secure permanent rental housing.
Target Date	
Location Description	Admin office, 630 Garden St. Santa Barbara, Ca. 93101
Planned Activities	TBRA programs are be operated by housing partners such as the Housing Authority of the City of Santa Barbara, and Transition House or others based upon Request For Proposals submissions and funding availability.

6 Project Name	Housing Rehabilitation Loan Program
Target Area	City of Santa Barbara
Goals Supported	Decent Housing Availability
Needs Addressed	Decent Housing
Funding	CDBG: \$240,000
Description	The City's Housing Rehabilitation Loan Program Multi Unit (HRLP) facilitates the rehabilitation of low-income rental units. Preservation, energy efficiency and health and safety hazards are the main priorities of the program. Lead-based paint abatement is a component of the program and every unit selected for rehab is tested. Elimination or encapsulation remedies are implemented if lead is detected.
Target Date	
Location Description	Within Santa Barbara City limits. Admin office, 630 Garden St. Santa Barbara, Ca. 93101

Planned Activities

To the extent possible, based upon the availability of funds, the City's Housing Rehabilitation Loan Program Multi Unit (HRLP) will facilitate the rehabilitation of low-income rental units during the program year. Administration of the program.

7	Project Name	Fair Housing Program
	Target Area	City of Santa Barbara
	Goals Supported	Decent Housing Availability
	Needs Addressed	Decent Housing
	Funding	CDBG: \$11,540
	Description	The City's Fair Housing Program respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.
	Target Date	6/30/2019
	Location Description	Within Santa Barbara City limits. Admin office, 630 Garden St. Santa Barbara, Ca. 93101
	Planned Activities	Respond to inquiries, investigate reported cases of housing discrimination and educate the public on housing rights and responsibilities.

8	Project Name	City Neighborhood Improvement Task Force
	Target Area	City of Santa Barbara
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$314,238
	Description	The NITF is an interdepartmental task force comprised of City staff from the Public Works, Community Development, Fire, Police, and Parks & Recreation Departments, and the City Administrator's and City Attorney's Offices. The purpose of the NITF is to identify and carry out neighborhood-improvement projects.
	Target Date	6/30/201
	Location Description	Within Santa Barbara City limits in locations described under Planned Activities.

- Planned Activities**
1. Install ADA-compliant access ramps at priority intersections in the Oak Park neighborhood along Alamar Avenue.
 2. To install a new playground at Ortega Park.

9	Project Name	Cliff Drive Care Center
	Target Area	City of Santa Barbara
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$63,294
	Description	Cliff Drive Care Center operates early childhood education programs which encourage emotional, physical, social, and cognitive growth with curriculum tailored to each stage of development.
	Target Date	6/30/2019
	Location	1435 Cliff Drive
	Description	Santa Barbara, Ca. 93109
	Planned Activities	To convert an existing building into an infant care center. This project will include adding an 1,800 square outdoor play area and a surrounding fence.

10	Project Name	Sanctuary Center Outpatient Mental Health Building Rehabilitation
	Target Area	City of Santa Barbara
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$75,535
	Description	The program provides supported mental health services to low income persons in our community who are afflicted with mental illness or co-occurring disorders.
	Target Date	6/30/201
	Location	1136 De La Vina Street
	Description	Santa Barbara, Ca. 93101
	Planned Activities	Replace the porch where clients enter the facility and replace a dilapidated exterior wall.

11	Project Name	Jewish Federation Community Center
	Target Area	City of Santa Barbara
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Public Facilities and Infrastructure

Funding	CDBG: \$87,915
Description	Transition House operates an emergency shelter for homeless families with children, along with transitional and permanent supportive housing, providing a housing continuum that families can move through while working to achieve stable, permanent housing placement in the community.
Target Date	6/30/2019
Location	524 Chapala Street
Description	Santa Barbara, Ca. 93101
Planned Activities	Make safety upgrades including replace courtyard sliding doors with laminated glass and level off door thresholds for accessibility for those using walkers and wheelchairs, and replace two emergency exit doors.

12 Project Name	Women's Economic Ventures Loan Fund
Target Area	City of Santa Barbara
Goals Supported	Economic Opportunity
Needs Addressed	Economic Development
Funding	CDBG: \$20,000
Description	Community Development Loan Fund will be operated by Women's Economic Ventures. The program provides small business loans to persons who do not qualify for conventional bank loans. CDBG previously provided seed money to help establish the revolving loan fund.
Target Date	6/30/2019
Location	333 S. Salinas St.
Description	Santa Barbara, CA 93103
Planned Activities	Approximately three small business loans will be made.

