

The reason for the change to Action Plan FY 2015-16 for Peoples' Self Help Housing Corporation (PSHHC) is to fund the acquisition portion of the Sierra Madre Cottages project, rather than the land improvements. Basically, CDBG funding will be used differently, but no additional funding will be provided. Sierra Madre Cottages is a 39-unit affordable housing development for seniors 62 years of age and older who meet the 60 percent or below area median income. The agency had wanted to use the funding for land improvements, but since that time, the storm water system design approved by the City involves on-site hydrology and filtration systems. This improvement is principally on-site, and not covered under CDBG. Therefore, off-site costs that had been predicated prior as CDBG-eligible have now changed, and are much less than prior estimates. For this reason, PSHHC asked to re-purpose CDBG funding and use the allocation as a source for acquisition of the project site. This affected the CDBG allocation given to PSHHC during FY 2017-18 as well. That action plan was also amended.

## **Executive Summary**

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

#### **1. Introduction**

#### **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.

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

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

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

#### **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.

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

#### **7. Summary**

**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.

Agency Role	Name	Department/Agency
Lead Agency	SANTA MARIA	
CDBG Administrator	SANTA MARIA	Community Development / Special Projects Division
HOME Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

**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))**

**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.**

**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**

**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**

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

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

**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?

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

**Narrative (optional)**

**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**

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### **Introduction**

The Community Development Block Grant (CDBG) Program, established in 1974 and administered by the U.S. Department of Housing and Urban Development (HUD), provides metropolitan cities and urban counties with funds to assist in achieving their goals of neighborhood revitalization, economic development, improved community facilities, prevention and elimination of slums and blight, and assistance to low and moderate-income persons. An appropriation amount is determined by a statutory formula which uses measurements of need. The City of Santa Maria has been participating as an entitlement city under this program since its inception and receives a yearly grant.

The HOME Investment Partnerships (HOME) Program is a flexible grant program, also administered by HUD, which awards monies for a variety of affordable housing activities such as acquisition, rehabilitation, new construction, tenant-based rental assistance, homebuyer assistance, planning and support services aimed at developing and providing affordable housing for low and moderate income households. Eligible applicants include states, cities, urban counties and consortia. Since 1995, the City of Santa Maria, as part of a consortium with the County of

Santa Barbara as the lead and fiscal agency, has been eligible for funding under the HOME Program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,329,004	30,000	0	1,359,004	5,200,000	CDBG funds will address needs for capital improvements for City-owned public facilities and non-profit facilities; fund public services for low- and moderate-income residents; rehabilitate existing housing stock; provide for additional affordable housing; and fund economic development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	199,107	0	0	199,107	800,893	HOME funds will be used to create new affordable rental housing; provide rental assistance to low-income households in Santa Maria; provide homebuyer assistance; and new construction of units for homeownership.

Table 5 - Expected Resources – Priority Table

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

The City has experienced considerable success in forming partnerships with non-profit housing agencies to develop permanent affordable housing projects. Non-profit agencies possess good managerial skills and the expertise to access Federal, State, and private funds. The City's non-profit agencies are needed as intermediaries to act as project sponsors, particularly when the funding source does not allow the City or a governmental entity to serve as the sponsor. Also, non-profit agencies are able to obtain rental subsidies thereby guaranteeing long-term affordability for very low income renters. The Oak Valley Self-Help Housing Project and the Los Adobes de Maria farmworker housing projects, all award winning projects sponsored by PSHHC, have used a myriad of funding sources, in addition to the City's support and financial assistance.



These are excellent examples of achieving affordable housing through "piggybacking" of funding sources. Currently, PSHHC is developing Los Adobes de Maria III, a 40-unit affordable housing project for farmworkers and low-income families. In addition, it is also acquiring property that will transform a former church into a 40 unit apartment complex for low-income seniors.

For many years the City has worked with and funded non-profit agencies that provide social services and manage public facilities in the community. The Annual Action Plan contains complete identification of the specific agencies providing services and sponsoring facility projects at this time.

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

## **Discussion**

As reported, census data confirms that the west side and north side areas of Santa Maria, are heavily impacted with high percentages of low income, minority, and particularly Hispanic populations. Also, these areas have been identified as having the highest incidence of crime, calls for emergency service, code violations and deteriorated, overcrowded housing conditions. These conditions coupled with the increases in population, unemployment and poverty have created overwhelming needs in the community. The public and non-profit, social service agencies continue to report increased needs for new facilities, facility expansion, and services, although there is a lack of funding sources. The general public continues to express the need for services particularly for at-risk youth, elderly and low income families in the community. Special areas of concern involving youth are gang involvement, truancy and high school dropout rates, substance abuse, family violence, and school problems.

The main problems identified as affecting families are inadequate household income, overcrowded housing conditions, lack of affordable housing and lack of higher-paying jobs. Concerning the elderly, more support services are needed for dementia-related diseases, transportation and maintaining independent living and quality of life.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent homelessness, critical emergency needs	2015	2020	Homeless Non-Homeless Special Needs At-Risk Youth	Santa Maria Citywide	At-Risk Youth Homeless and Critical Emergency Needs Special Needs Populations	CDBG: \$179,604 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 1350 Households Assisted
2	Expand educational/youth development opportunities	2015	2020	Public Services: Educational and youth services	Santa Maria Citywide	Educational and Youth Development Opportunities	CDBG: \$19,706 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide affordable housing	2015	2020	Affordable Housing Public Housing	Santa Maria Citywide	Affordable Housing	CDBG: \$166,631 HOME: \$199,107	Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted
4	Expand economic opportunities	2015	2020	Non-Housing Community Development	Northwest Target Area Southwest Target Area	Economic Opportunities	CDBG: \$50,000 HOME: \$0	Facade treatment/business building rehabilitation: 5 Business
5	Revitalize existing neighborhoods	2015	2020	Non-Housing Community Development	Northwest Target Area Southwest Target Area	Revitalize Existing Neighborhoods	CDBG: \$223,084 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7977 Households Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Prevent homelessness, critical emergency needs
	<b>Goal Description</b>	<p>1. Prevent homelessness and address critical emergency, at-risk youth and special population needs</p> <p>A. Assist persons, particularly working families living in poverty, in need of food, shelter, clothing, health care or safety on an emergency basis. The safety provision is defined as an immediate threat to an individual's physical well-being.</p> <p>B. Address the housing, health care, accessibility and service needs of special needs populations such as the elderly, frail elderly, persons with mental, physical, and developmental disabilities, and persons with AIDS.</p> <p>C. Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.</p>
<b>2</b>	<b>Goal Name</b>	Expand educational/youth development opportunities
	<b>Goal Description</b>	<p>2. Expand educational and youth development opportunities</p> <p>A. Support and develop social services and facilities and provide opportunities for youth development that will provide positive experiences needed by youth to achieve success as adult members of society.</p> <p>B. Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.</p> <p>C. Support and encourage programs to provide literacy training and encourage life-long learning for adults.</p>
<b>3</b>	<b>Goal Name</b>	Provide affordable housing
	<b>Goal Description</b>	<p>3. Provide affordable housing</p> <p>A. Develop and support programs and projects to increase the supply of affordable housing for low and moderate income households, particularly working families living in poverty; maintain and upgrade existing low and moderate income neighborhoods; preserve the affordable housing stock; and, provide rental assistance to alleviate rental cost burden experienced by low-income families and individuals.</p>

<b>4</b>	<b>Goal Name</b>	Expand economic opportunities
	<b>Goal Description</b>	4. Expand economic opportunities A. Encourage and expand economic opportunities in the community by assisting commercial or industrial businesses in creating or retaining jobs and assisting agencies that provide job training programs.
<b>5</b>	<b>Goal Name</b>	Revitalize existing neighborhoods
	<b>Goal Description</b>	5. Revitalize existing neighborhoods A. Revitalize existing neighborhoods in low and moderate income areas by increasing services such as code enforcement, supportive social services, residential rehabilitation, and upgrading public infrastructure, such as street lighting, streets and sidewalks, and parks and recreation facilities.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will direct over 50 percent of its public service funding to those areas heavily impacted with high percentages of low-income, minority populations. The balance of public service funding will be directed to those populations that are low income with special needs such as frail elderly, mentally, physically or developmentally disabled, crime victims or at-risk youth.

