

City of Santa Maria

CONSOLIDATED PLAN FISCAL YEAR 2020-2025



Prepared By:

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Executive Summary

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

1. Introduction

The CONSOLIDATED PLAN for the City of Santa Maria was developed through extensive analysis of data, consultations with governmental and non-profit agencies, and consideration of the needs expressed by the community through the citizen participation process. The plan addresses the basic national goals of providing decent, affordable housing, and a suitable living environment, especially for low and moderate income persons. It sets forth a specific course of action and establishes a unified vision for the City and its citizens to work together and achieve successful revitalization of the community and its neighborhoods. Specifically, the plan describes the overall housing and community development needs of the City of Santa Maria and outlines a strategy that establishes priorities for addressing those needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Following a series of outreach efforts including workshops and surveys, the City has approved and adopted the following priorities for July 1, 2020 through June 30, 2025:

1. Prevent homelessness, address critical needs, and assist at-risk youth, elderly, and underserved populations

- Assist low to moderate income persons in need of food, shelter, clothing, health care and/or safety.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.
- Address the housing, health care, accessibility and service needs of underserved populations such as, but not limited to: elderly and persons with mental, physical, emotional and developmental disabilities and/or diseases.

2. Expand educational and 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.
- Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.
- Support and encourage programs to provide adult literacy training and encourage life-long learning.

3. Provide affordable housing

- Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons.
- Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock.
- Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.

4. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.

These priorities were adopted by the City Council during the Tuesday, September 17, 2019 City Council meeting.

3. Evaluation of past performance

The priorities set forth in this Consolidated Plan stem from a number of outreach efforts, discussions, surveys, and research conducted by staff and the Block Grants Advisory Committee (BGAC). The BGAC is a fifteen member formal standing committee operating under the Brown Act. The main function of the committee is to assess the community's needs, conduct public workshops and hearings, review applications for funding, and make recommendations to the City Council for the allocation of funds under the Community Development Block Grant Program. Committee members must have knowledge of or background in understanding housing and community development needs and providing human services in the community. The BGAC, with the help of City staff, makes recommendations to the City Council regarding the CDBG program. It is up to the City Council to approve, modify, or deny the recommendations.

The priorities for CDBG funding are reviewed and re-approved by the City Council once a year. A public workshop is offered to obtain information on any changes that have taken place since the last funding cycle. City staff looks at trends, statistics, as well as conducts outreach to evaluate past performance and effective use of CDBG funding.

Based on community participation, stakeholder meetings, and staff analysis review, the BGAC recommended that for this Consolidated Plan, the previous priority for "at-risk youth" be moved up so that it became an overall higher priority under CDBG. Also, that the word "youth" was removed from the #2 priority to simply read "expand educational and development opportunities" so that the priority is more inclusive. Also, priority #3, which previously was titled "provide affordable housing and revitalize existing neighborhoods" was split into two, giving affordable housing a slight bump on the list of

priorities as reflected by the information gathered during the needs assessments. These changes from the previous priorities reflected in the FY 2015-2020 Consolidated Plan are a result of an evaluation of past performance and needs.

4. Summary of citizen participation process and consultation process

For this Consolidated Plan, a community needs meeting took place on Monday, August 13, 2019, to receive comments from the public and discuss the needs and priorities in the community. More than a dozen people were present at the needs workshop, many of whom spoke before the committee, expressing their thoughts on the unmet needs in the community. Items brought up at the needs workshop included affordable housing, assistance and education regarding domestic violence and sexual assault, and helping at-risk youth and the elderly. Community outreach was also done to obtain feedback from the community. Special Projects staff participated in two different nights during Downtown Fridays, the division's quarterly brown bag lunch meeting, and the City's community meeting held in August. Out of 117 people surveyed, the top six out of twelve priorities were homelessness, at-risk youth, crime prevention, mental health, housing-related needs, and seniors. In addition to the needs workshop and community outreach, an electronic survey was also available to the public to assess the needs of the community. The survey was made up of 32 questions. During the month of August, 103 people responded to the survey. The top priorities as determined by the survey also include at-risk youth, mental health, housing-related needs, particularly affordable rental housing and more homeownership opportunities, homeless population, and seniors.

In addition, during the month of November 2019, four separate stakeholder meetings were held throughout Santa Barbara County to gather information for the Consolidated Plan and the needs of the community. The stakeholder meetings included two regarding affordable housing (one for residents and one for developers), another for non-profit agencies and service representatives, and one for economic development opportunities. Feedback from these meetings were similar to the feedback received throughout the other forms of outreach which began in July of 2019.

A Notice of Funding Availability (NOFA) and request for applications was issued on Thursday, September 5, 2019, and a mandatory pre-application workshop was conducted on Thursday, October 24, 2019. Applications were due on December 11, 2019, for Public Services and Capital. Staff received 20 applications for public services totaling \$365,000 and 5 applications for Capital totaling \$1,147,182.

The BGAC divided into five three-person teams and conducted site visits and in-depth reviews of each proposal. Each team had access to financial statements, tax returns and audit information pertinent to each applicant. Before deliberations, each team obtained additional background information from the applicants and developed a written team report. Each team reported the findings of their site visits to the BGAC at a public deliberations meeting held on Monday, February 10, 2020. The applicants had an opportunity to speak before the committee in a public fashion. Then on Thursday, February 20, 2020, the second public deliberation process took place, and that is where the BGAC formulated its recommendations for City Council's consideration and approval.

A public hearing to review the recommended allocations for FY 2020-21 as well as the City's drafted Consolidated Plan and Analysis of Impediment to Fair Housing Choice was held on Tuesday, April 7, 2020 at 5:30 p.m. at City Hall located at 110 E. Cook Street. Several agencies were represented.

On Tuesday, May 5, 2020, a public meeting was held to formally approve the recommended allocations for FY 2020-2021 as well as the Consolidated Plan and Analysis of Impediment to Fair Housing Choice, following a 30 day public comment period.

5. Summary of public comments

Information during the months of July through November 2019 was obtained from the following agencies:

- City of Santa Maria Community Development Department
- City of Santa Maria Recreation & Parks Department
- City of Santa Maria Police Department
- City of Buellton
- City of Lompoc
- City of Goleta
- County of Santa Barbara Housing and Community Development Department
- Housing Authority of the County of Santa Barbara
- Lompoc Valley Chamber of Commerce
- Band of Brothers
- Peoples' Self-Help Housing Corporation
- Planned Parenthood of Central Coast
- Channel Islands YMCA
- Community Action Commission
- Habitat for Humanity
- Community Partners in Caring
- Independent Living Resource Center
- Women's Economic Venture
- NBCC Safe Parking
- SLO Noor Foundation
- Catholic Charities
- Starfish Housing
- Various community residents

The attached Citizen Participation Plan outlines in detail the City's citizen participation process.

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

N/A

7. Summary

Community needs expressed by the public through both written and verbal means of communication (In no particular order).

- At-risk youth/abused children
- Homelessness
- Mental health
- Crime prevention
- Senior services
- Housing-related needs
- Youth education
- Family support services
- Special needs
- Infrastructure/public facilities improvements
- Veteran services/housing
- Revitalization of neighborhoods
- Domestic violence services
- Critical need services
- Child care services
- Job creation/retention
- Small business loans

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

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

Table 1 – Responsible Agencies

Narrative

The Community Development Department is responsible for the planning and building divisions functions, and the functions of the Special Projects division. Staff reviews all residential, commercial and industrial projects in the City.

The Planning Division writes and updates the City's General Plan and Specific Plans including the Downtown Specific Plan. Staff reviews all projects for zoning compliance, processes land division applications, and processes all environmental assessments and reports.

The Building Division regulates building and associated construction activities to protect public health, safety and welfare pursuant to uniform construction codes governing land use and code enforcement. The staff's activities include building plan review and inspection during construction.

The Special Projects division includes management and implementation of the Community Development Block Grant (CDBG) program, and serves as the lead agency in the development of plans summarizing needs and actions to revitalize the community and its neighborhoods.

Consolidated Plan Public Contact Information

City of Santa Maria

Community Development / Special Projects

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

This section reviews the consultation process conducted for the development of the City of Santa Maria's Consolidated Plan and the current FY 2020-21 Action Plan.

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(I)).

The County of Santa Barbara Community Services Department, Housing and Community Development Division (HCD) serves as the collaborative applicant for the Santa Maria/Santa Barbara County Continuum of Care (CoC), which includes representatives from homeless service providers, affordable housing providers, public housing agencies, mental health and service agencies, and local governments.

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

HCD serves as the collaborative applicant and Homeless Management Information System (HMIS) Lead Agency for the Santa Maria/Santa Barbara County Continuum of Care (CoC). Established in August of 2014, the role of the CoC is to increase county-wide participation, service coordination, and programmatic efficiencies in order to support a community-wide commitment to end and prevent homelessness. The CoC Board maintains oversight over CoC operational and planning responsibilities, including project evaluation, written standards implementation, coordinated assessment entry system development, HMIS operations, and housing and service system implementation. The CoC established the Review and Rank Committee, which the City of Santa Maria is a part of, to conduct the evaluation and scoring of project applications for Continuum of Care Program funds and ESG funds made available through the State of California.

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

Overlap in membership of the County of Santa Barbara's Human Services Commission and CoC Review and Rank Committee facilitates the strategic allocation of ESG funds and other local, state, and federal funds. The CoC Board maintains oversight over CoC operation and planning responsibilities, including the development of standards and evaluation of project outcomes as well as the operation of the HMIS. HCD and the CoC are in the process of developing performance goals and standards for CoC- and ESG-

funded projects, establishing the data standards needed to measure performance, and creating required data collection tools and assessments to perform CoC-wide data analysis. In addition, HCD, as the HMIS Lead Agency, is working with the CoC to implement revised policies and procedures and security plan for HMIS and funding strategies to maintain its operations in light of continued expansion.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Santa Maria Community Development Department
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis City of Santa Maria Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Worked closely to help provide information for the department's housing element and obtained housing needs information from what the department uncovered during its housing element research.
2	Agency/Group/Organization	City of Santa Maria Recreation and Parks Department
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Recreation and Parks Department provided information regarding the needs of the youth and general public as it pertains to potential activities that may help at-risk youth and/or self-improvement activities that can increase the cultural and social awareness of the community.
3	Agency/Group/Organization	City of Santa Maria Police Department
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy crime

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Obtained information regarding the crime and potential needs in the community.
4	Agency/Group/Organization	County of Santa Barbara Housing and Community Development Department
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Housing and Community Development Department.
5	Agency/Group/Organization	Housing Authority of Santa Barbara County
	Agency/Group/Organization Type	Housing PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Worked closely with the Housing Authority to obtain information about the housing needs in the area as well as provide rental deposit assistance to those clients on Section 8.
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Barbara	Priority under the Continuum of Care was given to projects that further HUD's goals as articulated in its Strategic Plan and Opening Doors: Federal Strategic Plan and are consistent with HUD's policy priorities. Specifically, projects that address the goals listed below include: 1) Ending chronic homelessness 2) Ending homelessness among households with children 3) Ending youth homelessness 4) Ending veteran homelessness