13 Project Name	Women's Economic Ventures Self Employment Training
Target Area	City of Santa Barbara
Goals Supported	Economic Opportunity
Needs Addressed	Economic Development
Funding	CDBG: \$50,000
Description	Women's Economic Ventures provides 14-week Self Employment Training courses to assist individuals to establish, stabilize, or expand their micro-enterprise businesses.

	Target Date	6/30/2019
	Location	333 S. Salinas St.
	Description	Santa Barbara, CA 93103
	Planned Activities	Women's Economic Ventures will provide Self Employment Training Program scholarships to up to 20, as funds allow, low-moderate income persons.
14	Project Name	CDBG Administration
	Target Area	City of Santa Barbara
	Goals Supported	CDBG Planning and Administration
	Needs Addressed	Planning for Housing and Community Development
	Funding	CDBG: \$230,798
	Description	City staff administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.
	Target Date	6/30/2019
	Location	Admin office, 630 Garden St.
	Description	Santa Barbara, Ca. 93101
	Planned Activities	To administer the CDBG program to meet Federal Department of Housing and Urban Development regulations.
15	Project Name	HOME Administration
	Target Area	City of Santa Barbara
	Goals Supported	HOME Planning and Administration
	Needs Addressed	Planning for Housing and Community Development
	Funding	HOME: \$35,270
	Description	City staff administer the HOME program to meet federal regulations.
	Target Date	6/30/2019
	Location	Admin office, 630 Garden St.
	Description	Santa Barbara, Ca. 93101
	Planned Activities	City staff administer the HOME program to meet federal regulations.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts

with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.01, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.01, 11.02, 12.06, 12.08, and 13.04).

HOME TBRA funds may be used citywide and within the South Coast area of Santa Barbara County (between Gaviota and the Ventura County line).

Geographic Distribution

Target Area	Percentage of Funds
City of Santa Barbara	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The areas stated above generally correspond to areas with the highest concentrations of Hispanic households, the predominant minority group in Santa Barbara at 38% of the City's 2010 population. The two other primary minority groups in the City - Asians and African Americans - represent just 3% and 1% of the City's population, respectively.

The highest priority has been assigned to the needs of the lowest income residents, based on the assumption that in this high cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other limitations they may face.

Discussion

As stated above, the City of Santa Barbara utilizes CDBG and HOME funds for projects/programs operated citywide. However, the majority of the construction projects are targeted to the most-needy neighborhoods: those census tracts with 51% or more of the residents who are low- or moderate-income (all or portions of census tracts 3.01, 3.02, 6, 7, 8.01, 8.04, 9, 10, 11.01, 11.02, 12.06, 12.08, and 13.04). These areas are also areas of racial/minority concentration.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The City's efforts to provide access to affordable housing are described in the Annual Goals and Objectives section of this Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	36
Non-Homeless	56
Special-Needs	5
Total	97

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	84
The Production of New Units	0
Rehab of Existing Units	13
Acquisition of Existing Units	0
Total	97

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The description of the activities is found in the Annual Goals and Objectives section of this report.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority of the City of Santa Barbara (HACSB) is a local public agency that provides safe, decent, and quality affordable housing and supportive services to eligible persons with limited incomes, through a variety of federal, state, local and private resources. The Housing Authority's Commission is appointed by the City Council.

The Housing Authority is in the process of completing a \$25 - \$30 million redevelopment plan to rehabilitate its Public Housing inventory after transitioning out of the HUD-Assisted Public Housing program through HUD's new Rental Assistance Demonstration (RAD) program. Many of the Authority's HUD-assisted Public Housing units were aging and in need of rehabilitation, but there are currently no funding sources for these developments while remaining in the HUD public housing program. The RAD program will allow for much needed rehabilitation and flexibility of funding sources for the associated costs.

The transition process began in 2013 when 180 senior HUD-assisted Public Housing units were removed from HACSB's Public Housing program via the Department of Housing and Urban Development's (HUD) Section 18 Disposition. The Housing Authority received 180 Tenant Protection Vouchers through this

action. The disposition included two senior housing developments that have been “designated senior housing” but are no longer part of HACSB's portfolio. By March of 2016, an additional 128 HUD-assisted Public Housing units were removed through HUD's Rental Assistance Demonstration (RAD) program, providing Section 8 rental subsidies for needed ongoing revenue. The final transition of the Authority's remaining 188 units occurred in October, 2016 and all RAD related property rehabilitation will be completed by October 31, 2017.