Generally speaking, affordable housing units and assistance for low-income families, such as provided through the City’s Tenant Based Rental Assistance program, are dispersed throughout the City so as not to impact any particular area. Capital projects, such as the Northwest Rejuvenation Project that will be implemented in Fiscal Year 2015-16, are generally undertaken in direct response to those neighborhoods and areas of need where there are high percentages of low-income and minority populations, high crime, deteriorated physical improvements and overcrowded housing conditions.

#### Projects

#	Project Name
1	Public Services / Alliance for Pharmaceutical Access
2	Public Services / Catholic Charities
3	Public Services / Community Partners in Caring
4	Public Services / Council on Alcoholism and Drug Abuse (CADA)
5	Public Services / Domestic Violence Solutions - Emergency Shelter
6	Public Services / Family Services Agency Big Brothers Big Sisters
7	Public Services / Fighting Back Santa Maria Valley - Foundations for Success
8	Public Services / Foodbank of Santa Barbara County
9	Good Samaritan Shelter, Inc. / Emergency Shelter
10	Public Services / Independent Living Resource Center
11	Public Services / Legal Aid Foundation
12	Public Services / North County Rape Crisis & Child Protection Center
13	Public Services / Pacific Pride Foundation
14	Public Services / Peoples' Self-Help Housing - Safe Summer Enrichment
15	Public Services / Sexual Assault Response Team (SART)
16	Public Services / Santa Maria Organization of Transportation Helpers (SMOOTH)
17	Public Services / Meals on Wheels
18	Public Services / Santa Maria Valley Youth and Family Center
19	Public Services / The Salvation Army - Hot Lunch Program

#	Project Name
20	Public Services / Transitions Mental Health Association
21	Capital / Boys & Girls Club - Kitchen Renovation
22	Capital / City of Santa Maria / Public Alley Improvement
23	Capital / City of Santa Maria / Minami Parking Lot Rehab
24	Capital / City of Santa Maria / Commercial Facade Program
25	Capital / Community Action Partnership of San Luis Obispo County - Minor Home Repair
26	Capital / Good Samaritan Shelter, Inc. - Family Transitional Shelter Bathroom
27	Capital / Life Steps Foundation Wisdom Center
28	Capital / Peoples' Self-Help Housing - Senior Affordable Housing
29	TBRA Administration
30	General Administration
31	Public Facilities / Armstrong Park Playground Rehab

**Table 7 - Project Information**

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

The Action Plan describes available resources and specific proposed activities to be undertaken in Fiscal Year 2015-16. It identifies the methods available for implementing the strategic plan strategies. The Block Grants Advisory Committee headed up the annual process that involved an assessment of the needs in the community, development of funding priorities, review of funding applications, and recommendation of activities and allocations for funding. After conducting the needs assessment, the Block Grants Advisory Committee adopted the following priorities for the fiscal year period of July 1, 2015, through June 30, 2016:

1. Prevent homelessness and address critical emergency, at-risk youth and special needs

- Assist persons, particularly working families living in poverty, in need of food, shelter, clothing, health care or safety on an emergency basis. The safety provision is defined as an immediate threat to an individual’s physical well-being.
- Address the housing, health care and service needs of the elderly, frail elderly, persons with mental, physical, and developmental disabilities, and persons with AIDS.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.

2. Expand educational and youth development opportunities

- Support and develop social services and facilities and provide opportunities for youth development that will provide positive experiences needed by youth to achieve success as adult members of society.
- Encourage programs to improve the academic performance and educational outcomes for



youngsters aged preschool through post K-12.

- Support and encourage programs to provide literacy training and encourage life-long learning for adults.

### 3. Provide affordable housing

- Develop and support programs to increase the supply of affordable housing for low and moderate income households, particularly working families living in poverty, maintain and upgrade existing low and moderate income neighborhoods, preserve the affordable housing stock, and provide rental assistance to alleviate rental cost burden experienced by low-income families and individuals.

### 4. Expand economic opportunities

- Encourage and expand economic opportunities in the community by assisting commercial or industrial businesses in creating or retaining jobs and assisting agencies that provide job training programs.

### 5. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low and moderate income areas by increasing services such as code enforcement, supportive social services, residential rehabilitation, and upgrading public infrastructure, such as street lighting, streets and sidewalks, and parks and recreation facilities.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Public Services / Alliance for Pharmaceutical Access
	<b>Target Area</b>	Santa Maria Citywide
	<b>Goals Supported</b>	Prevent homelessness, critical emergency needs
	<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Special Needs Populations
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The Alliance for Pharmaceutical Access is specifically designed to assist and educate the disadvantaged in obtaining or securing prescribed medications directly from pharmaceutical companies at no cost. The Alliance provides a bilingual, bicultural staff that helps those persons who lack prescription insurance coverage to apply directly to the pharmaceutical company.

Target Date	
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<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
2	<b>Pr oj ec t Na m e</b>	Public Services / Catholic Charities
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Special Needs Populations
<b>Funding</b>	CDBG: \$19,144
<b>Description</b>	Catholic Charities serves low and very low income families and individuals in Santa Maria. The agency's overall goal is to improve the quality of life and reduce the incidence of hunger and homelessness. It is a case-managed program aimed at alleviating immediate need. Bilingual staff provides intake assessment, material assistance (nutritious food, clothing, and financial assistance) services. Clients are often helped to find employment, and/or are referred to other agencies in the immediate area whose services can further assist the customer and augment the help received at Catholic Charities.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>3</b>	<b>Pr oj ec t Na m e</b>	Public Services / Community Partners in Caring
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Special Needs Populations
<b>Funding</b>	CDBG: \$7,500
<b>Description</b>	Community Partners in Caring utilizes volunteers to provide services such as friendly visiting, chores, yard work, respite care, telephone reassurance, light housekeeping, transportation, personal business aid, and translation to low income frail, elderly, disabled and homebound adults. Such services allow this population to remain independent in their own homes for the longest possible time delaying the need for long term institutional care.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
4	<b>Pr oj ec t Na me</b>	Public Services / Council on Alcoholism and Drug Abuse (CADA)
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Expand educational/youth development opportunities

<b>Needs Addressed</b>	At-Risk Youth
<b>Funding</b>	CDBG: \$7,500
<b>Description</b>	Teen Court is a diversion program for first-time a misdemeanor juvenile offender that offers community service restitution. The Teen Court program is the only peer review court for juvenile offenders in Santa Barbara County.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	
<b>5 Pr oj ec t Na me</b>	Public Services / Domestic Violence Solutions - Emergency Shelter
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$7,500
<b>Description</b>	Domestic Violence Solutions (DVS) provides the only emergency shelter on a 24-hour basis in Santa Maria to battered women and their children. The shelter program includes a structured program of goal setting, counseling, support groups and advocacy for financial, legal, permanent housing, medical and child care assistance. Other services provided by DVS include crisis intervention, education, advocacy, non-resident counseling support groups and parenting classes. The Domestic Violence Emergency Response Team (DVERT) allows trained client advocates to respond with law enforcement to 9-1-1 emergency domestic violence calls.
<b>Target Date</b>	



<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	Location Description	
	Planned Activities	
6	Project Name	Public Services / Family Services Agency Big Brothers Big Sisters
	Target Area	Santa Maria Citywide
	Goals Supported	Expand educational/youth development opportunities