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In compiling the data and information needed for the Consolidated Plan, it was necessary to consult with many groups and agencies in the Santa Maria area. Among them were social service agencies that provided information concerning housing and community development needs, particularly of children, the elderly, persons with disabilities, persons with HIV/AIDS, and homeless persons. Information was obtained from the following:

- City of Santa Maria Community Development Department
- City of Santa Maria Recreation & Parks Department
- City of Santa Maria Police Department
- City of Buellton
- City of Lompoc
- City of Goleta
- County of Santa Barbara Housing and Community Development Department
- Housing Authority of the County of Santa Barbara

- Lompoc Valley Chamber of Commerce
- Band of Brothers
- Peoples' Self-Help Housing Corporation
- Planned Parenthood of Central Coast
- Channel Islands YMCA
- Community Action Commission
- Habitat for Humanity
- Community Partners in Caring
- Independent Living Resource Center
- Women's Economic Venture
- NBCC Safe Parking
- SLO Noor Foundation
- Catholic Charities
- Starfish Housing
- Various community residents

Narrative (optional):

N/A

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

As mentioned in “ES05 – Executive Summary”, the key elements for encouragement of all City residents to participate in the development of the Annual Action Plan, the Consolidated Plan, the Consolidated Annual Performance and Evaluation Report (CAPER), and substantial amendments to the Consolidated Plan are listed below:

encouragement of citizen participation

providing citizen access to meetings

providing citizen access to information

technical assistance for all individuals, agencies and groups that request assistance, including groups representative of persons of low and moderate income

publicly noticed public hearings

publication of the proposed Consolidated Plan

set period of time for public comment and review

timely response to written complaints and grievances

The City Special Projects Division and the Block Grants Advisory Committee (BGAC) head up the annual needs assessment and plan development process. For a detailed account of the citizen participation process for this document, please refer to the “ES05-Executive Summary” section of this document.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The Block Grants Advisory Committee conducted a community needs meeting on August 13, 2019 to receive comments from the public and discuss needs and priorities in the community.</p>	<p>The minutes of the August 13, 2019 community needs meeting is linked below.</p>	N/A	<p>https://cityofsantamaria.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=337</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of Funding Availability (NOFA) / Pre-Application Workshop for all those interested in applying for FY 2020-21 CDBG funding.	Dozens of agency representatives and local residents attended.	N/A	https://www.cityofsantamaria.org/home/showdocument?id=26430

3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Legal Ad announcing public hearing on April 7, 2020 for CDBG FY 2020-21 allocations and the 30-day public review period that follows and leads into the May 5, 2020 final approval of the Action Plan. The legal ad ran in the Santa Maria Times on April 4, 2020. A press release was also sent out to the local media.</p>	<p>See Public Hearing Minutes from April 7, 2020. The comments were admitted at the public hearing.</p>	N/A	
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4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City Council conducted a public hearing to receive comments, consider the Block Grants Advisory's (BGAC) recommendations for the allocation of Fiscal Year 2020-21 Community Development Block Grant (CDBG), and then directed their individual \$5,000 allocation to public services programs.</p>	<p>Minutes of the April 7, 2020 Public Hearing is linked below.</p>	N/A	<p>https://cityofsantamaria.civicweb.net/filepro/documents/6603?expanded=30693&preview=34518</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City Council publicly and formally approved the recommendations for the allocation of Fiscal Year 2020-21 Community Development Block Grant (CDBG), which marks the final approval for the FY 2020-21 Action Plan.</p>	<p>Final approval of the action plan occurred on May 5, 2020, following a 30-day public review.</p>	N/A	<p>https://cityofsantamaria.civicweb.net/filepro/documents/6603</p>

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section describes a demographic snapshot of the people living and working in the City of Santa Maria. Santa Maria is an ethnically diverse community set in the middle of a rich agricultural valley located in northern Santa Barbara County. Santa Maria is the largest and fastest growing city in Santa Barbara County. Per the State Department of Finance, the City's 2019 population is estimated to be over 107,000. With rapid development and subsequent population growth come urban-style problems such as overcrowding in our schools and neighborhoods and increased crime. Residents and stakeholders who participated in the Consolidated Plan citizen participation process identified that there is a lack of affordable housing in Santa Maria, especially for the low- income and working middle-class populations. The issues of overcrowding may be affected by wages, cost burden, cultures with extended or multi-generational family size, and by households saving to achieve home-ownership. Santa Maria's economy is heavily dependent on agriculture, construction and retail trade. Average annual wages are lower across the board in northern Santa Barbara County. Problems such as cost-burdened housing, substandard housing (lacking complete plumbing and kitchen facilities) and overcrowding will be assessed through data analysis.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Based on the 2014-2018 American Community Survey (ACS) data, the median income of households in Santa Maria city was \$59,336. Overall, over 50% of renters experience some housing cost burden. The City of Santa Maria has experienced a 7.8% population increase since the 2010 from 99,553 to 107,408. The number of households has also increased 2.7% from 26,908 to 27,651 households. Although data indicates that the median income has increased over the years, it also shows that issues such as overcrowding and affordability continue to be an obstacle for residents. The demand for housing is higher than the supply that builders can produce, which ultimately results in an increase of housing costs. The tables below have slightly different numbers because these numbers are based on 2011-2015 ACS data.

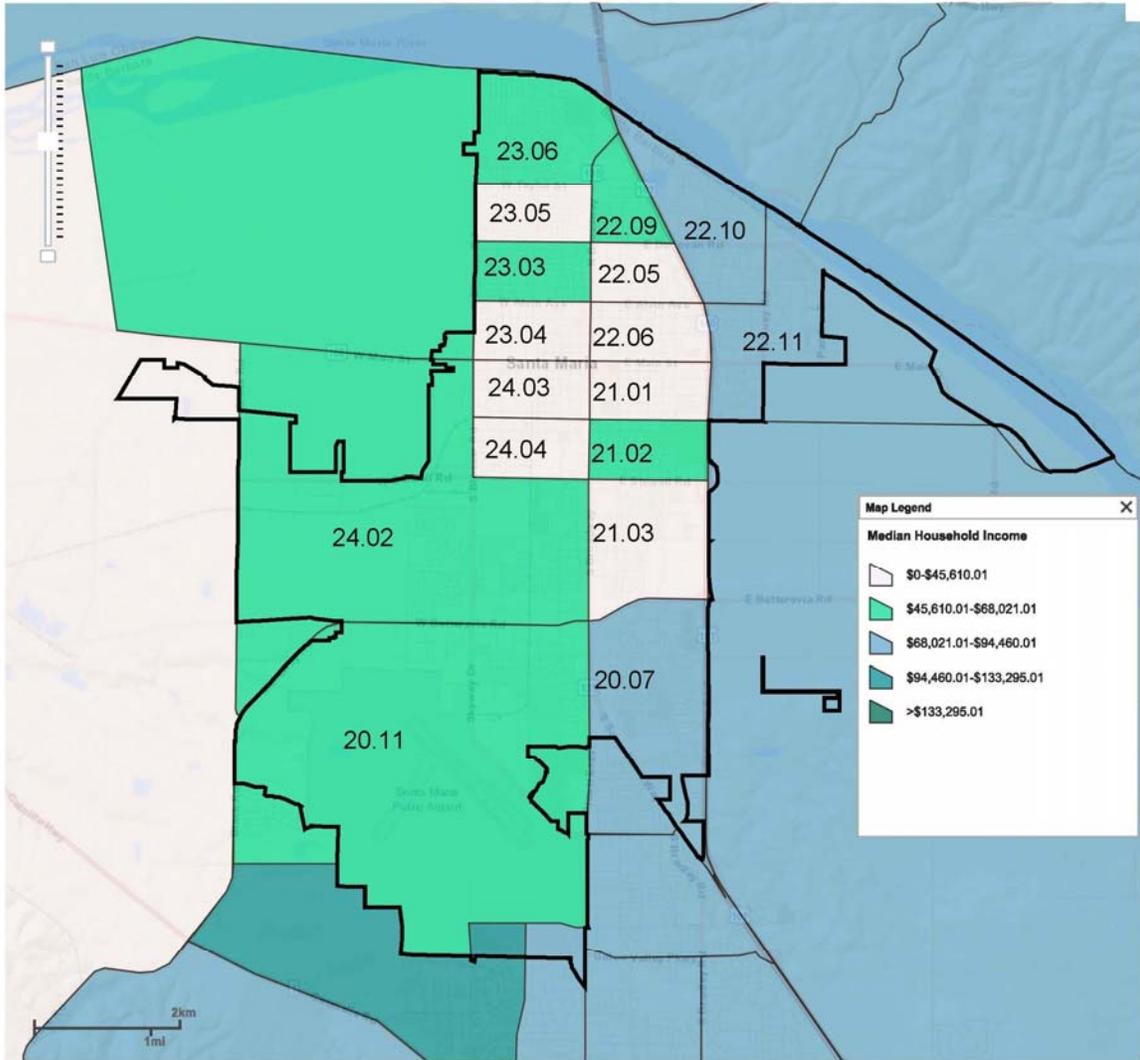
Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	99,553	102,620	3%
Households	24,773	27,365	10%
Median Income	\$48,819.00	\$50,433.00	3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Median Household Income by Census Tract:

The map below displays Median Household Income throughout the City of Santa Maria by Census Tract. The City limit boundary is outlined in bold. According to the 2014-2018 American Community Survey 5-Year Estimate, the median household income in the City of Santa Maria is \$59,336, which has increased 18% since the 2010 Census.