Part of the transition process required the Housing Authority to establish an instrumentality non-profit (with an identical Board as the Housing Authority Commission), Santa Barbara Affordable Housing Group, to assume ownership of the former HUD-assisted public housing developments. Despite the change in ownership, the Housing Authority continues to day-to-day management and operations of all former 496 HUD-assisted public housing units.

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

The needs of public housing are addressed in the Public and Assisted Housing section of the Consolidated Plan. In addition, the Housing Authority's Five-Year Action Plan, for the period of April 1, 2014 through March 31, 2019 examines the community's affordable housing needs and charts the HACSB's course to help address these needs by establishing measurable goals and objectives for improving operations and furthering its mission to provide affordable housing.

The City of Santa Barbara's actions to address the needs of public housing are included in the Projects section of the Action Plan as part of the City's overall strategy: Tenant Based Rental Assistance, Security Deposit Assistance, Housing Rehabilitation Loan Program, New Construction of Affordable Housing, Affordable Housing Rehabilitation Assistance, and Affordable Housing Acquisition Assistance.

HACSB currently has several affordable housing projects in various phases of development. Grace Village (which broke ground in January of 2017 and is expected to be completed in early 2018) will add 58 one-bedroom senior housing units to the City at the former site of Grace Lutheran Church at 3869 State Street. The Gardens on Hope, a 90 studio-unit senior housing project with on-site services, is in the final phase of pre-development with a Low Income Housing Tax Credit application submitted. Johnson Court, also in pre-development, will be an affordable housing development serving the homeless veteran population in Santa Barbara. The proposed project provides 16 studio units for very low and low-income veterans, a one-bedroom manager unit, and common area and office space to accommodate the provision of services and activities on-site.

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

In general, the Housing Authority has empowered a Resident Council/Resident Advisory Board to serve as a focal point of information and feedback to the Housing Management and Property Development Departments. Periodic resident surveys are coordinated by the Resident Council to solicit valuable input from those who might not otherwise voice their opinions. The role of the Resident Council is invaluable as it affects current and future program/grant evaluation and development.

The Housing Authority is also operating a Family Self-Sufficiency (FSS) program. This program is designed to assist Section 8 participants and public housing tenants in setting goals and moving towards economic

self-sufficiency. 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. As of March 2017, two-hundred-seventy-one (271) families have graduated from the Family Self-Sufficiency program; eighty-seven (87) of which are off all forms of housing assistance, and forty-six (46) of which are first-time homeowners.

The Housing Authority also has two tenant participants on the Housing Authority Commission/Board of Directors. The Housing Authority will continue to coordinate a resident council for the tenants. The Housing Authority is also represented on the City's Community Development and Human Services Committee which oversees the CDBG funding process and recommends funding allocations to the City Council.

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

N/A. The Housing Authority of the City of Santa Barbara is a "High Performer" under the Section 8 Management Assessment Program.

Discussion

The Housing Authority of the City of Santa Barbara takes necessary steps to address the needs of public and assisted housing and encourages residents to become more involved in management, more self-sufficient and participate in homeownership.

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

Introduction

Santa Barbara's Continuum of Care program for the homeless is a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of the community. The City will continue the following actions during the Action Plan period:

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City supports numerous outreach and assessment programs for homeless individuals. They are:

- **Restorative Policing** - The Restorative Policing Program helps chronically homeless individuals achieve self-sufficiency. The program works with clients to place them in detox, housing, or work programs, and is staffed by two sworn officers, Community Service Liaisons, and Restorative Outreach Specialists.
- **Noah's Anchorage Street Outreach** - This program serves young people, ages 16-24, by providing outreach to youth on the streets on a regular basis. Services are aimed specifically at marginalized youth populations that are not seeking services through other community-based organizations.
- **New Beginnings Safe Parking** - The Safe Parking Program provides overnight safe parking and case management assistance to individuals and families who live in their vehicles. This program provides weekly street outreach with community volunteers to reach out to newly homeless and connect them with services.
- **People Assisting the Homeless (PATH)** - PATH Santa Barbara is an interim housing program designed for people experiencing homelessness stabilize and work towards permanent housing goals. PATH will outreach to persons living on the streets to promote their services and interim housing opportunities.
- **Freedom Warming Centers** - Volunteer outreach teams are notified of weather related warming center activations to notify homeless individuals.
- **Willbridge** - This supportive housing program offers a street outreach team that interacts with homeless individuals (including disabled, minorities, women, seniors, etc.) on a weekly basis to provide basic essentials, evaluate well-being, and offer encouragement to become housed.

In addition, as a member of the Santa Barbara/Santa Maria Continuum of Care (CoC), the City has actively helped implement the County's Coordinated Entry System (CES) operated by Home for Good (formerly C3H) to standardize the process by which people experiencing homelessness access housing and homeless services.