<b>Needs Addressed</b>	At-Risk Youth
<b>Funding</b>	CDBG: \$5,000
<b>Description</b>	Big Brothers/Big Sisters serves at-risk and vulnerable young people, ages six to seventeen, in the City of Santa Maria. This program prevents juvenile delinquency and diverts at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out of control behavior.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	Location Description	
	Planned Activities	
7	Project Name	Public Services / Fighting Back Santa Maria Valley - Foundations for Success
	Target Area	Santa Maria Citywide
	Goals Supported	Expand educational/youth development opportunities

<b>Needs Addressed</b>	At-Risk Youth
<b>Funding</b>	CDBG: \$14,706
<b>Description</b>	Fighting Back Santa Maria Valley was established in 2003 as a response to the methamphetamine epidemic plaguing the Santa Maria Valley. The organization has an established track record of working collaboratively with the local schools, law enforcement, and other services providers. The program, Foundations for Success, is designed to improve educational outcomes for students in foster care by offering case management and tutoring.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>8</b>	<b>Pr oj ec t Na m e</b>	Public Services / Foodbank of Santa Barbara County
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs



<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$19,000
<b>Description</b>	The Foodbank distributes food to approximately 70 agencies serving needy Santa Maria residents. The Warehouse Program consists of operation of warehousing a wide variety of donated and purchased food and distributes food from the warehouse through a network of nonprofit community agencies.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
9	<b>Pr oj ec t Na m e</b>	Good Samaritan Shelter, Inc. / Emergency Shelter
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs Provide affordable housing

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Special Needs Populations Affordable Housing
<b>Funding</b>	CDBG: \$14,000
<b>Description</b>	Good Samaritan Shelter, Inc. (GSSI) provides numerous programs and services to homeless families and individuals in Santa Maria. It is the only emergency homeless shelter provider in Northern Santa Barbara County, providing critical services to the residents of Santa Maria. It is the goal of Good Samaritan to assist the homeless in achieving economic independence and self-sufficiency. Services offered include food, shelter, clothing, medical and dental screening, drug and alcohol detoxification and treatment, job training, job search assistance, part-time employment, mental health counseling and assistance, social services, after-school tutoring, parenting and budget training, pre-natal care and direct assistance to children.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	Location Description	
	Planned Activities	
10	Project Name	Public Services / Independent Living Resource Center
	Target Area	Santa Maria Citywide
	Goals Supported	Prevent homelessness, critical emergency needs

<b>Ne ed s Ad dr es se d</b>	Special Needs Populations
<b>Fu nd ing</b>	CDBG: \$12,000
<b>De scr ipt io n</b>	The Independent Living Resource Center (ILRC) provides individualized training for consumers with disabilities to assist them in learning and practicing life-essential activities of daily living. The Deaf Outreach program will provide sign language interpretation services for the deaf and hard of hearing in matters pertaining to financial management, health care, adaptive equipment, benefits, and language/self-advocacy skills needed in order to access community services.
<b>Ta rg et Da te</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 1</b>	<b>Pr oj ec t Na m e</b>	Public Services / Legal Aid Foundation
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	Legal Aid Foundation provides free emergency legal assistance to very low income, indigent and elderly Santa Maria residents on civil legal issues involving potential homelessness (evictions and substandard housing conditions), family disputes (domestic violence restraining orders, child custody, elder abuse), income maintenance (Social Security, Food Stamps, CalWORKS), education and access to health care, and general civil matters that are of a compelling nature and affect basic needs. Services include advice and counsel; preparation of necessary legal documents, such as restraining orders; self-help materials; housing and family law clinics; and direct representation.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 2</b>	<b>Pr oj ec t Na m e</b>	Public Services / North County Rape Crisis & Child Protection Center
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$14,000
<b>Description</b>	The North County Rape Crisis & Child Protection Center provides direct services to survivors of sexual assault and child abuse. Services include 24-hour crisis intervention and support, accompaniment to the hospital and through the court process, advocacy, individual and group counseling, follow-up contact, and information and referrals. The Center also provides awareness and prevention education programs and self-defense workshops. Special efforts are made to provide prevention programs to population groups that traditionally have been under-served and who share a high risk of sexual assault and child abuse. These groups include the Latino community, homeless and battered women, the elderly and adolescents.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 3</b>	<b>Pr oj ec t Na m e</b>	Public Services / Pacific Pride Foundation
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Special Needs Populations
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	Pacific Pride Foundation provides early intervention, case management, benefits counseling, housing assistance, food, utility assistance, hot meals and emergency transportation for medical appointments or child care needs to persons who are HIV-positive or AIDS-diagnosed and their families in Santa Maria. Clients of these services are generally disabled, homeless or marginally housed, underemployed or unemployed. Pacific Pride Foundation is the only agency in Santa Maria targeting its services to persons living with HIV/AIDS and their families.
<b>Target Date</b>	



<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 4</b>	<b>Pr oj ec t Na m e</b>	Public Services / Peoples' Self-Help Housing - Safe Summer Enrichment
	<b>Ta rg et Ar ea</b>	Southwest Target Area
	<b>Go als Su pp ort ed</b>	Expand educational/youth development opportunities

<b>Needs Addressed</b>	At-Risk Youth Educational and Youth Development Opportunities
<b>Funding</b>	CDBG: \$5,000
<b>Description</b>	<p>The organization provides educational workshops and enrichment activities to the families living at Los Adobes de Maria I and II (both parents and children) and in the surrounding neighborhood area. The program will provide tutoring, academic assistance or educational activity during the summer, when children are more prone to learning losses and are at a higher risk of getting into trouble due to a lack of activities. 60 unduplicated youth and parents will be served by the proposed program. CDBG funding will be used for operational expenses and will make up 5.5 percent of the program</p> <p>is overall budget.</p>
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 5</b>	<b>Pr oj ec t Na m e</b>	Public Services / Sexual Assault Response Team (SART)
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$6,000
<b>Description</b>	Santa Barbara County Sexual Assault Response Team (SART) serves child, adolescent and adult victims and witnesses of abuse by providing forensic interviews and forensic medical examinations by trained professionals. An estimated 30 unduplicated persons will be served by the program.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 6</b>	<b>Pr oj ec t Na m e</b>	Public Services / Santa Maria Organization of Transportation Helpers (SMOOTH)
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs



<b>Needs Addressed</b>	Special Needs Populations
<b>Funding</b>	CDBG: \$6,000
<b>Description</b>	SMOOTH is a non-profit transportation service that transports low income elderly, frail and disabled residents of Santa Maria to vital medical and life enhancing appointments. SMOOTH provides curb-to-curb transportation for seniors who are unable to walk to a bus stop or drive themselves due to diminished capacity.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 7</b>	<b>Pr oj ec t Na m e</b>	Public Services / Meals on Wheels
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Special Needs Populations
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	Santa Maria Valley FISH Meals on Wheels delivers hot meals prepared by Marian Residence on a daily basis, five days a week to low income elderly and disabled clients who have special dietary needs due to medical conditions. This is the only local agency that provides special diet meals to diabetic, renal, heart, cancer or HIV/AIDS patients who are not elderly.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>1 8</b>	<b>Pr oj ec t Na me</b>	Public Services / Santa Maria Valley Youth and Family Center
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Expand educational/youth development opportunities