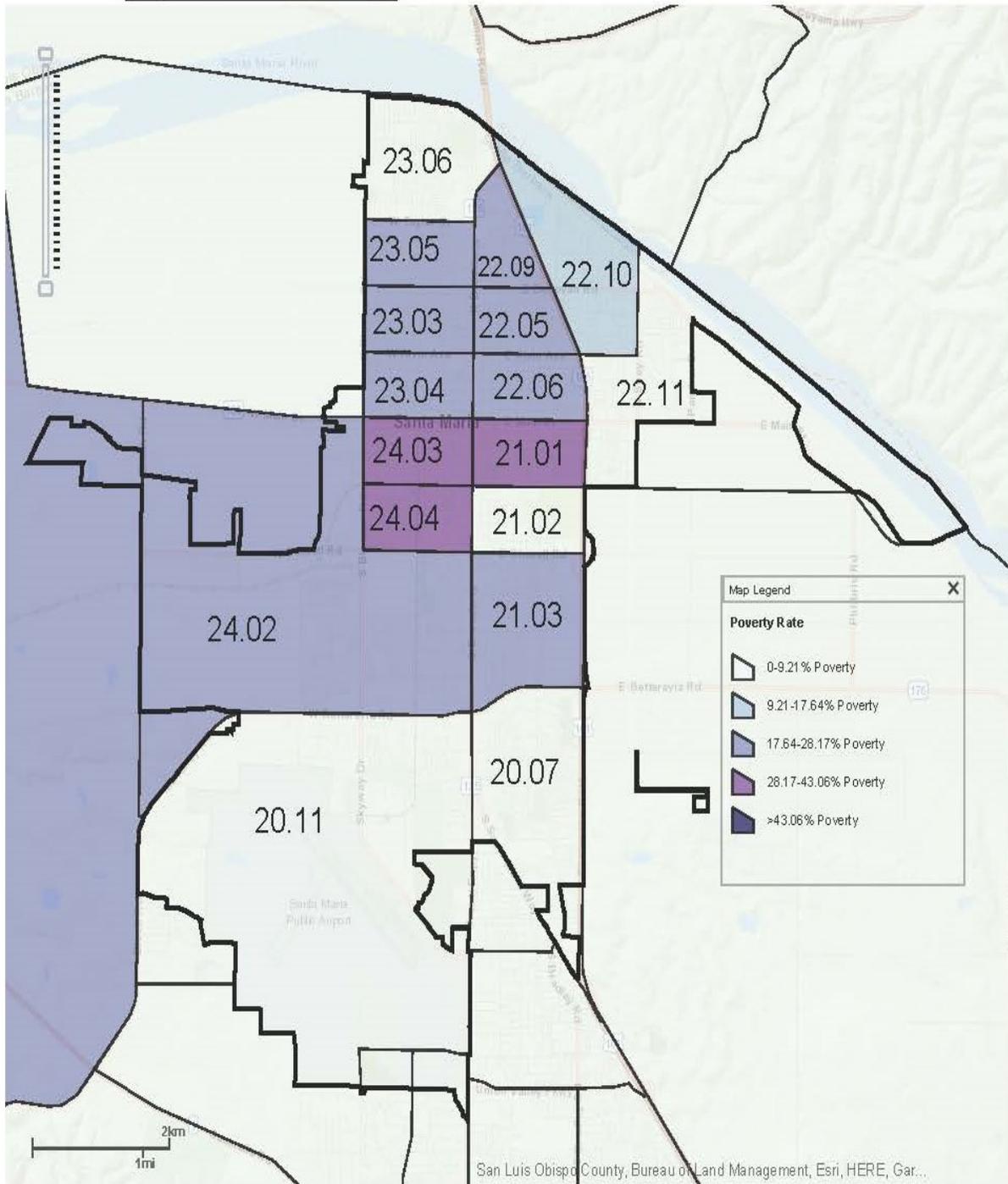
Map Source: <https://egis.hud.gov/cpdmaps/>

Median Household Income Map

Poverty Rate by Census Tract:

The map below displays the amount (percentage) of the population who are living below the poverty level based on census tract. The census tracts listed below have the highest poverty rate in the City.

- 23.03 with 26.6%
- 23.04 with 23.6%
- 22.06 with 24.5%
- 21.01 with 30.6%
- 24.02 with 22.9%
- 24.03 with 33.1%



Map Source: <https://egis.hud.gov/cpdmaps/>

Poverty Rate by Census Tract Map

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,745	4,925	6,205	2,600	8,890
Small Family Households	1,410	1,720	2,330	1,060	4,410
Large Family Households	1,075	1,490	2,010	690	1,785
Household contains at least one person 62-74 years of age	740	620	1,035	455	1,870
Household contains at least one person age 75 or older	790	665	780	305	720
Households with one or more children 6 years old or younger	1,365	1,645	1,840	920	1,310

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	95	40	35	230	25	0	4	10	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	595	620	650	265	2,130	25	45	145	65	280
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	410	665	615	275	1,965	95	135	245	105	580
Housing cost burden greater than 50% of income (and none of the above problems)	1,710	955	190	0	2,855	515	475	475	70	1,535

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	385	770	905	190	2,250	155	335	710	435	1,635
Zero/negative Income (and none of the above problems)	65	0	0	0	65	50	0	0	0	50

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,775	2,330	1,500	575	7,180	655	655	870	250	2,430
Having none of four housing problems	825	1,085	1,950	575	4,435	380	860	1,885	1,200	4,325
Household has negative income, but none of the other housing problems	65	0	0	0	65	50	0	0	0	50

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,065	1,125	755	2,945	139	285	500	924
Large Related	920	970	415	2,305	80	230	425	735
Elderly	535	220	135	890	510	370	195	1,075
Other	510	500	155	1,165	60	49	195	304
Total need by income	3,030	2,815	1,460	7,305	789	934	1,315	3,038

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	890	510	125	1,525	135	195	265	595
Large Related	690	260	0	950	80	165	40	285
Elderly	390	120	60	570	365	145	65	575
Other	450	285	15	750	60	45	100	205
Total need by income	2,420	1,175	200	3,795	640	550	470	1,660

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,015	1,090	1,075	400	3,580	89	140	220	115	564

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	245	180	130	555	25	40	175	65	305
Other, non-family households	0	0	20	30	50	4	0	0	0	4
Total need by income	1,015	1,335	1,275	560	4,185	118	180	395	180	873

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the most recent 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data, approximately 4,284 single family households are facing overcrowding. According to stakeholder input, all populations are in need of accessibility to affordable housing. It was expressed that single person and single family households continue to be cost burdened, meaning that households are paying more than 30% of their gross household income towards rent and utilities. Single-elderly person households who live on a fixed income are also in need of housing assistance as their income does not increase as the cost of living continues to increase. The needs of people aged 65 and over have particularly important housing needs. As people age they tend to require new types of social services, healthcare, and housing. Housing is one of the most essential needs of the elderly because the affordability, location, and accessibility of where they live will directly impact their ability to access health and social services.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Specific data is not available. According to 2014-2018 American Community Survey (ACS) data, approximately 5.6% of the overall population is under the age of 65 years old living with a disability.

Disabled persons lack an adequate supply of housing suitable for their needs. Few existing housing units are designed to accommodate the physically disabled. Although housing for a limited number of developmentally disabled adults are available in Santa Maria, there is no group home for developmentally disabled children. According to Domestic Violence Solutions of Santa Barbara County, in the City of Santa Maria alone, approximately 260 women and children were housed at the shelter during FY 2018-19 after falling victims to domestic violence, dating violence, sexual assault and/or stalking.

What are the most common housing problems?

As shown in the tables above, the most common housing problems are cost burden (households paying more than 30%-50% of their income for housing) followed by overcrowding. This data is consistent with the most recent 2012-16 CHAS data, which indicates a need for additional affordable housing. During the City of Santa Maria's community needs assessment with stakeholders and citizens, both confirm this need, acknowledging that the City needs more affordable housing.

The City does not endorse illegal garage conversions. However, garage conversions approved through the building permit process are recognized as a method to increase habitable living space within a single-family residence, or as one possible method to create an accessory dwelling unit. To avoid potentially significant health and safety impacts, the City requires building permit approval before a garage can be converted into additional living space. A garage conversion must meet the habitable living space and sanitary requirements of the Building Code and neighborhood compatibility requirements of the Zoning Ordinance. For example, the City requires that new covered parking spaces are provided to replace those covered parking spaces lost to the conversion of the garage.

State regulation was amended in 2016 with new regulations introduced to make it easier to create accessory dwelling units (ADUs) on single-family residential properties. This legislation, including Senate Bill (SB) 1069, Assembly Bill (AB) 2299, and AB 2406, was enacted in an effort to address the shortage of affordable rental units in California. In 2017, the City adopted a zoning text amendment for ADU's, creating Municipal Code Chapter 12-56. ADUs are generally regarded as an effective way to increase housing options while minimizing changes in neighborhood character or creating additional sprawl. They can effectively provide affordable housing for renters, a source of income for homeowners, and a housing resource for multi-generational households, including extended families, as well as seniors, college students, and others.

Are any populations/household types more affected than others by these problems?

Currently, all household types are affected by the lack of affordable housing and higher paying jobs. The City of Santa Maria is one of eight incorporated cities in Santa Barbara County. It has the largest population in the County, which constitutes approximately 25% of the total population of Santa Barbara County. The most notable differential from the County occurs in the Persons per Household column. At

almost 4 persons per household, Santa Maria is the highest in the County. The County's average is nearly three persons per household.

Santa Maria is a working class community that mostly has been influenced by housing of field workers and their families. The location of the City within a fertile agricultural valley differentiates the City from the scenic coastal communities.

Data Source: ACS 2014-2018

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Based upon observation from our local homeless service provider, Good Samaritan Shelter, the main need for formerly homeless families and individuals who are receiving rapid re-housing assistance would be ongoing rental assistance. Most rapid re-housing programs are able to provide some type of rental assistance for up to a year; post housing. However, many of the families served by the Good Samaritan Shelter are at risk of returning to homelessness. For example, loss of employment, injury (resulting in less hours worked), or any issue with their children that may prevent them from working a full-time schedule can set them behind on their rent. The majority of the families served are extremely-low income and the year span of case management really helps them learn to maintain a household and a budget. Once that case management ends, if there is any type of loss of income the family immediately is facing a dire situation. The families that have received rapid re-housing who have had some type of housing choice voucher have experienced greater success with not re-entering homelessness, than those who do not have a voucher or other ongoing rental assistance.

Families who are low and extremely-income, and are currently housed face the same type of dilemmas as those exiting rapid re-housing. In order to maintain housing, prevention programs attached with some sort of supportive case management is what these families need. Prevention funding is extremely limited in Santa Barbara County. Often times, if a family in need would have initially received one-time assistance and case management, they may not have needed to go to the shelter.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The jurisdiction does not maintain current estimates of the at-risk population in Santa Maria. A recent Point in Time (PIT) count of homeless persons was conducted in January 2020 which provided a count of persons living in shelters, transitional housing, the streets and other areas not meant for human habitation.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Notable population changes occurred between the 2010 (estimates base) and the 2018 census counts when the City population count increased by 7,813 persons (7.8%) while the County's population as a whole increased by approximately 22,580 persons (5.3%). Santa Maria added 7,813 persons, accounting for 65% of the total County population growth over the eight-year period. Without Santa Maria's population growth, Santa Barbara County grew by 14,767 people in eight years. The number of persons per household is also higher in Santa Maria (3.78) than the overall County (2.92). Overcrowding most often involves economic, legal and cultural factors. The trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home. Often both renters and buyers reach out to the City for assistance in meeting the challenges of cultural and economic changes in the community.

The tables above have slightly different numbers because these numbers are based on 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, the totals provided in the narrative are based upon 2012-2016 CHAS data.

According to the most recent 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data, approximately 6,125 households (22% of all households) in Santa Maria are overcrowded. Of those households, approximately 4,715 renter-occupied households are overcrowded, which is over three times the overcrowding as found in 1,410 owner-occupied households. Of the 6,125 overcrowded households, approximately 2,450 (40%) are severely overcrowded meaning there is over 1.5 people per room. The issues of overcrowding may be affected by wages, cultures with extended or multi-generational family size, and by households saving to achieve home-ownership. Overpayment is an important measure of the affordability of housing within a city. Specifically, overpayment is defined as a household paying more than 30% of their gross household income for shelter—also called “housing cost burden”. 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). Over 50% of the households in the City have some form of “housing cost burden”.