The City is represented on the CoC Board, and commits to the continued oversight of the CES. In addition, the City will encourage participation of our local housing and homeless service providers, particularly recipients of City Human Services and Community Development Block Grant funds, in the CES.Addressing the emergency shelter and transitional housing needs of homeless persons

The City has and will continue to address emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as:

- **PATH Winter Shelter** for emergency overnight shelter from December 1 to March 31 on nights when it is either 40 degrees or colder, or when there is at least a 50 percent chance of rain forecast for two nights in a row;
- **PATH** for year round emergency beds, temporary and transitional shelter, and social services;

- **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;
- **Salvation Army Hospitality House** for transitional shelter and case management to homeless men and women;
- **Sarah House** for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses;
- **Noah's Anchorage Youth Shelter** for temporary housing and crisis intervention services for homeless, runaway or disenfranchised youth;
- **My Home** for transitional housing for youth aging out of foster care;
- **WillBridge** for temporary shelter as an alternative to incarceration for those with mental illness; and;
- **Rescue Mission** also provides emergency shelter ten days per month per individual.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to support programs whose mission it is to help homeless person transition to permanent housing. This Action Plan identifies several projects that City will fund during this program year, including Tenant Based Rental Assistance and security deposit assistance activities, as well as homeless shelters for individuals and families that have outlined program goals to move persons into permanent housing.

To meet the needs of the chronically homeless, Santa Barbara will continue to support and expand direct access to housing and “housing first” programs that are successful in getting the homeless off the streets and out of shelters. The City will also continue to pull together and seek additional resources to build permanent supportive housing units, expand the number of permanent housing subsidies, maintain a balanced approach to housing chronically homeless singles and families for continued reductions in these areas, and focus on ending homelessness rather than managing it.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City helps prevent low-income individuals and families with children (especially those with incomes below 30% of median) from becoming homeless through programs such as the Rental Housing Mediation program, Fair Housing Enforcement Program, Legal Aid, PATH, and Transition House, all of which have substantial programs to assist in homeless prevention. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls. The Rental Housing Mediation program assists and/or mediates disputes between tenants and landlords to prevent the possibility of displacement/homelessness. The Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers.

Discussion

As discussed above, the City's goal is to have a seamless continuum of care for the homeless. The City has implemented a multi-pronged effort to provide adequate housing and social services to this very vulnerable segment of our community.

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

Introduction

Barriers to affordable housing in Santa Barbara include market factors, physical limitations and government regulations, as described in Section MA-40 of the Consolidated Plan. These barriers are present when the incentive to develop affordable housing does not exist due to excessive costs. Some of these costs are motivated by economic conditions; others are the result of various political actions. This section will outline the City's strategy to remove or ameliorate those negative effects.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Continue to provide incentives (financial and management) in cooperation with HACSB and private developers to use underutilized and small vacant parcels to support affordable development on infill sites. Develop an inventory of all land in the City owned by the City, County, State and Federal governments, local School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.

Continue to implement inclusionary housing requirements on new ownership developments to provide below market rate units. Through the use of resale controls, subsidized units will continue to be available to moderate income households for many years. Continue to pursue funding assistance for first-time homebuyers.

Continue to support lot consolidation and development on small infill sites. Actively pursue the dedication of surplus public land for affordable housing, and evaluate opportunities for the integration of housing above public and private parking lots. Coordinate with property owners and developers to encourage the development of housing at key shopping centers.

Continue to operate the HRLP Program as funds allow for multi-family properties. Assist in preserving the existing rental housing stock by allowing the reconstruction or rehabilitation of apartments at non-conforming General Plan densities and zoning standards.

Continue to provide development standard incentives, such as reductions in lot area, unit size, setback, open space and parking. Implement State density bonus law to facilitate the provision of units affordable to very low and low income renter households, and moderate income owner households.

Implement actions identified in the 2015-2023 Housing Element to expedite the review process for residential infill and affordable housing projects, including establishing guidelines for Multi-Family Design and infill projects.

Continue to allow residential use in most commercial districts, with higher densities permitted for projects with an affordability component. Through the Average Unit Density Incentive Program, the City will encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street by providing incentives such as:

- Increased density overlays up to 63 du/ac
- Higher Floor Area Ratios (FAR) when such standards are developed
- More flexibility with zoning standards (e.g., reduced parking standards)
- Expedited Design Review process
- Fee waivers or deferrals

Continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Continue to encourage HUD to grant an exception Fair Market Rent for Santa Barbara, or define a separate housing market for the higher cost South County area.