<b>Needs Addressed</b>	At-Risk Youth Educational and Youth Development Opportunities
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	SMVYFC provides prevention, intervention and counseling services to low income Santa Maria residents suffering from problems related to child abuse, substance abuse, domestic violence, family conflict, school difficulties, and law enforcement involvement. SMVYFC is the primary referral resource for child abuse, substance abuse and children's issues in Santa Maria. While private practitioners deliver similar services, they do not serve low income clients. SMVYFC works in partnership with area schools, the Probation Department, Child Protective Services, the County Mental Health Department and other social service agencies.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	Location Description	
	Planned Activities	
19	Project Name	Public Services / The Salvation Army - Hot Lunch Program
	Target Area	Southwest Target Area
	Goals Supported	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$10,000
<b>Description</b>	The Salvation Army was established in 1865 and has been serving the Community of Santa Maria for 50 years. The agency offers a hot lunch program to people of all ages facing hunger or lack of consistent access to a food source. There are no qualifications to receive a meal each day, only the requirement to sign in and be respectful of others.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>2 0</b>	<b>Pr oj ec t Na m e</b>	Public Services / Transitions Mental Health Association
	<b>Ta rg et Ar ea</b>	Santa Maria Citywide
	<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Ne ed s Ad dr es se d</b>	Special Needs Populations
<b>Fu nd ing</b>	CDBG: \$7,000
<b>De scr ipt io n</b>	The Recovery Learning Community Program will provide activities designed to promote social interaction, independence and mental health recovery. Individuals with mental illness can participate in regular meals and snacks, receive medical education, gain support toward their life goals, enjoy recreational activities, connect with others living with mental illness, serve as peer resources, and develop leadership skills through participating in the program.
<b>Ta rg et Da te</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	<b>Lo cat io n De scr ipt io n</b>	
	<b>Pl an ne d Ac tiv iti es</b>	
<b>2 1</b>	<b>Pr oj ec t Na m e</b>	Capital / Boys & Girls Club - Kitchen Renovation
	<b>Ta rg et Ar ea</b>	Northwest Target Area
	<b>Go als Su pp ort ed</b>	Expand educational/youth development opportunities

<b>Needs Addressed</b>	Educational and Youth Development Opportunities
<b>Funding</b>	CDBG: \$52,500
<b>Description</b>	The Club programming provides after school programs and quality youth programs in a disadvantaged neighborhood. Club members receive specialized programming in a character and leadership development; education and career development; health and life skills; the arts; and, sports, fitness and recreation. Club members also receive day care, supervision, a safe place/shelter, mentorship and lunch during summer and snacks during the school year.
<b>Target Date</b>	



<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	<ul style="list-style-type: none"> <li>• Replace existing floor with non-slip commercial style flooring surface.</li> <li>• Replace antiquated appliances to pass inspection.</li> <li>• Replace the existing sink with what is now recommended in commercial kitchens.</li> <li>• Paint the kitchen with a semi-gloss latex paint that will be easier to clean and remove food deposits.</li> <li>• Replace existing cabinetry and countertop surfaces to better accommodate storage needs and food preparation surfaces.</li> </ul>
<b>2 2 Pr oj ec t Na m e</b>	Capital / City of Santa Maria / Public Alley Improvement
<b>Ta rg et Ar ea</b>	Southwest Target Area
<b>Go als Su pp ort ed</b>	Revitalize existing neighborhoods

<b>Needs Addressed</b>	Revitalize Existing Neighborhoods
<b>Funding</b>	:
<b>Description</b>	There is an issue with illegal dumping in Census Tract No. 24.04 (area of South Railroad, between West Morrison and West Stowell, in the City of Santa Maria). There are a large number of multi-family dwelling units in this area. Although illegal dumping of trash, debris, furniture, and other material in a City-wide problem, it has been especially prevalent in one specific location in the City. This location is adjacent to a residential area that is to the west and parallels South Railroad Avenue.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	<p>The specific project area borders a public alley that is adjacent to a vacant parcel controlled by the lessee of the Santa Maria Valley Railroad. The proposed project will install lightins in the City easement in order to increase visibility and discourage dumping because of the increased risk of being seen and "caught in the act".</p>
<b>2 3 Pr oj ec t Na me</b>	<p>Capital / City of Santa Maria / Minami Parking Lot Rehab</p>
<b>Ta rg et Ar ea</b>	<p>Southwest Target Area</p>
<b>Go als Su pp ort ed</b>	<p>Revitalize existing neighborhoods</p>

<b>Needs Addressed</b>	Revitalize Existing Neighborhoods
<b>Funding</b>	CDBG: \$133,084
<b>Description</b>	The area surrounding Minami Park is one of Santa Maria's lowest socio-economic areas with an average income of \$45,031 within a half-mile radius of the park. Individuals who use the Minami and Adam Park parking facilities will benefit. This parking lot is highly used during remedial sports seasons, general public for access to recreation and BBQ facilities. The park is located within mile proximity of one of the highest density living areas in the City of Santa Maria, near West Newlove Drive.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	<p>The parking lot requires pulverizing of the existing asphalt pavement, remixing to form a recycled pavement aggregate foundation then repaved with a two inch thick hot mix asphalt lift. New storm drainage will be accommodated to ensure the overland escape will convey storm water via new ribbon gutter swales and infiltrate into the nearby drainage basin. ADA work is also hoped to be accomplished during this project.</p>
<b>2 4 Pr oj ec t Na me</b>	<p>Capital / City of Santa Maria / Commercial Facade Program</p>
<b>Ta rg et Ar ea</b>	<p>Northwest Target Area Southwest Target Area</p>
<b>Go als Su pp ort ed</b>	<p>Expand economic opportunities Revitalize existing neighborhoods</p>



<b>Needs Addressed</b>	Economic Opportunities Revitalize Existing Neighborhoods
<b>Funding</b>	CDBG: \$50,000
<b>Description</b>	The Commercial Facade Program offers financial incentives to private businesses for improving the exteriors of their commercial buildings. The program will offer cash rebates for materials, fixtures, supplies, and labor in conjunction with exterior improvements approved by the City that will be reimbursed at 50 percent, up to a maximum of \$10,000. Professional, architectural, and City permit fees may be included in the total facade improvement costs.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	It is proposed that five projects be completed during the reporting period. Remodeling, installation, and additions to the commercial building facade will be eligible for grant funds.
<b>2 5 Pr oj ec t Na me</b>	Capital / Community Action Partnership of San Luis Obispo County - Minor Home Repair
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs Revitalize existing neighborhoods

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Revitalize Existing Neighborhoods
<b>Funding</b>	CDBG: \$82,953
<b>Description</b>	The program will benefit low and very low income households in Santa Maria that require the construction and installation of handicapped access improvements, removal of architectural barriers, and correction of health and safety issues and building code violations.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	<p>The proposed program will benefit low and very low-income households in Santa Maria by the construction and installation of handicapped access improvements, removal of architectural barriers, correction of health and safety problems and building code violations for eligible homeowners.</p>
<b>2 6 Pr oj ec t Na me</b>	<p>Capital / Good Samaritan Shelter, Inc. - Family Transitional Shelter Bathroom</p>
<b>Ta rg et Ar ea</b>	<p>Southwest Target Area</p>
<b>Go als Su pp ort ed</b>	<p>Prevent homelessness, critical emergency needs</p>

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs
<b>Funding</b>	CDBG: \$84,910
<b>Description</b>	Good Samaritan Shelter, Inc. (GSSI) provides numerous programs and services to homeless families and individuals in Santa Maria. It is the only emergency homeless shelter provider in Northern Santa Barbara County, providing critical services to the residents of Santa Maria. It is the goal of Good Samaritan to assist the homeless in achieving economic independence and self-sufficiency. Services offered include food, shelter, clothing, medical and dental screening, drug and alcohol detoxification and treatment, job training, job search assistance, part-time employment, mental health counseling and assistance, social services, after-school tutoring, parenting and budget training, pre-natal care and direct assistance to children.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	The men's bathroom and laundry room will be rehabilitated in the Family transitional Shelter, along with the repair and replacement of the dry rot & gutters on both the Family Transitional Shelter and the Emergency Shelter.
<b>2 7 Pr oj ec t Na m e</b>	Capital / Life Steps Foundation Wisdom Center
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs

<b>Needs Addressed</b>	Special Needs Populations
<b>Funding</b>	CDBG: \$203,776
<b>Description</b>	The Santa Maria Wisdom Center provides a continuum of care to a highly vulnerable population and serves all of north Santa Barbara County including the City of Santa Maria. It offers critical support for frail elderly and/or disabled adults.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	The proposed new center will have a full-service kitchen, an activity room, physical therapy room, support offices and treatment rooms.
<b>2 8 Pr oj ec t Na m e</b>	Capital / Peoples' Self-Help Housing - Senior Affordable Housing
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Provide affordable housing

<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$151,631 HOME: \$199,107
<b>Description</b>	Peoples Self-Help Housing was formed in 1970 to provide affordable housing to central coast residents.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	CDBG and HOME funds will be used for the acquisition of the property where 39 affordable homes will be built for seniors.
<b>2 9 Pr oj ec t Na m e</b>	TBRA Administration
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs Provide affordable housing

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Affordable Housing
<b>Funding</b>	CDBG: \$15,000
<b>Description</b>	The money will be used for the administrative costs to operate the City's Tenant Based Rental Assistance Program (TBRA). TBRA provides half of the rental deposit for low-income households looking to live in Santa Maria.
<b>Target Date</b>	



<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	Provide 50 percent of the rental deposit to qualifying households.
<b>3 0 Pr oj ec t Na m e</b>	General Administration
<b>Ta rg et Ar ea</b>	Santa Maria Citywide
<b>Go als Su pp ort ed</b>	Prevent homelessness, critical emergency needs Expand educational/youth development opportunities Provide affordable housing Expand economic opportunities Revitalize existing neighborhoods

<b>Needs Addressed</b>	Homeless and Critical Emergency Needs Special Needs Populations At-Risk Youth Educational and Youth Development Opportunities Affordable Housing Economic Opportunities Revitalize Existing Neighborhoods
<b>Funding</b>	CDBG: \$265,800
<b>Description</b>	Funding will be used to cover general administrative costs related to CDBG and HOME programs and projects.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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	Location Description	
	Planned Activities	General Administrative Expenses.
31	Project Name	Public Facilities / Armstrong Park Playground Rehab
	Target Area	Santa Maria Citywide
	Goals Supported	Revitalize existing neighborhoods

<b>Needs Addressed</b>	Revitalize Existing Neighborhoods
<b>Funding</b>	:
<b>Description</b>	Funding will be used to help cover the costs of rehabilitating the playground at Armstrong Park after it fell victim to an arsonists. The fire destroyed a large section of the playground. The park and playground were highly used by the surrounding neighbors as well as those living in various other parts of the City.
<b>Target Date</b>	

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	
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<b>Lo cat io n De scr ipt io n</b>	
<b>Pl an ne d Ac tiv iti es</b>	To rehabilitate the burned down playground.



## **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**

Since 1990, Santa Maria has experienced a 32 percent population increase which includes a large number of migrants coming from Mexico and other countries. Per the State Department of Finance the City's 2013 population is estimated to be 100,300. From 2000 to 2010, the number of housing units in the City increased by 5,447 and the community gained 22,130 residents. The 2010 Census reported that the City's population is 21.7 percent white (not Hispanic) or 21,626 residents; the Hispanic population represented 70.4 percent, or 70,114 residents compared to 59.6 percent in the 2000 census.

Census data confirms that the west side and north side areas of Santa Maria, particularly Census Tracts 23.03, 23.04, 24.02, 24.03 and 24.04 are heavily impacted with high percentages of low income, minority, and particularly Hispanic populations. Also, these areas have been identified as having the highest incidence of crime, calls for emergency service, code violations and deteriorated, overcrowded housing conditions.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Santa Maria Citywide	43
Northwest Target Area	10
Southwest Target Area	47

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City will direct over 50 percent of its public service funding to those areas heavily impacted with high percentages of low-income, minority populations. The balance of public service funding will be directed to those populations that are low income with special needs such as frail elderly, mentally, physically or developmentally disabled, crime victims or at-risk youth.

Generally speaking, affordable housing units and assistance for low-income families, such as provided through the City's Tenant Based Rental Assistance and Home Repair programs, are dispersed throughout the City so as not to impact any particular area. Capital projects, such as the Northwest Rejuvenation (Oakley Park), South Railroad Public Alley Improvement, Minami Park Parking Lot Rehabilitation and the Buena Vista Park Renovation projects will be undertaken in direct response to those neighborhoods and areas of need where there are high percentages of low-income and minority populations, high crime,

deteriorated physical improvements and overcrowded housing conditions.

**Discussion**

See discussion above.

# Affordable Housing

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

### Introduction

The City of Santa Maria has made it a priority to assist in providing affordable housing. It focuses on developing and supporting programs to increase the supply of affordable housing for low and moderate income households, particularly working families living in poverty, maintaining and upgrade existing low and moderate income neighborhoods, preserving the affordable housing stock, and providing rental assistance to alleviate rental cost burden experienced by low-income families and individuals. Some of the projects include:

- Peoples' Self-Help Housing Corporation's (PSHHC) Los Adobes de Maria III Apartments: The project consists of the development of 1.43 acres in order to construct 40 apartments in 4 buildings. CDBG funding from previous years has been used for acquisition of the land in order to move forward with the construction. It is an ideal location near the corner of Blosser and Boone, close to services and public transportation. A 69,000 square foot shopping center with retail, grocery and restaurant space is approved adjacent to these apartments, and will be constructed by a private developer. The residents of the apartments will benefit from the services expected to be offered at the commercial project, and may be able to find jobs there. PSHHC will be using tax-credit financing as well as HOME funds to construct the housing. It is anticipated that financing will be secured by the end of calendar year 2015 and construction completed in December 2016.
- Peoples' Self-Help Housing Corporation's (PSHHC) Senior Affordable Apartments: The project will target low income seniors 62 and over. Tenant incomes will not exceed 60 percent AMI. 39 affordable apartments will be offered on a currently vacant 2.6 acres lot. The unit mix will consist of 36 one bed units and four two bed units. The project includes on-site parking, a community center with laundry facilities, and a garden for the residents. Residents will have access to our licensed social workers at no additional cost. Construction on the project is expected to begin in March 2017. Funding will be used for acquisition.
- Community Action Partnership of SLO County, Inc. (CAP SLO, Inc.) Minor Home Repair Program: CAPSLO's program benefits low and very low-income households in Santa Maria by the construction and installation of handicapped access improvements, removal of architectural barriers, correction of health and safety problems and building code violations for eligible homeowners. The goal during the reporting period is to provide home repair services for 17 low-income households or 40 unduplicated persons in the Santa Maria area.
- The City of Santa Maria's Tenant Based Rental Assistance Program (TBRA): TBRA provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households that provide grants for up to 50 percent of the required security deposit to low income families to assist with overcoming obstacles to obtaining housing. In order to access the

program, participants must apply for assistance through a QRA. The following local non-profit agencies have been approved as QRA's: Housing Authority of the County of Santa Barbara, Peoples' Self Help Housing Corporation, and Good Samaritan Shelter. Eligible Participants are individuals whose income is at 60 percent or less of the area median income by household size as determined by HUD. HOME funds are being used to continue this program. Since 2010 the TBRA program has served 572 households, 88 percent of which were extremely low income (below 30 percent of the area's median income). It is estimated that many of those households were classified as homeless.

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

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

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

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

## **Discussion**

In Santa Maria, individual circumstances often differ from HUD standards. For example, the concept of a family of four living in one economic unit, or household, which in turn lives in one housing unit which has been planned and constructed with City oversight is often not the reality for at least 5% of Santa Maria households. In Santa Maria, nuclear families with limited income will often join together with extended family or unrelated families to purchase single-family houses. The owners will then remodel the house to create additional space in which to house additional individuals.