Those who may experience an increased risk of homelessness are those who fall under the extremely low-income category, which means that the household income is 0 to 30% below the area median income (AMI). Based on the current income limits for 2019, a 4-person household that brings in a gross household income of less than \$33,100 falls under the extremely-low income category. Other populations that have an increased risk of homelessness includes those with disabilities, domestic violence victims, foster children who are aging out of the system; as well as individuals being discharged from hospitals and jails.

Other characteristics that is linked to instability include individuals with sexually transmitted diseases (STDs) as it affects a person's overall health and welfare. Based on data collected from the Centers for Disease Control and Protection (CDC), the number of those with STDs in Santa Barbara County continues to increase. Another factor that is linked to instability and increases the risk of homelessness is opioid use and drug dependence. In 2018, the County of Santa Barbara reported that there were 69 drug related deaths, with 31 being related to opioids. A recent trend shows that 29% of opioid overdose deaths were fentanyl-related.

Discussion

Cost Burden - *The numbers described in this narrative are based upon the most recent 2012-2016 CHAS data.* The number of households who are experiencing cost burdens greater than 30% appear to be greater in the low and moderate income persons categories (30-50% AMI and 50-80% AMI) while the numbers are lower for the very low-income households (0-30% AMI). The majority of renters fall under the category of extremely low and very low-income (0-30% AMI and 30-50% AMI) with the cost burden greater than 50%, which is also consistent with the 2011-15 CHAS data (Reference Table 9 and 10). The City does not endorse illegal garage conversions. However, garage conversions are permitted as a method to increase habitable living space within a single-family residence, or as one method to create an accessory dwelling unit, both of which require building permits to avoid potentially significant health and safety impacts.

Internet Access - Based upon the 2014-2018 census estimates, approximately 86% of households have a computer and 80% of households have a broadband internet subscription. Internet access is a crucial resource for collecting data and connecting people to information and skills needed to help individuals strive in today's digital environment. Today, having reliable internet and computer access is an important element of life for all ages and increases the number of educational and occupational opportunities. There are two leading internet providers in the Santa Maria area, Xfinity for cable or Frontier for fiber / digital subscriber line (DSL). Computers are available at the Santa Maria Public Library free of charge for those who do not have access to a computer/internet at home. Although the Public Library is centrally located, transportation to the library may be an added obstacle for these households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the purpose of the Consolidated Plan, "disproportionate need" is considered to be any need that is higher than ten percentage points of the need demonstrated for the same income category, family type, or tenure type. A disproportionately large number of Hispanic households are renter households rather than owner households. For example, according to the 2014-2018 American Community Survey 5-Year Estimate, approximately 49.4% of the housing units in Santa Maria owner-occupied housing units and 50.6% are renter-occupied housing units.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,970	660	115
White	1,110	330	60
Black / African American	60	20	10
Asian	70	40	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,650	270	35

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,090	835	0
White	745	375	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	4	0	0
Asian	65	25	0
American Indian, Alaska Native	29	25	0
Pacific Islander	20	0	0
Hispanic	3,165	400	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,985	2,220	0
White	745	855	0
Black / African American	54	4	0
Asian	195	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,950	1,190	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	1,150	0
White	510	535	0
Black / African American	25	0	0
Asian	55	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	855	570	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The numbers reported in this narrative are based upon the most recent data reported in the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS), these numbers are slightly off compared to the 2011-15 CHAS data reported in the tables.

The 2012 – 2016 Comprehensive Housing Affordability Strategy (CHAS) data is used to describe disproportionate housing needs based upon the jurisdiction as a whole and by racial/ethnic groups. The racial or ethnic groups that have experienced a disproportionately greater rate of 10% or more will be highlighted below.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30% of Area Median Income (AMI).

0-30% - Under the 0 to 30% AMI category, approximately 82% of the jurisdiction as a whole have one or more of the four housing problems. According to Table 9, approximately 100% of American Indian, Alaska Native households have a housing problem. It should be noted, the American Indian, Alaska Native population is comparatively small (10 households) which means there may be a large margin of error in the data reported.

30-50% - Under the 30 to 50% AMI category, approximately 83% of the jurisdiction as a whole have one or more of the four housing problems. According to Table 10, approximately 100% of Black / African American and Pacific Islander households have a housing problem. Again, it should be noted that these numbers are comparatively small (4 Black / African American households; 35 Pacific Islander households) which may be due to a large margin of error.

50-80% - Under the 50 to 80% AMI category, approximately 64% of the jurisdiction as a whole have one or more of the four housing problems. According to Table 11, approximately 100% of Pacific Islander households have a housing problem. Again, it should be noted that these numbers are comparatively small (25 Pacific Islander households) which may be due to a large margin of error. Also, the rate of Hispanic households with one or more housing problems exceeds the overall jurisdiction rate by 10%. Based on the data in Table 11, approximately 74 % of Hispanic households in this income category have one or more of the four housing problems listed above.

80-100% - Under the 80 to 100 AMI category, approximately 51% of the jurisdiction as a whole have one or more of the four housing problems. Based on the data documented in Table 12, approximately 100% of Black/African American households (45 households) have a housing problem. Of the Asian households reported, 87% (100 households) have one or more of the four housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data from Comprehensive Housing Affordability Strategy (CHAS). The tables show the number of households that have severe housing needs by income, race, and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,430	1,205	115
White	940	500	60
Black / African American	49	30	10
Asian	55	55	10
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,305	615	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,985	1,945	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	520	600	0
Black / African American	0	4	0
Asian	55	35	0
American Indian, Alaska Native	24	35	0
Pacific Islander	10	10	0
Hispanic	2,365	1,205	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,370	3,835	0
White	365	1,230	0
Black / African American	4	54	0
Asian	60	305	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	1,935	2,205	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	1,775	0
White	95	950	0
Black / African American	15	10	0
Asian	10	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	700	725	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The numbers reported in this narrative are based upon the most recent data reported in the 2012-2016 Comprehensive Housing Affordability Strategy (CHAS), these numbers are slightly off compared to the 2011-15 CHAS data reported in the tables.

The 2012 – 2016 Comprehensive Housing Affordability Strategy (CHAS) data is used to describe severe housing problems needs based upon the jurisdiction as a whole and by racial/ethnic groups. The racial or ethnic groups that have experienced a disproportionately greater rate of 10% or more will be highlighted below.

Households with "housing problems" include those that occupy units meeting the definition of: (1) having physical defects; (2) being overcrowded; and/or (3) a cost burden greater than 30%. A housing unit with "physical defects" lacks a complete kitchen or bathroom. An "overcrowded" unit contains more than one person per room. "Cost burden greater than 30%" is the extent to which gross housing costs, including utility costs, exceed 30% of gross income, and "cost burden greater than 50%," or "severe cost burden" is the extent to which gross housing costs exceed 50% of gross income.

0-30% - Under the 0 to 30% AMI category, approximately 71% of the jurisdiction as a whole have one or more of the severe housing problems listed above. Approximately 100% of American Indian, Alaska Native households have a housing problem. Although, it should be noted that these numbers are comparatively small (10 American Indian / Alaska Native households) which may be due to a large margin of error.

30-50% - Under the 30 to 50% AMI category, approximately 61% of the jurisdiction as a whole have one or more of the severe housing problems listed above. There are no racial or ethnic groups that are disproportionately affected in this category, meaning that the housing problems are 10% or more than the jurisdiction rate.

50-80% - Under the 50 to 80% AMI category, approximately 36% of the jurisdiction as a whole have one or more of the severe housing problems listed above. The rate of Hispanic households with one or more housing problems exceeds the overall jurisdiction rate by over 10%. Approximately 46% of Hispanic households in this income category have one or more of the four severe housing problems listed above.

80-100% - Under the 80 to 100% AMI category, approximately 27% of the jurisdiction as a whole have one or more of the severe housing problems listed above. Approximately 44% of Black / African American households have one or more of the severe housing problems. Although, it should be noted that these numbers are comparatively small (20 Black / African American households) which may be due to a margin of error. The rate of Hispanic households with one or more housing problems exceeds the overall jurisdiction rate by over 10%. Approximately 40% of Hispanic households in this income category have one or more of the four severe housing problems listed above.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Cost burden is experienced when a household pays more than 30% of their gross household income toward housing costs, including utilities, insurance, and property taxes.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,270	6,280	5,635	180
White	5,760	1,615	1,845	60
Black / African American	200	95	59	10
Asian	1,030	305	115	10
American Indian, Alaska Native	25	14	34	0
Pacific Islander	0	45	0	0
Hispanic	8,100	4,145	3,505	105

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

According to U.S. Department of Labor’s Occupational Employment Statistics (OES) survey for the first quarter of 2019, employment throughout the County of Santa Barbara is dispersed across a broad spectrum of economic sectors. About 35% of the City’s labor force works in office/administrative support, food preparation/serving, sales and related occupations combined. Median hourly wages for these sectors are: \$19.66 for office/administrative support; \$12.60 for food preparation/serving; and \$14.84 for sales and related occupations. Housing costs continue to rise beyond the rate of growth for the average working person. Over 50% of Santa Maria residents are cost burdened, meaning over 30% of their earned income is used towards rent. The FY 2020 Fair Market Rents for Santa Maria-Santa Barbara, CA MSA for a two-bedroom rental is \$2,073, which is based on the results of a local rent survey conducted in December, 2017. The previous year, the fair market rent for a two-bedroom home was \$1,951. Compared to the rest of California, the Santa Maria-Santa Barbara FMR area is more expensive than 86% of California. According to Zillow, the median rent price in Santa Maria is approximately \$2,200 per month. It was also reported that the median home value is close to \$395,000 while the

median price of homes listed is approximately \$435,000. Home values are anticipated to increase by 2.6 % within the next year.

Sources:

<https://www.labormarketinfo.edd.ca.gov/data/oes-employment-and-wages.html#OES>

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020summary.odn?&year=2020&fmrtype=Final&selection_type=county&fips=0608399999

<https://www.zillow.com/santa-maria-ca/home-values/>

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The Housing Needs Analysis elaborated in the previous sections (NA-15, NA-20, and NA-25) reveals that the City of Santa Maria has a shortage of affordable housing, not just for Hispanic/Latino households, but for all residents. Housing problems are felt more severely by the extremely low, very low, and low income families and households that have more limited incomes. The most recent CHAS data from 2012-16 analyzes households by race or ethnic group that have housing problems such as overcrowding, cost burdened households, and those lacking complete kitchen and/or plumbing facilities. A group that is disproportionately affected is those of Hispanic origin.

If they have needs not identified above, what are those needs?

Needs have been identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Listed below are the census tracts that contain the highest percentage of Hispanic households in the City of Santa Maria.

- Census tract 24.03 with 96.42%
- Census tract 24.04 with 93.07%
- Census tract 23.05 with 90.43%
- Census tract 23.04 with 89.99%
- Census tract 23.03 with 86.90%
- Census tract 22.09 with 81.69%
- Census tract 22.05 with 78.17%
- Census tract 24.02 with 76.41%
- Census tract 22.06 with 73.17%
- Census tract 23.06 with 71.91%
- Census tract 21.01 with 71.79%

A CPD map provided on [egis.hud.gov/cpdmaps/](http://egis.hud.gov/cpdmmaps/) under the Community Indicators - Persons of Hispanic Origin category displays the distribution of the Hispanic households based upon census tracts.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Santa Barbara (HACSB) owns and maintains 150 units of public housing within the City of Santa Maria at Evans Park. A Community Center located at 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.