Continue to focus its highest residential densities in commercial districts and outside established residential neighborhoods. Continue the provision of quality affordable housing with complementary design to enhance compatibility with the surrounding area. Provide opportunities for neighborhood input on project design.

Discourage clustering of affordable projects in particular neighborhoods. Policies to require scattered site development will continue to guide the location of affordable housing sites.

Discussion

The City of Santa Barbara continues its efforts to address barriers to affordable housing.

AP-85 Other Actions - 91.220(k)

Introduction

The City of Santa Barbara undertakes the actions listed below.

Actions planned to address obstacles to meeting underserved needs

The major obstacles include the high and sustained demand for public services, as well as the lack of funding. To address these obstacles the City has developed the funding priorities described in this Action Plan in order to make the most use of the City's available resources.

Actions planned to foster and maintain affordable housing

The City's efforts to foster and maintain affordable housing are identified in the Annual Affordable Housing Goals section of this Plan.

Actions planned to reduce lead-based paint hazards

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

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 the city's program complies with these regulations.

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead if not statutorily exempt and asbestos. When a lead-based paint or asbestos hazard is present, the City or the City's sub-grantee contracts with a lead / asbestos consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test(s) and the clearance report(s). In Section 8 programs, staff annually inspects units on the existing program and new units as they become available. In all cases defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

Actions planned to reduce the number of poverty-level families

The 2011-2015 American Community Survey reported that 13.9 percent of City residents had incomes below the poverty level, which remained steady from the 14.2 percent during the 2007-2011 ACS. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions. Major factors affecting the increase in poverty are unemployment and underemployment and climbing costs, especially of safety-net expenditures like insurance and medical care.

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

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

Another City-wide initiative involves a gang activity reduction strategy. Noting the high correlation between the rate of poverty and low per-capita income with the concentration of crime activity, the City must target low-income families with the assistance they need, in home and at school, to curtail the negative effects of gang related activity on the individuals involved and the community at large. Those living in low-income families are more frequently being exposed to violence, either as a victim or as a witness.

Youth development programs must be included with support programs to enable these families to earn enough income to become stable. Immediate action is needed in the poorest households, and there is a need for better coordination of programs to strengthen their impact and maximize resources.

Actions planned to develop institutional structure

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 maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through regular contact and inter-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 interacts 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 requires agencies to submit monthly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Also, the City participates 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 and local housing providers.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

One of the roles of the CDHSC is to foster integration, coordination and cooperation of human service providers in the City of Santa Barbara in order to better serve human needs. Further, the City will encourage joint reviews of funding program guidelines and regulations. This will be undertaken to increase coordination between CDBG and other funding programs.

Discussion

The City of Santa Barbara continues its efforts to address obstacles to meeting underserved needs, foster and maintain affordable housing, to reduce lead-based paint hazards, reduce families in poverty, develop institutional structures, and to enhance the coordination between public and private housing and social service agencies.

Program Specific Requirements

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

Introduction

The City undertakes the following Program Specific Requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	320,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	320,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220.(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A. The City only invests HOME funds in a manner consistent with the forms of assistance specified in 24 CFR 92.205(b). These have included interest-bearing loans, deferred and amortized payment loans, or grants. The majority of assistance comes in the form of deferred payment loans.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

To the extent possible, based upon availability of funds, the City proposes to use HOME funds for rental activities only. The City currently has no plans to use HOME funds for homebuyer activities, however, in the event HOME funds are used, written agreements between the City, developer and individual homebuyer would be recorded on the property that include requirements consistent with the HOME Final Rule. The affordability period imposed by the City far exceeds the minimum period established in the HOME Final Rule. The City follows the Resale provisions (and not the Recapture provisions) as established in the HOME Final Rule and does not presume that market rate ownership housing exists in any area of the City that would be affordable to low-income households without the imposition of enforcement mechanisms.

Our affordability covenants include the following guidelines:

1. Language requiring that the housing is made available for subsequent purchase only to another low income buyer
2. Owner must occupy their home as a principal residence

- 3. Owners who sell their homes are guaranteed a fair return on their investment (including original purchase price and capital improvements)
- 4. Unit will remain affordable to lower-income household buyers
- 5. The affordability period exceeds the minimum period established in the HOME Final Rule. The period is 90 years. If the property is sold before the initial 90-year term has expired, then the new buyer signs a new 90-year covenant.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City follows the Resale provisions per the HOME Final Rule as described in the Homebuyer Activities Section above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City currently has no plans to use HOME funds to refinance existing debt.

Discussion

The City of Santa Barbara meets the program specific requirements as outlined above.

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