The concept of habitable space is crucial to a community that is committed to housing its people. State law (Uniform Housing Code §503.2) requires cities to accept "overcrowded" conditions in their housing spaces unless the individual city can prove it has distinctive local climatic, topographic or geographic conditions that make the state standard inapplicable [Briseno v. City of Santa Ana (1992) 6 Cal.App.4th 1378]. Specifically, the Uniform Housing Code requires cities to allow up to two people in a room containing as little habitable space as 70 square feet. In a "single-family" house of the size typically now built in Santa Maria, there is sufficient habitable space to hold considerably more than 4 people, even without remodels. Experience also shows that people in Santa Maria want to own their own houses,

regardless of their income. If they cannot own them individually, they will buy or rent a house together.

Government, church/community-based organizations and non-profit housing agencies provide a housing safety net assisting the low-moderate income households. The role of government is to coordinate housing assistance efforts. Mostly, through assistance to the very low- and low-income households and non-profit social-service agencies, the public sector helps fulfill the housing goals of the community. Government may also mandate that housing efforts by the private sector, be made to assist with providing affordable housing.

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

### **Introduction**

While the Housing Authority of the County of Santa Barbara (HACSB) independently runs various public housing and Section 8 programs, the City of Santa Maria shares the goals of the HACSB pertaining to affordable housing for City residents. Consequently, the two agencies collaboratively work to realize the following goals set by the HACSB:

- Expand the supply of affordable housing
- Promote self-sufficiency and asset development of families and individuals
- Ensure equal opportunity and affirmatively further fair housing

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

The following planned actions of the City complement the affordable housing goals of the HACSB:

- Seek appropriate sites for development of affordable rental housing for low and moderate income families.
- Continue CDBG funding for public services that assist low and moderate income families in preventing homelessness and achieving self-sufficiency.
- Provide rental assistance and/or security deposits to alleviate rental cost burden experienced by low-income families and individuals through the City's Tenant Based Rental Assistance Program.

The City works in partnership with the HACSB in pairing Section 8 Voucher holders who are below 60 percent area median income with the City's Tenant Based Rental Assistance Program which provides 50 percent of the security deposit required to obtain housing for these families. Through the Section 8 Rental Certificate and Voucher Programs, the HACSB provides rental subsidy payments directly to private property owners on behalf of eligible low-income tenants who cannot afford market rate rents without a subsidy. The assistance is tenant-based rather than project-based. As of October 13, 2014, there were 1,542 Section 8 assisted units located in the City (including Orcutt). This represents 42 percent of the countywide allocation of 3,685. At that time, there were 425 households on the Section 8 waiting list and 4,049 on the public housing waiting list. Households using this program will continue to be provided assistance and the HACSB will continue to apply for new funds to increase Section 8 assistance.

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

The HACSB owns and maintains 150 units of public housing within the City of Santa Maria at Evans Park.

A Community Center addition to Evans Park is being used for a drug elimination program and other resident initiative programs for public housing residents. The HACSB also sponsors a Family Self Sufficiency program that is available to Santa Maria residents receiving Section 8 rental assistance. Of the 37 participating families, 95 percent are now working or are in job training programs and 24 percent have escrow accounts established with an ultimate goal of home ownership. Santa Maria already has six successful homeowner graduates.

The HACSB also constructed, owns and manages Ted Zenich Apartments, a project that provides 24 rental units for primarily large low income working families. The HACSB also purchased and renovated Central Plaza Apartments, an existing project that was at risk of conversion to market rate housing. HOME funds were used to assist in the financing of both of these projects. During Fiscal Year 2011-12, the HACSB completed Rancho Hermosa, an affordable rental housing project that offers on-site supportive services for families living in the development who are in need of drug, alcohol and/or mental health services. There is on-site management and community buildings in these three projects so residents receive services similar to the Evans Park residents.

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

N/A

**Discussion**

See discussion above.

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

### **Introduction**

While the City has transitional and permanent housing facilities to address the needs of its homeless population, the aim is to be able to develop strategies that will eventually end homelessness (particularly chronic homelessness) in the City. The following is a summary of significant accomplishments and ongoing efforts in the jurisdiction:

### **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**

On January 28-29, 2015, more than 600 trained volunteers canvassed the County in teams to find homeless neighbors and administer the Vulnerability Index. The task of administering the surveys and inputting the data was carried out by volunteers across the County. Surveys were compiled into a secure database for evaluation and ranking. This prioritization will target limited housing resources to those most in need, thereby saving lives and impacting the community through an immediate visible reduction in street homelessness and use of high cost emergency services. The Central Coast Collaborative on Homelessness (C3H) and Common Ground Santa Barbara County will continue to collaborate efforts to end homelessness locally. For 2015-16, the City will continue working with the Central Coast Collaborative on Homelessness (C3H) organization. The City has been providing an annual funding allocation to C3H from its General Fund to support C3H as well as serving on its Policy Council and Regional Coordination Committee. Two City Council members serve on the C3H Policy Council on behalf of the City. City Special Projects and Code Compliance staff actively serve on the Santa Maria Regional Coordination Committee. The Coordination Committee consists of homeless service and housing providers, including Good Samaritan Shelter, Inc., the County of Santa Barbara Public Health Department and C3H staff. The purpose of the Coordination Committee is to coordinate the implementation of prioritized solutions to homelessness set by the Policy Council. Also, the committee focuses on best practices in client services.

Good Samaritan Shelter, Inc., in partnership with the County of Santa Barbara Public Health Department, has an outreach team that physically reaches out to the homeless street population on a weekly basis. The intent of the team is to assess needs and provide services to homeless individuals with the ultimate goal of providing treatment and permanent housing. The team is actively seeking assistance from the County of Santa Barbara Alcohol, Drug and Mental Health Services Department to join them in



their outreach efforts. These outreach efforts will continue in 2015-16.

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

While the City has a solid inventory of emergency shelter and transitional housing facilities to address the needs of its homeless population, the aim is to be able to develop strategies that will eventually end homelessness (particularly chronic homelessness) in the City. This will require an increase in the supply of permanent affordable housing, higher paying jobs, continued supportive services and specialized outreach to the City's chronic homeless population. The City is experiencing a very low housing vacancy rate that has diminished the supply of affordable permanent housing. While it is reported that homeless individuals and families living in shelter and transitional housing facilities have employment and income, they have difficulty finding permanent housing, let alone housing that is affordable. The following is the City's strategy to address the shelter and housing needs of homeless families and individuals in the jurisdiction:

- Continue to provide CDBG funding to address the needs of homeless and special needs populations by providing emergency shelter beds, transitional housing beds and units, permanent housing units, necessities of life and supportive services so that homeless persons and families can achieve self-sufficiency and special needs populations can maintain independent living;
- Continue to provide CDBG and HOME funding to non-profit housing agencies to provide new permanent housing units along with supportive services, particularly for low-income families and special needs populations;
- Continue support of the Central Coast Collaborative on Homelessness (C3H) organization by participating on the C3H Policy Council and C3H Regional Coordination Committees in an effort to develop and implement prioritized solutions to homelessness in the region;
- Continue the Tenant Based Rental Assistance (TBRA) Program that provides grants for up to 50 percent of the required security deposit to qualified low-income households to assist with overcoming obstacles to obtaining permanent housing;
- Continue participation in Santa Barbara County's Continuum of Care (CoC) and Homeless Management Information System (HMIS) in order to help local homeless service providers better serve their clients and to allow the CoC to generate good data for policy planning and reporting purposes.
- Coordinate with local providers, such as Catholic Charities, Good Samaritan Shelter and The Salvation Army, to provide rental and utility assistance needed to obtain or maintain permanent housing.

Attached is an inventory of shelter facilities and supportive services for the homeless and persons at risk of homelessness.

### **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**

An effective “continuum of care” homeless system includes the following fundamental components:

- Prevention;
- Outreach and Assessment;
- Emergency Shelter;
- Transitional Housing;
- Permanent Supportive Housing;
- Permanent Affordable Housing; and
- Supportive Services.