The HACSB is working on a proposed project which would house families with special needs (i.e. veterans, formerly homeless individuals and families, and others with special needs). In 2018, the Housing Authority received approval for tax credit financing and began construction of the Residences at Depot Street project. It also received HOME funding from the County of Santa Barbara’s consortium to assist in the project. The Residences at Depot Street includes a total of 80 residential units, divided between two separate buildings. The units will include studio, 1-bedroom, 2-bedroom and 3-bedroom units. The buildings are proposed to be three stories and served by elevator and communal stairs. An off-street parking area and carports would be provided. Carports along the western boundary would accommodate solar panels. The property is fronted along Depot Street, bound by adjacent grocery market to the south, and warehouses to the north and west. In addition to the living units, there will be interior common meeting areas for resident support services, a community meeting room, computer lab, and clinic. Landscaped areas will also be provided off-street for family recreation, the project will also include a small commercial office. The proposed project is anticipated to be completed in 2020.

Also, a proposed development called “The West Cox Cottages”, a 30 unit factory built home development for low income families and individuals has been approved by the Santa Maria City Council.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	420	3,550	155	3,328	49	0	18

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	19,883	16,102	15,111	16,188	14,368	0	
Average length of stay	0	0	8	8	1	8	0	0	
Average Household size	0	0	2	2	2	2	1	0	
# Homeless at admission	0	0	0	1	1	0	0	0	
# of Elderly Program Participants (>62)	0	0	107	845	30	800	13	0	
# of Disabled Families	0	0	66	1,070	38	993	23	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	420	3,550	155	3,328	49	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	381	3,144	135	2,957	36	0	16
Black/African American	0	0	31	270	11	250	9	0	0
Asian	0	0	4	62	1	60	1	0	0
American Indian/Alaska Native	0	0	3	53	5	44	2	0	2
Pacific Islander	0	0	1	21	3	17	1	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	296	1,873	89	1,765	13	0	6
Not Hispanic	0	0	124	1,677	66	1,563	36	0	12

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

This information is outlined in the Housing Authority of the County of Santa Barbara's (HACSB) 2020 Agency Plan, it addresses the existing needs for public housing tenants and applicants on the waiting list in the area. The HACSB is required to incorporate the rules and policies based upon the Fair Housing Act (42.U.S.C.) and Section 504 of the Rehabilitation Act of 1973.

The cost of living, rental costs, and homeownership, are among the highest in California. As a result, the need for affordable housing in this PHA's jurisdiction, Santa Barbara County, is reflected by the number of applicants on the waiting lists for the Housing Choice Voucher (HCV) and Public Housing. The combined number of applicants seeking affordable housing assistance from the Housing Authority is totaled over 9,000 households within the County. The Housing Authority's waiting list data also confirms the need to assist a variety of households with differing demographics, including those with special needs, as well as low income seniors on fixed incomes.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Through the Section 8 Rental Certificate and Voucher Programs, the Housing Authority of the County of Santa Barbara 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 November 30, 2019, there were 1,687 Section 8 assisted units located in the City (including Orcutt). This represents 52% of the countywide allocation of 3,266. At that time, there were 3,287 households on the Section 8 waiting list and 4,460 the public housing waiting list. Households using this program will continue to be provided assistance and the Housing Authority will continue to apply for new funds to increase Section 8 assistance. The availability of rentals in the area seems to be the biggest hurdle for those with Section 8 vouchers.

How do these needs compare to the housing needs of the population at large

The need for affordable housing and rentals are the same for both those on Section 8, those on a fixed income, and those with a low to moderate income. Although residents who are residing in public housing may be more cost burdened than others in the general population. Without subsidized housing, the current residents of public housing and HCV voucher holders would most likely not be able to afford housing at market rate.

Discussion

The City encourages property owners to rent using the Section 8 Program to encourage rental property retain higher standards as monitored by the Housing Authority of Santa Barbara County. The City also works in partnership with the Housing Authority to provide security deposit assistance through the Tenant Based Rental Assistance (TBRA) program. The City's Tenant Based Rental Assistance (TBRA)

Program provides security deposit assistance to qualified low-income households that provide grants for up to 100% (\$2,500 maximum) of the required security deposit to low income families to assist with overcoming obstacles to obtaining housing. The Housing Authority of the County of Santa Barbara is one of the City's TBRA Qualified Referring Agencies (QRA). In addition to the Housing Authority, the following local non-profit agencies have been approved as QRA's: Peoples' Self Help Housing Corporation, The Salvation Army, United Way of Santa Barbara County and Good Samaritan Shelter. The majority of the referrals received for the TBRA program are Section 8 Voucher holders.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to Home for Good Santa Barbara County, under the direction of the United Way, a January 2019 "Point in Time" (PIT) homeless count resulted in an increase in the homeless individuals counted, while the overall number of homeless counted in Santa Barbara County decreased. The PIT count is conducted every other January in Santa Barbara County as part of the U.S. Department of Housing and Urban Development's (HUD) attempt to keep track of the nation's homeless population. Estimates from the counts have a tendency to be conservative, according to a November statement made by Ed Cabrera HUD's regional office in San Francisco. Santa Maria homeless numbers went up from 324 in 2015 to 422 in 2017 to 464 in 2019. The county's numbers have gone from 1,860 homeless in 2017 to 1,803 in 2015, down just about 1% overall in the county. Santa Maria's homeless count had the largest increase over the two year span, countywide Santa Maria makes up 26% of the county's homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	11	19	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	130	221	0	0	0	0
Chronically Homeless Individuals	41	69	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	11	20	0	0	0	0
Unaccompanied Child	9	15	0	0	0	0
Persons with HIV	2	3	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Information collected from the 2019 PIT count. 26% of County's homeless population is in the City of Santa Maria, 37% is sheltered, while 67% is unsheltered.

Indicate if the homeless population Has No Rural Homeless
is:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the PIT count:

- 49% were homeless for the first time
- 5% had been recently homeless within the last month
- 31% had been homeless for up to 11 months
- 64% had been homeless for a year or more

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	142	243
Black or African American	12	20
Asian	2	3
American Indian or Alaska Native	5	9
Pacific Islander	2	3
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Information gathered from the 2019 Point in Time count 83% White, 7% Black, 1% Asian, 3% Native American, 1% Pacific Islander. No information available for Hispanic ethnicity.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the PIT count taken in January 2019, a total of 115 households with 226 children under the age of 18 were literally homeless in Santa Barbara County. This count does not include families that are doubled up in housing, paying for a motel or at risk of becoming homeless. 26% of those families were located in Santa Maria.

As for veterans, at the time of the PIT count 114 veterans were considered homeless, making up 6% of the total numbers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the general demographics collected in January 2019 during the PIT count, 13% were children between the ages of 0-17, 5% were young adults between the ages of 18-24, and 82% is adults over 25. 60% are male, 39% are female, and 1% are transgender. 83% are White, 7% are Black/African American, 5% multiple races, 1% are Asian, 1% Pacific Islander.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the PIT count, the living situation of 2,767 people surveyed in 2019 is as follows:

- 37% live in a shelter
- 67% live unsheltered
- 27% live in a vehicle

- 36% live on the streets

Discussion:

According to the PIT count, the living situation of 2,767 people surveyed in 2019 is as follows:

- 37% live in a shelter
- 67% live unsheltered
- 27% live in a vehicle
- 36% live on the streets

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs populations in Santa Maria include the elderly, people with disabilities, both physical and mental, those with alcohol and drug addiction, and individuals living with HIV/AIDS. The City of Santa Maria will continue to fund non-profit agencies who serve special needs persons through CDBG public services and capital improvements. Any additional funding available through Federal, State or private agencies would be used in order to address these needs.

Data Source Comments:

- Information gathered from the 2018 census estimates at census.gov, seniorcare.com, and censusreporter.org.
- UCP gave information regarding their licensed residential facilities.

Describe the characteristics of special needs populations in your community:

Elderly: According to the 2018 Census estimates, approximately 8.9% of Santa Maria's population are 65 years and over, and of that group, 26% live alone. The Census also indicates that 28% of seniors living in Santa Maria are considered to be living in poverty. This is 17% higher than the state's figures. 21% of seniors are veterans. These persons are classified as persons with special needs and have been given a high priority for assistance. The frail, disabled and extremely low-income elderly are more susceptible to risk in the area of health, money and crime, and may require the support of programs and services that meet elemental aspects of life. A community-based long-term care system, including in-home services and community services is needed to assist the frail elderly. This population is classified among those with special needs, and has been given a high priority for assistance.

Disabled: Recent information from the United States Census estimates that Santa Maria has approximately 6,015 disabled persons. Information collected from nami.org states that 1 in 25 adults suffer from severe mental illness. That adds up to 4,296 people in Santa Maria suffering from severe mental illness. In addition one in six youth are experiencing mental health issues each year. These persons are classified as persons with special needs and have been given a high priority for assistance.

Alcohol and Drug Addiction: It is often difficult to gather data about drug and alcohol addiction. Those suffering from addiction often go unrecognized due to fear of criminal charges and/or the social stigma associated with addiction. Often the only statistics received are when someone overdoses, gets arrested, or seeks treatment.

The California Department of Public Health's website for Santa Barbara County, shows that opioids caused 65% of all overdose deaths in 2016. Those statistics don't include those who survived opioid overdoses. While information specific to the City of Santa Maria was unavailable the map below show that the problem the county as a whole is facing is not the same as the city itself. The bar graph shows the number of opioid related deaths by age, for which there is little discrimination. The 2018 Census estimates also indicate that approximately 18.6% of the people living in Santa Maria are living in poverty, making it difficult for this population to obtain and/or sustain adequate housing, food, and other essential services and needs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The needs of the frail elderly must be assessed depending upon whether the individual will continue to live independently at home, be cared for by family or friends, or be placed outside of the home in an appropriate residential or skilled nursing facility. Some obstacles that the City faces are the low number of affordable residential or skilled nursing facilities available. Affordable meaning someone whose income is below 30% of the area median income can afford. In addition, there is a need for qualified caregivers. Currently, our City and surrounding areas are experiencing a shortage of caregivers.