The City believes that putting new permanent housing units on the ground with supportive services is a prime way to put an end to homelessness and help homeless families and individuals with special needs make the transition to permanent housing and independent living. While the City has all of the elements in place for a successful “continuum of care” system, more stable permanent affordable housing is needed. Providing more permanent affordable housing will free up emergency shelter beds and transitional housing units as homeless families and persons move out of those living situations and into permanent housing. The point is that the “continuum of care” system should be fluid with homeless families and individuals moving through the system and attaining self-sufficiency and obtaining permanent housing within a reasonable timeframe. There are a number of projects that have been recently completed in the City that have added transitional housing and permanent housing units with supportive services as follows:

- Casa de Familia located at 412 West Morrison Avenue is a 16-unit affordable housing apartment complex for homeless families exiting the transitional family shelter.
- Rancho Hermosa located at 190 East Inger Street is a 47-unit affordable housing apartment complex for previously homeless families graduating from Good Samaritan’s transitional housing, special needs households, workforce families, and households with a member that has a mental disability.
- Pine Street Bungalows located at 614 South Pine Street is a duplex purchased and renovated with Neighborhood Stabilization Program funds for homeless families exiting the transitional family shelter.
- Mariposa House is a seven-unit apartment complex that provides transitional housing for battered women and their children exiting the domestic violence emergency shelter.
- Transitional Center for Women & Children located at 412 East Tunnell Street provides 22 beds and six Single Room Occupancy (SRO) units for homeless, extremely low income women who

are in drug and/or alcohol recovery treatment and their children.

The City will continue similar efforts and will work with non-profit shelter and housing agencies to provide additional transitional and permanent housing units as well as supportive services.

**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.**

To prevent low-income and extremely low-income individuals and families from becoming homeless the City will continue with the following efforts:

- Continue to provide CDBG funding to provide rental assistance, necessities of life and supportive services so that low-income individuals and families at risk of homelessness can maintain their housing and achieve self-sufficiency and special needs populations can maintain independent living;
- Continue to provide CDBG and HOME funding to non-profit housing agencies to provide new permanent housing units along with supportive services, particularly for low-income families and special needs populations;
- Continue the Tenant Based Rental Assistance (TBRA) Program that provides grants for up to 50 percent of the required security deposit to qualified low-income households to assist with overcoming obstacles to obtaining or maintaining permanent housing;
- Coordinate with local providers, such as Catholic Charities, Good Samaritan Shelter, The Salvation Army, and Legal Aid Foundation of Santa Barbara County, to provide rental assistance, utility assistance, and legal assistance needed to obtain or maintain permanent affordable housing or prevent eviction.

Attached is an inventory of shelter facilities and supportive services for the homeless and persons at risk of homelessness.

Non-profit organizations, homeless service providers and government agencies coordinate discharge planning in the City of Santa Maria to ensure that no person becomes homeless as a result of being released from systems of care, foster homes, and mental and/or penal institutions. The process for which these organizations plan for client discharge is important for the City of Santa Maria, and facilitates the coordination of local resources for homeless persons.

At the monthly regional meetings conducted by the Central Coast Collaborative on Homelessness (C3H) – a network of representatives from local government, non-profit and public health agencies in Santa

Maria - there are discussions and collaboration concerning planning for special client cases. Also, the City conducts quarterly “Brown Bag” meetings with all of its subrecipient non-profit agencies. This provides a venue for agencies to network, collaborate and assist one another with special client cases.

## **Discussion**

Santa Barbara County’s Housing and Community Development Department is the lead entity for the local Continuum of Care (CoC) planning process. The department has been in existence since December 2003. While the County is the lead agency for the CoC application, the homeless priority needs are determined by extensive consultations and input from concerned citizens. Various participants in the CoC application process include:

- City of Santa Maria, Special Projects Division Staff
- County Housing and Community Development Staff (lead)
- County Housing Advisory Committee - 70 members from a wide range of backgrounds and expertise.
- Block Grants Advisory Committee – 15 members appointed by Santa Maria City Council
- Central Coast Collaborative on Homelessness (C3H)

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

### **Introduction:**

There are many barriers to affordable housing that may increase the costs, act as disincentives to development, or create actual barriers to production or maintenance of housing for low-income residents. Such public policies that could be barriers to affordable housing are costs associated with permitting and development impact fees, zoning policies and development standards, subdivision controls and delays in planning and permit processing.

### **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**

Discussed below are the strategies that the City of Santa Maria has implemented in an effort to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:

#### Impact Fees

The City continues to grant a Subdivision/Residential In-Lieu Park Fee credit of up to 100 percent of the fee for existing facilities that convert to senior projects if they have on-site recreational facilities that meet certain criteria. In limited cases, the City will continue its policy of deferring payment of a portion of the fees on projects affordable to low income persons. Also, the City will continue to offer a reduced traffic impact fee of \$1.36 per square foot per single family dwelling unit to affordable and senior housing projects. The traffic impact fee for all other single-family residential units is \$4.72 per square foot and \$5.22 per square foot for multi-family residential units. City fees for projects funded under the HOME Program will be waived where legally permitted by City ordinances, on a case-by-case basis.

#### Zoning

Dwellings with accessory apartments are not allowed in R-1 zoning in the City, and it is not likely that this policy will be changed due to infrastructure capacities. Manufactured housing is, however, allowed in all residential zones. It must be placed on a permanent foundation and be compatible with surrounding units.

Significantly reduced single family lot sizes have been allowed throughout the City. This practice increases the density of a project, in some cases to the maximum allowed in a particular land use designation. The City adopted a Density Bonus Ordinance (Chapter 48 of Title 12) in September 1995. The ordinance complies with State Law and allows a density bonus of up to 25 percent subject to certain

restrictions. The ordinance also allows for additional incentives for affordable units.

The City adopted a Mixed Use Ordinance (Chapter 49 of Title 12) on December 16, 2004. The ordinance is aimed at creating and regulating opportunities to establish mixed use projects (such as compatible office, commercial, industrial and residential) within the City. Some of the objectives of the ordinance are to expand residential opportunities, reduce urban sprawl and promote infill development.

### Subdivision Controls

The subdivision ordinance, adopted in December 1994, codified two subdivision standards to reduce development standards. The small public street standard allows narrower streets in residential projects. In addition, the code now allows reduced perimeter fencing standards for subdivisions adjacent to residential land uses.

### Permit Processing

The City has established a one-stop “fast track” permit process, whereby the Community Development Department coordinates the review and decision making on required permits with the Fire, Public Works, and Recreation and Parks Departments. It is the City's policy to expedite permit processing whenever possible. Pre-application meetings and procedural handouts help ensure that applications will be complete when initially submitted, thereby reducing the time required for processing. The City Council no longer reviews tentative subdivision maps, eliminating one month of processing time. Building permit applications may be filed and processed prior to completion of Planning Commission approval of a project. A new courtesy inspection procedure allows inspections before permits are issued on a case-by-case basis subject to certain criteria. The City Building Department has offered classes on water heater installation, and those plumbers who have passed the test have been certified to install water heaters without obtaining counter permits.

### **Discussion:**

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, a total of 7,883 or 35.7 percent, of all households in the City of Santa Maria pay in excess of 30

percent of their income for shelter. Based on 9,737 renters and 12,349 owners in the City in 2000, renters had a higher percentage of households overpaying with 47.6 percent, while 26.4 percent of owners overpaid for shelter. The overpayment situation is particularly critical for renters with annual incomes less than \$34,999.

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

### **Introduction:**

This section discusses additional efforts the City will undertake during the 2015-16 program year to address the housing and community development needs of Santa Maria residents.

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

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

There are many barriers to affordable housing that may increase the costs, act as disincentives to development, or create actual barriers to production or maintenance of housing for low-income residents. Such public policies that could be barriers to affordable housing are costs associated with permitting and development impact fees, zoning policies and development standards, subdivision controls and delays in planning and permit processing. Other major obstacles to affordable housing are lack of funding sources at the Federal and State levels and lack of appropriate sites. Strategies that the City of Santa Maria has implemented in an effort to remove or ameliorate the negative effects of these policies are discussed in more detail under the Strategic Plan and Action Plan sections.

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

Lead was banned from residential paint in 1978. More than three-fourths of pre-1978 homes contain lead-based paint. The older the property, the more likely it is to have lead-based paint. A national survey conducted for HUD has estimated the percent of homes having lead-based paint somewhere in the unit at 90 percent for pre-1940 housing, 80 percent for housing built from 1940 to 1959, and 62 percent for housing built from 1960 to 1979. Applying these percentages to the census data on Santa Maria units built before 1980, approximately 3,197 low-income and 1,815 moderate-income households occupy housing units that contain lead-based paint.

The City of Santa Maria complies with all federal lead-based paint regulations particularly in the implementation of its programs and projects funded under the Community Development Block Grant Program, the Neighborhood Stabilization Program and the HOME Investment Partnerships Program. Participants in any of these programs are notified in writing about the incidences of lead-based paint and the dangers of lead poisoning. Also, when required the structures are tested for lead-based paint and the participants are educated as to the hazards involved. The City also requires that its subrecipients and beneficiaries receiving federal funding adhere to these regulations. Contractual language is included in the City's subrecipient contracts and City staff manages all capital project construction to ensure that



the scope of work and on-site work is done in accordance with these regulations.

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

To combat the growing problem of poverty in the community, the City has established the following strategies over the next five years to prevent homelessness, provide for permanent affordable housing, and encourage economic development and job opportunity activities and reduce the number of poverty-level families:

- Continue to provide CDBG funding to address the needs of homeless and special needs populations by providing emergency shelter beds, transitional housing beds and units, permanent housing units, necessities of life and supportive services so that homeless persons and families can achieve self-sufficiency and special needs populations can maintain independent living;
- Continue support of the Central Coast Collaborative on Homelessness (C3H) organization by participating on the C3H Policy Council and C3H Regional Coordination Committees in an effort to develop and implement prioritized solutions to homelessness in the region;
- Continue the Tenant Based Rental Assistance (TBRA) Program that provides grants for up to 50 percent of the required security deposit to qualified low-income households to assist with overcoming obstacles to obtaining permanent housing;
- Continue allocating funding from the General Fund to the Chamber of Commerce for the provision of economic development services, including business promotion, attraction and retention;
- Continue outreach to businesses for participation in the Business Retention and Attraction Loan Program to attract new industry to the City and retain existing businesses;
- Continue participation on the Economic Development Commission, Manufacturers Association and the Downtown Business Association; and
- Allocate CDBG funding to the Commercial Façade Rebate/Loan Program as an incentive for businesses in the downtown Main Street and Broadway corridors to improve the exterior of their properties and stimulate business activity in the area.

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

The City of Santa Maria has long been committed to the provision of affordable housing and adequate community facilities and services for its citizens. This commitment is evidenced by the actions of both the City Council and the Planning Commission in their adoption and implementation of public policies and programs. The City has directly implemented programs and projects, as well as formed partnerships with for-profit developers and non-profit agencies, to achieve its affordable housing and community development goals. The City has and will continue to work with the County of Santa Barbara, the

Housing Authority of the County of Santa Barbara and other non-profit agencies, such as Peoples' Self-Help Housing Corporation, in jointly funding projects. City staff in the Special Projects Division and Community Development Department work closely to ensure that the policies, programs, projects and goals outlined in the City's Housing Element and Consolidated Plan are implemented.

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

For many years the City has worked with and funded non-profit agencies that provide social services and manage public facilities in the community. The Annual Action Plan contains complete identification of the specific agencies providing services and sponsoring facility projects at this time and in the future. The City will continue to encourage collaboration and communication between agencies by continuing its training and technical assistance efforts as well as its quarterly Brown Bag networking meetings and monthly electronic newsletter.

### **Discussion:**

See discussion above. Other actions also include fair housing activities. The City supports the local Fair Housing Council with a financial and philosophical commitment. The housing programs sponsored by the City promote housing opportunities for all persons within the community. The Legal Aid Foundation of Santa Barbara County, under contract with the City, conducts fair housing activities. These include the preparation of a fair housing assessment, educational presentations before community groups, testing of fair housing practices for rental housing, development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community. The City complies with the Federal Fair Housing requirements related to program resources, which are available in English and Spanish. The Special Projects Division administers the production and distribution of Fair Housing information throughout the City. Locations of the program distribution are maintained on the City web page. This program is targeted to all income levels but recent experience has shown that Extremely Low Income households particularly benefit from the City's Fair Housing Program.

## **Program Specific Requirements**

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

#### **Introduction:**

The City Special Projects Division staff oversees all projects and activities funded under the CDBG and HOME Programs. Capital development projects are monitored throughout the course of the project through on-site visitations and inspections. Inspections are done jointly with the City building inspection staff. Funds are released in progress payments only after verification of expenses and completion of work. For subrecipient projects, final payments are issued through professionally managed escrow accounts only after completion of the project.

Special Projects Division staff along with City Finance/Accounting staff conducts monitoring reviews of all public service subrecipients at least every two years. The reviews include on-site visits and evaluation of both program and financial management systems. Subrecipients are required to submit quarterly beneficiary statistical reports and annual reports outlining accomplishments of milestones, specific services rendered, and expenditures. They also are required to submit documentation of all expenses with their requests for payment.

The Special Projects Division staff prepares reports of program progress periodically for the Block Grants Advisory Committee. After evaluation, the Committee may make recommendations to improve program performance or reprogram funds from those activities that have been delayed and should be canceled.

The Special Projects Division continues to monitor overall program activity and expenditures on a monthly basis to ensure that statutory and regulatory requirements are being met and that information being submitted to HUD's Integrated Disbursement and Information System (IDIS) is correct and complete. This review is done jointly with City Finance/Accounting staff prior to the monthly electronic drawdown of grant funds.

The City Special Projects Division staff ensures the quality of programming of subrecipient activities through the collection of performance measures for all public service programs. Through the initial application process, agencies provide specific short- and long-term goals and objectives, describe intended outcomes for program participants, and illustrate what indicators/benchmarks will be used to demonstrate outcomes. Upon receiving an allocation of funds from the City, the subrecipient agency then must provide a more detailed description of at least one output measure and one outcome measure for the service being provided, prior to any disbursement of funds. The subrecipient agency's final report includes the output(s) and outcome(s) of the program in relation to performance targets, goals, and objectives. Additionally, the report requests specific examples of how the program helped to transform the lives of the clients the agency serves, as well as how the program could be changed to

improve service to the community, based on what was learned from the evaluation process.

Special Projects Division staff conducts an annual Subrecipient Orientation and Training Workshop that all subrecipient agencies are required to attend. A training handbook is provided to each subrecipient at that time.

The Special Projects Division requires each subrecipient to report program beneficiary data on a quarterly basis to ensure subrecipient agencies are on target to achieve their goals. Reporting is then inputted into HUD's Integrated Disbursement and Information System (IDIS).

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
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
<b>Total Program Income:</b>	<b>0</b>

**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.	100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

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

as follows:

Not Applicable

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:

Not Applicable

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:

Not Applicable

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:

Not Applicable

For the 21st consecutive year, the City of Santa Maria, as part of a consortium with the County of Santa Barbara, is eligible for funding under the HOME Program. Funds from the County of Santa Barbara or project sponsors will be used to satisfy the matching fund obligations. For Fiscal Year 2015-16, the City anticipates receiving **\$199,107** under the HOME Program. The activity proposed to be undertaken is listed in AP-35.