Disabled: Disabled persons lack an adequate supply of housing suitable for their needs. Very few existing housing units are designed to accommodate the physically disabled. Although housing for a limited number of developmentally disabled adults is available in Santa Maria, there is no group home for developmentally disabled children. United Cerebral Palsy (UCP) currently has four highly skilled licensed residential facilities in Santa Maria, each home can accommodate four individuals. These individuals are referred by Tri-Counties Regional Center. They are currently at capacity. Intermediate care facilities and respite care services are also lacking. Persons with mental/emotional disabilities need case management, day treatment, and group or individual outpatient treatment. Those who need inpatient treatment are referred to the Santa Barbara inpatient clinic. There is no in-county facility to house patients returning from mental health institutions and state hospitals.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family. Additionally, facilities are necessary when addiction is first recognized. Currently, Santa Maria has eleven facilities to help combat addiction. They are:

- Good Samaritan Shelter
- Aegis Treatment Center
- Council on Drug and Alcohol
- iRecover Behavioral Health Clinic
- Pathway to Healing
- Central Coast Rescue Mission

- Alcoholics Anonymous
- Coast Valley Worship Center
- Santa Maria Addiction Treatment Advisers
- Salvation Army
- Lags Recovery

The City of Santa Maria currently provides CDBG funding to various non-profit agencies that provide services to these special needs categories. Those agencies, projects and services funded are detailed below:

- Alliance for Pharmaceutical Access
- Catholic Charities
- Child Abuse Listening Mediation (CALM)
- Community Partners in Caring
- Domestic Violence Solutions/Emergency Shelter (DVS)
- Family Services Agency / Santa Maria Valley Youth and Family Center
- Fighting Back Santa Maria Valley / Foundations for Success
- Food Bank of Santa Barbara County/ Warehouse Program
- Good Samaritan Shelter / Emergency Shelter Services
- Independent Living Resource Center/Deaf Outreach
- Legal Aid Foundation of Santa Barbara County
- North County Rape Crisis & Child Protection Center
- Santa Barbara County Sexual Assault Response Team (SART)
- Meals on Wheels Santa Maria Valley
- The Salvation Army / Hot Lunch Program
- Unitarian Society of Santa Barbara County/Freedom Warming Center

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to a report by the Santa Barbara County Public Health Department in 2017, there are approximately 545 people living with HIV/AIDS in Santa Barbara County. 22% live in the north county where Santa Maria is situated. The majority of new cases through recent years are among Latinos. Heterosexual transmission has increased as well, while transmission through needles has decreased. Better medicines have reduced the number of AIDS deaths. AIDS-related deaths have been reduced by more than 56% since the peak in 2004.

Discussion:

The special needs populations in Santa Maria include the elderly, people with physical disabilities, severe mental health illness, those with alcohol and/or drug addictions, and individuals living with

HIV/AIDS. Each has unique housing needs and each group faces barriers in finding housing, especially housing that will meet their specific needs.

During the October 2019 public participation process for the Consolidated Plan, citizens and stakeholders highlighted a variety of housing and supportive service needs specific to special needs populations. Stakeholders cited affordable, available units (accessible as needed) for low-income populations as the primary need across all special needs populations. Single-room affordable housing, particularly for veterans is also needed, especially among the homeless population. Mental health services were mentioned frequently as service needs that intersect with housing issues in the community. Housing with wrap-around services was cited as a particular need for people experiencing homelessness.

Affordable units for larger families (two-bedroom units or larger) were commonly cited as a general community need. Several barriers exist for families seeking housing. Stakeholders report that families experiencing homelessness need larger units, typically two or more bedrooms. Affordable units for families need to be located close to schools, the workplaces of parents, and within safe neighborhoods.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

On an annual basis, City Staff and the City Council-appointed Block Grants Advisory Committee (BGAC) review the priorities outlined in the City’s Five Year Consolidated Plan and decides whether it needs to be modified based on the needs of the community.

The priorities are one of the tools used by Staff, the BGAC, and the City Council in determining what activities and projects should receive funding to maximize the impact the City’s CDBG funds have on City residents.

During the outreach efforts explained more in detail below, it was assessed that approximately 20% of those surveyed felt that the creation and maintenance of public facilities should be a priority for the City. As a result of this information, the City opted for public facilities/improvements to be included in the CDBG funding priorities as the fourth and last priority for FY 2020-2025.

The overall CDBG funding priorities for FY 2020-2025 are as follows:

1. Prevent homelessness, address critical needs, and assist at-risk youth, elderly, and underserved populations

- Assist low to moderate income persons in need of food, shelter, clothing, health care and/or safety.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.
- Address the housing, health care, accessibility and service needs of underserved populations such as, but not limited to: elderly and persons with mental, physical, emotional and developmental disabilities and/or diseases.

2. Expand educational and 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.
- Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.
- Support and encourage programs to provide adult literacy training and encourage life-long learning.

3. Provide affordable housing

- Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons.

- Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock.
- Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.

4. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.

How were these needs determined?

As stated above, on an annual basis, City Staff and the City Council-appointed Block Grants Advisory Committee (BGAC) review the priorities outlined in the City’s Five Year Consolidated Plan and decides whether it needs to be modified based on the needs of the community.

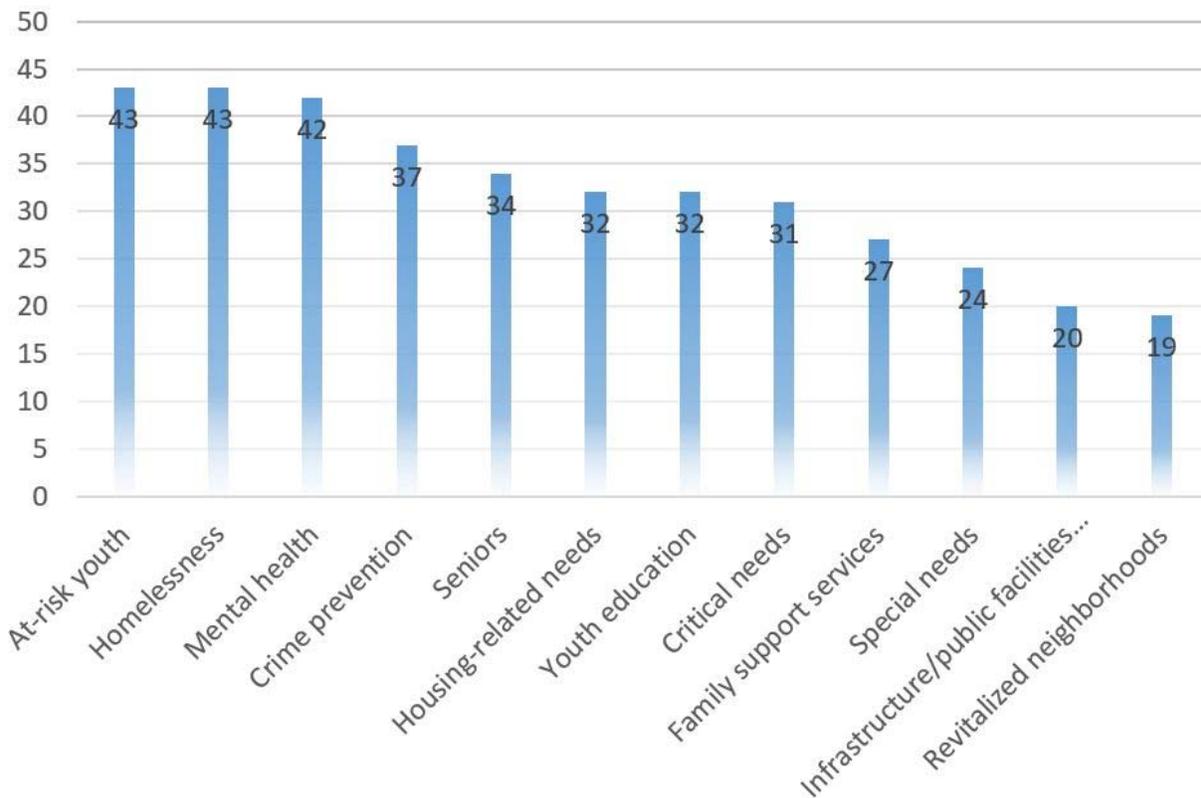
As part of the CDBG funding process, staff conducted a Community Needs Workshop on Monday, August 13, 2019. The meeting was designed to obtain information from residents and non-profit agencies on the unmet needs in the community.

More than a dozen people were present at the needs workshop, many of whom spoke before the committee, expressing their thoughts on the unmet needs in the community. Items brought up at the needs workshop included affordable housing, assistance and education regarding domestic violence and sexual assault, and helping at-risk youth and the elderly. Community outreach was also done to obtain feedback from the community. Special Projects staff participated in two different nights during Downtown Fridays, the division’s quarterly brown bag lunch meeting, and a community meeting held by the City on Monday, August 26, 2019. In addition to the needs workshop and community outreach, an electronic survey was also available to the public to assess the needs of the community. The survey was made up of 32 questions and was provided in English and Spanish. Collectively, 220 people were surveyed either in person or electronically. Below is a table of the outcome of that outreach and where the topic of public facilities falls. Approximately 20% of those surveyed felt that the creation and maintenance of public facilities should be a priority for the City. As a result of this information, along with additional information received during stakeholder meetings held in November 2019, the City opted for public facilities to be included in the CDBG funding priorities as the fourth and last priority for FY 2020-2025.

City Staff and the BGAC reviews the priorities outlined in the City’s Five Year Consolidated Plan and make recommendations to the City Council. The review includes a variety of outreach methods, some in person and some electronically.

The BGAC is a fifteen member committee individually nominated by City Council members and appointed by the Mayor to serve a three year term to assist with this process. They must assess the community’s needs, conduct public workshops and hearings, review applications for funding, and make recommendations to the City Council for the allocation of funds under CDBG. Members must have an understanding of housing and community development needs and a knowledge of or background in providing human services to the community.

Their vision statement is as follows: To provide for the development and support of programs, facilities, services and opportunities that best build a stable economic environment, maintain suitable living conditions, expand the supply of decent, affordable housing and enhance the overall quality of life for all Santa Marians, particularly families in need, at-risk youth, homeless, disadvantaged, elderly, and disabled in the community.”



Community Outreach Results

Describe the jurisdiction’s need for Public Improvements:

The need for public improvements goes hand in hand with the need for public facilities under the proposed FY 2020-2025 CDBG funding priorities.

The requirements for public improvements are the same as under public facilities. In order to qualify under CDBG's Capital funding, the project must meet one of the following:

- Acquisition or disposition of real property
- Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements
- Site improvements
- Privately-owned utilities
- Clearance, demolition, removal of buildings and improvements, and/or movement of structures to other sites
- Interim assistance in areas exhibiting physical deterioration where immediate action is necessary to arrest deterioration and permanent improvements will be carried out as soon as practicable
- Relocation of individuals, families, businesses, non-profit organizations and/or farms
- Removal of architectural barriers, ADA improvements
- Housing rehabilitation
- Code enforcement
- Historic preservation
- Commercial or industrial rehabilitation
- Special economic development activities
- Special activities by subrecipients
- General program administration

In addition, the following criteria is used to determine if a project is worthy of CDBG funding:

Capital Requirements - Three bids (at least one being from a Santa Maria contractor) are required by applicants if they are applying for funding to assist with a rehabilitation project and it should be completed within twelve months of receiving funding. If an applicant is applying for acquisition, one appraisal must be submitted and the acquisition should be completed within twelve months of receiving funding. If the project involves new construction, a project estimate would have to be produced and the project must be completed within three years of receiving funding.

Project Readiness - If the project involves acquisition and/or new construction, this means that planning and engineering is advanced enough that, given sufficient funding, construction can begin within a very short time and be completed within three to five years. In addition, zoning and land use entitlements must be in place.

Financial Feasibility - How realistic the budget is, and the ability of the project or program to operate sufficiently based on the budget?

Cost Efficiency - Is the budget efficient, including reasonable costs to develop a capital or housing project or deliver program services? Does the budget effectively accomplish the goals of the project or program without using more funding than necessary to accomplish those goals?

Administrative Capacity - The ability of project team to deliver project results in compliance with complex program regulations and other federal requirements, including agency experience with similar projects, agency experience with Federal grant programs, finance staff experience, and past performance under City projects and/or programs.

Piecemeal Capital Projects - Applicants are advised to submit a detailed list of the items that must be rehabilitated and/or constructed rather than submit applications for smaller amounts. Applicants should do a comprehensive evaluation of the condition of the facility with priorities for phrasing if necessary. It is suggested that prior to submitting an application, applicants prioritize the projects that need to be taken care of and focus on projects that involve health, safety, and code violations/upgrades.

Prior Unexpended Allocations - If an applicant has not expended its CDBG Capital funds from previous fiscal years, the applicant may not qualify. The applicant's previously funded project must be completed before additional monies are allocated for a different project.

How were these needs determined?

The needs are determined the same way they were determined for the needs for public facilities. See above-mentioned information for a more detailed explanation of how the needs were assessed.

Describe the jurisdiction's need for Public Services:

The need for public services is great in the City of Santa Maria. According to census data, more than 60% of the City's population falls under HUD's income guidelines of low to moderate income. That means that the majority of the population in the City need and benefit from the services offered by public services agencies.

As mentioned above, as part of the CDBG funding process, staff offered a series of outreach efforts during July through November of 2019. 117 people were reached in person, 103 people submitted electronic surveys, and dozens of residents and agency representatives attended stakeholder meetings. The information collected showed that the City's top priorities homelessness, at-risk youth, crime prevention, mental health, housing-related needs, and seniors. For this reason, the top priorities during FY 2020-2025 include all of these needs.

The overall CDBG funding priorities for FY 2020-2025 are as follows:

1. Prevent homelessness, address critical needs, and assist at-risk youth, elderly, and underserved populations

- Assist low to moderate income persons in need of food, shelter, clothing, health care and/or safety.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.
- Address the housing, health care, accessibility and service needs of underserved populations such as, but not limited to: elderly and persons with mental, physical, emotional and developmental disabilities and/or diseases.

2. Expand educational and 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.
- Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.
- Support and encourage programs to provide adult literacy training and encourage life-long learning.

3. Provide affordable housing

- Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons.
- Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock.
- Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.

4. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.

How were these needs determined?

As stated above, in order for a non-profit agency or program to receive CDBG funds under public services, it must fall under one of these four categories.

- Prevent homelessness and address critical emergency, at-risk youth and special needs
- Expand educational and youth development opportunities

- Provide affordable housing
- Revitalize existing neighborhoods

If a public services program has not been previously funded by the City of Santa Maria, the program must be a new service or must have an increase in the level of existing service to qualify for funding.

In addition to the Federal guidelines for eligibility, the City of Santa Maria has established the following local criteria for allocating CDBG funds to agencies that provide public services.

Priority will be given to public service agencies that provide food, shelter, clothing or safety on an emergency basis to Santa Maria City residents. The safety provision, as defined by the City Council, means an immediate threat to an individual's physical well-being.

Priority will also be given to those programs that prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.

Services provided by an agency are targeted at Santa Maria City residents.

The intent is to ensure that funding is provided to those agencies that provide direct services to City residents.

The agency does not provide a duplicative service, i.e. one that is already provided by another agency or organization.

This is to avoid funding new agencies that propose to offer services that are already being effectively provided by existing community agencies or organizations.

The agency demonstrates it has sought funding from a variety of sources.

This is to provide higher priority to those agencies that attempt to obtain funding from other sources, rather than just the City of Santa Maria.

The agency demonstrates a high level of cooperation and coordination with existing related programs and other community resources.

This is to ensure that funding is provided to those agencies which effectively coordinate the services they offer with other agencies and organizations within the City.

Past performance and history of the agency or organization are considered in order to assess the agency's prospects for achieving its goals and objectives. Priority will be given to those agencies that have been in existence and have effectively provided services for at least three years.

With the limited amount of funding that is available for public services and the tremendous need in the community, it is not possible to provide seed money to agencies for new services. It is important that agencies demonstrate an effective, efficient and proven level of service in order to favorably compete for funding.

The agency's program provides a service to or for a City department, or reduces City costs or other government costs elsewhere.

It has been demonstrated that, in many cases, private, non-profit agencies can provide a less costly and more efficient level of service than government. Priority should be given to those agencies that provide a needed service to a City department or reduce costs to a City department or other governmental agency.

The agency provides an efficient level of service at the least cost possible.

Higher priority will be given to those agencies that provide the most cost-effective level of service. Typically this will include those agencies that maximize the use of funding for direct services rather than indirect or overhead costs and utilize volunteers whenever possible.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Santa Maria is located in the central coast area of California in the northern portion of Santa Barbara County, roughly 250 miles south of San Francisco and 170 miles north of Los Angeles. The City lies within the Santa Maria River Valley in a fertile plain, surrounded by rolling hills on three sides and the Pacific Ocean to the west. Historically, the river flooded the valley floor, depositing rich alluvial soils and making the valley one of the most productive agricultural areas in the state. Agriculture plays an important role in the city's economy. The agricultural areas surrounding the city are some of the most productive in California, with primary crops including strawberries, wine grapes, celery, lettuce, peas, squash, cauliflower, spinach, broccoli and beans. While agriculture has always played an important role in the City's economic and industrial base, other important growing sectors of the local economy are the aerospace industry, communications, high technology research and development, energy production, military operations and various manufacturing industries. The business climate in the City is one of diversity, interdependency and cooperation. Santa Maria prides itself on being a business - friendly City and actively strives to attract jobs in all income sectors.

According to a Santa Maria Times article published on January 20, 2019, the City of Santa Maria's population has increased more than 40% in the last twenty years, passing up the City of Santa Barbara as the largest city in the county. The growth is fueled by a number of factors, including residential, commercial, and retail developments. Plus, Santa Maria is one of the most affordable places to live in Santa Barbara and San Luis Obispo Counties. However, home and rental prices are going up due to the demand and continuously low supply (vacancy rate is less than 4% in Santa Maria). 2018 estimates compiled by the Census Bureau's American Community Survey (ACS) show that more than half of the 27,651 occupied housing units were home to renters. Renters make up 50.6% of Santa Maria's population. Despite a median household income of \$59,336, 45.9% of Santa Maria renters reported spending 35% or more of their household income on rent. Housing is hard enough to find in the area, let alone affordable housing.

According to www.zillow.com, as of December 2019, the median home value in Santa Maria was \$400,447. Santa Maria's home values have gone up 3.1% over the past year and Zillow predicts they will rise 2.1% in 2020. The median list price per square foot in Santa Maria is \$253, which is lower than Santa Barbara County's square footage price of \$575. The median rent price in Santa Maria is \$2,100.

The City of Santa Maria encourages a variety of housing types to provide adequate housing choices for persons of all income levels. For housing projects proposed within the Downtown Specific Plan area, the City further requires use of the design principles identified in that Plan to assure superior results that will enhance and revitalize the Downtown area in the short and long term.

This section looks at the housing market in Santa Maria by analyzing the supply of not only homes, but also homeless shelter facilities, special needs services and non-housing community development resources.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Santa Maria is one of eight incorporated cities in Santa Barbara County. The City of Santa Maria has the largest population in the County, which constitutes 24% of the total population of Santa Barbara County. The most notable differential from the County occurs in the persons per household column. At 3.78, Santa Maria is the second highest in the County (behind Guadalupe) and is 129% of the County’s 2.92 average persons per household. Table 27 below analyzes the housing stock of residential properties in Santa Maria, including mobile home, boats, RV, vans, etc. According to the table, traditional single-family homes (1-unit detached) represent 60% of the housing stock while multi-family housing developments (5 or more units) account for approximately 21% of the housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,545	61%
1-unit, attached structure	1,225	4%
2-4 units	2,285	8%
5-19 units	4,690	16%
20 or more units	1,515	5%
Mobile Home, boat, RV, van, etc	1,650	6%
Total	28,910	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	160	1%	675	5%
1 bedroom	120	1%	2,410	17%
2 bedrooms	2,015	15%	5,145	37%
3 or more bedrooms	11,195	83%	5,635	41%
Total	13,490	100%	13,865	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Through the Housing Authority’s Section 8 Rental Certificate and Voucher Programs, the Housing Authority of the County of Santa Barbara (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. HACSB currently operates and manages 214 public housing units and has 3,785 Housing Choice Voucher (HCV) participants throughout the County of Santa Barbara, with Santa Maria having 70% of that public housing stock and 45% of HCV participants.

The City of Santa Maria is a part of a consortium with the County of Santa Barbara and is eligible for funding under the HOME Investments Partnership Program. With the use of HOME funding the City administers the Tenant Based Rental Assistance (TBRA) program to provide security deposit assistance to low income families to assist with overcoming obstacles to obtaining housing. The City works in partnership with the HACSB in pairing Section 8 Voucher holders who are below 60% area median income with the City's TBRA Program. The program helps income qualified households with a grant of up to 100% (\$2,500 maximum) of the required security deposit. This is a one-time assistance program. As of January 2020, the City has provided support to nearly 900 households with security deposit assistance since the program started in 2010. Nearly 80% of the households assisted fall under the extremely low-income category (0 to 30% of area median income).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No HCV housing vouchers are expected to be lost in the next five years. Those individuals or families whose vouchers expire or are terminated would be replaced by those on the waiting list.

As of November 30, 2019, there were 3,287 households on the Section 8 waiting list and 4,460 on the public housing waiting list. Once HCV vouchers expire, those on the Section 8 waiting list will have the opportunity to receive assistance. As stated earlier, as of November 2019, there were 1,687 Section 8 assisted units located in the City (including Orcutt). This represents 45% of the countywide allocation of 3,785.

Does the availability of housing units meet the needs of the population?

No. There is a lack of decent affordable units in the City of Santa Maria and throughout the County of Santa Barbara. As referenced in the Housing Needs Assessment NA-10, over 50% of the households in the City have some housing cost burden. The most notable data difference occurs in the two income extremes. The moderate-income category percentage is unexpectedly higher than the low-income percentage. According to stakeholder input, all populations are in need of availability to affordable housing. It was expressed that single person and single family households continue to be cost burdened, meaning that households are paying more than 30% of their gross household income towards rent and utilities. This data anomaly may be reflective of Federal efforts to provide affordable-housing subsidies to lower (0-80% of median household) income groups and the growing middle-class.

Santa Maria consistently has been the fastest growing city in Santa Barbara County over the last two decades. It is anticipated that this trend will continue throughout the current decade as Santa Maria continues to be the hub for Northern Santa Barbara County. According to the Santa Barbara County Association of Governments (SBCAG), the 2017-2050 regional growth forecast shows that Santa Maria anticipates to grow its population by 34,600 people while only 10,930 additional jobs are expected to be added. [Source: SBCAG, Regional Growth Forecast 2017-2050] Santa Maria aggressively works towards increasing the supply of housing to meet local demands. Due to the fact that Santa Maria sits within commuting distances of Santa Barbara and San Luis Obispo, two areas with higher housing costs, the City has become positioned as an affordable location for first-time home buyers and others looking for good housing values. The obstacle of finding decent affordable housing continues to be a struggle for most households as home values continue to increase, as discussed in section MA-15: Cost of Housing.

The City of Santa Maria encourages a variety and mix of housing types to provide adequate housing choices for persons of all income levels. For housing projects proposed within the Downtown Specific Plan area, the City further requires use of the design principles identified in that Plan to assure superior results that will enhance and revitalize the Downtown area in the short and long term.

Describe the need for specific types of housing:

The trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families, thus leading to overcrowding. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home. Overcrowding is defined by the Census and HUD as having more than one person per room living in a single housing unit. Generally, a room is defined as a living room, dining room, kitchen, bedroom, or finished recreation room. The issues of overcrowding may be affected by wages, cultures with extended or multi-generational family size, and by households saving to achieve homeownership. According to Table 7 of the Needs Assessment section, approximately 6,125 households (22% of all households) in Santa Maria are overcrowded. Of those households, approximately 4,715 renter-occupied households are overcrowded, which is over three times the overcrowding as found in 1,410 owner-occupied households. Of the 6,125 overcrowded households, approximately 2,450 (40%) are severely overcrowded meaning there is over 1.5 people per room. This data indicates that the City of Santa Maria is in need of larger single-family homes with 3 or more bedrooms. The availability of affordable housing for both renter- and owner-occupied units of all sizes is greatly needed. According to the American Community Survey, homeowner vacancy rates are estimated to be at 0.8 while rental vacancy rates are at 1.9 (2018: ACS 1-Year Estimate). Based upon this data, the need for homeowner units is higher than the need for rentals. As mentioned previously with the trend of escalating house prices, it is difficult for a family to save enough money for the down-payment to purchase a home. Renting may be an easier, more affordable option for most households. Based upon our City's Community Needs Assessment, the public shared that there is a need for various sizes of housing units, not just larger housing units. Often both renters and buyers reach out to the City for assistance in meeting the challenges of cultural and economic changes in the community.

Discussion

Extremely low-income is defined as households with income less than 30% of area median income. The 2019 median income for a family in Santa Maria is \$59,336. For extremely low-income households, this results in an income of \$33,100 or less for a four-person household. Households with an extremely low-income have a variety of housing situations and needs, most notably, affordable housing. According to the 2020 Federal Poverty Guidelines, a four-person household earning less than \$26,200 is living below the poverty line. Approximately 18.6% of Santa Maria residents are living in poverty (2018 Census Estimate).

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

At \$59,336 a year, Santa Maria has a relatively low median household income compared to the County of Santa Barbara (\$71,657) as a whole. This information is based upon the most recent 2014-2018 American Community Survey (ACS) data. Home values are anticipated to continue rising making the affordability to obtain housing difficult for low-income households. This section will discuss the median home values and affordability. As the City's population continues to grow rapidly, the supply of decent affordable housing is in great demand. The City faces existing growth constraints such as flexibility of regulations and rising costs for labor. These are factors that affect the cost of housing, to build and to reside.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	384,000	262,200	(32%)
Median Contract Rent	918	1,087	18%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,555	11.2%
\$500-999	4,465	32.2%
\$1,000-1,499	5,345	38.5%
\$1,500-1,999	2,310	16.7%
\$2,000 or more	190	1.4%
Total	13,865	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	890	No Data
50% HAMFI	2,290	865
80% HAMFI	9,090	2,735
100% HAMFI	No Data	5,015
Total	12,270	8,615

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Cost of Housing

	Base Year: 2010	Most Recent Year: 2014-18	% Change
Median Home Value	259,200	325,400	25%
Median Contract Rent	1,076	1,754	63%

Data 2010 Census (Base Year), 2014-2018 ACS (Most Recent Year)

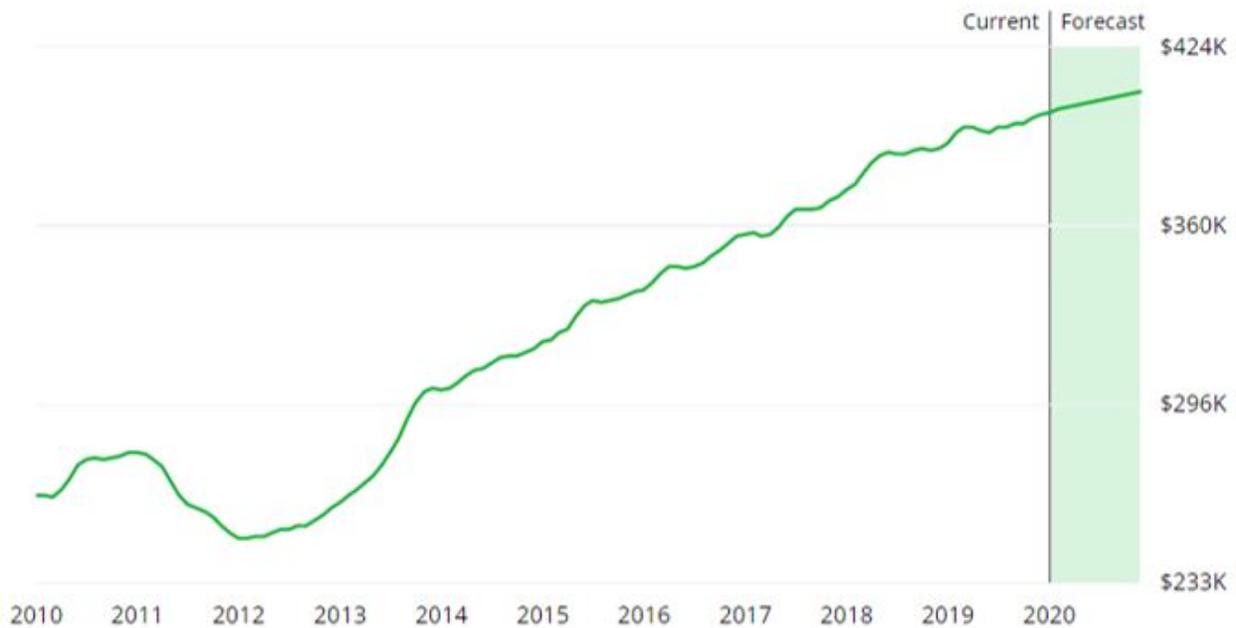
Source:

Rent Paid	Number	%
Less than \$500	660	5%
\$500-999	2,629	19%
\$1,000-1,499	5,004	36%
\$1,500-1,999	3,914	28%
\$2,000 or more	1,578	12%
Total	13,785	100%

Data 2014-2018 ACS

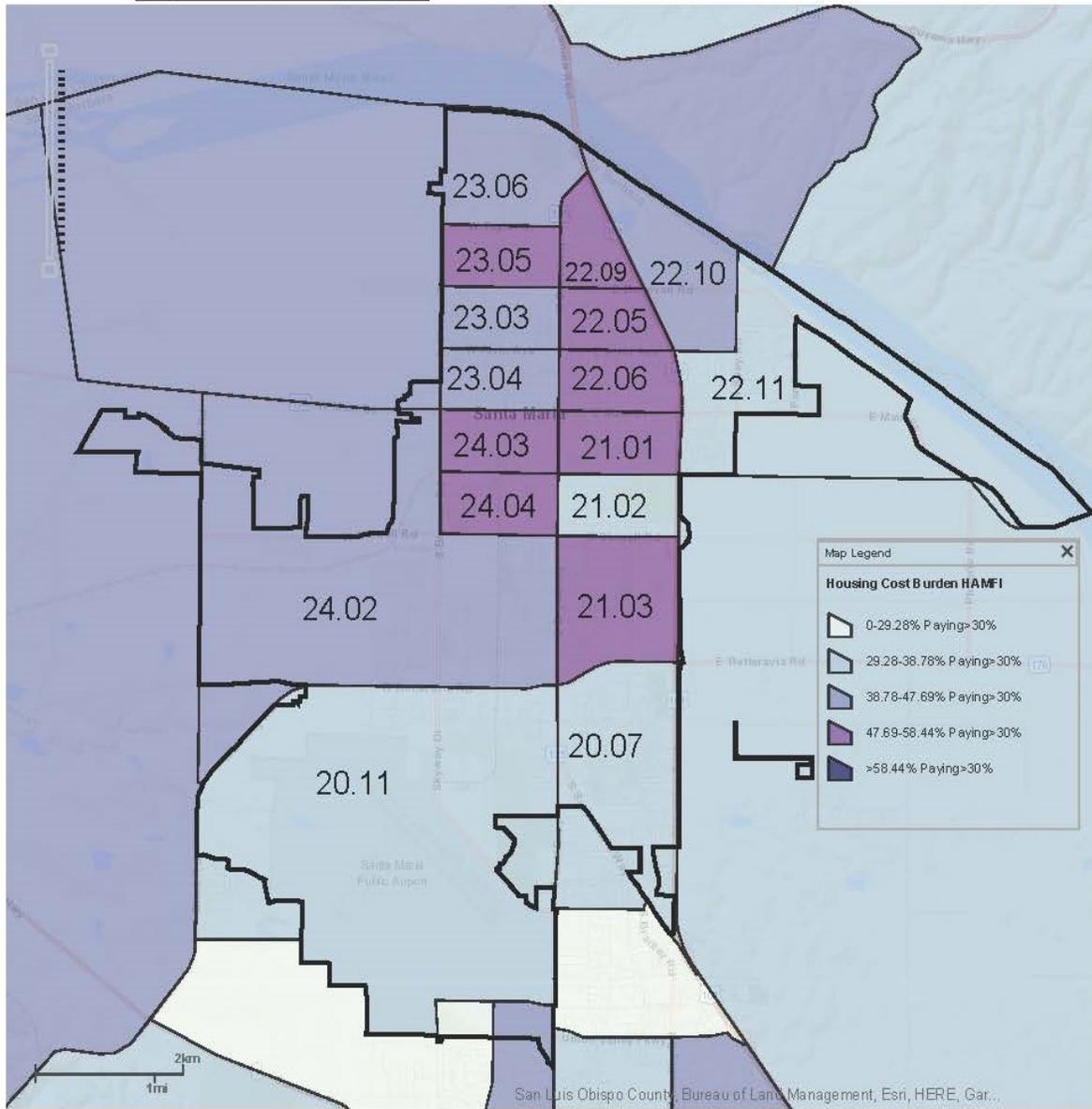
Source:

**Updated Table: Cost of Housing and Rent Paid
Home Value Index (All Homes)**

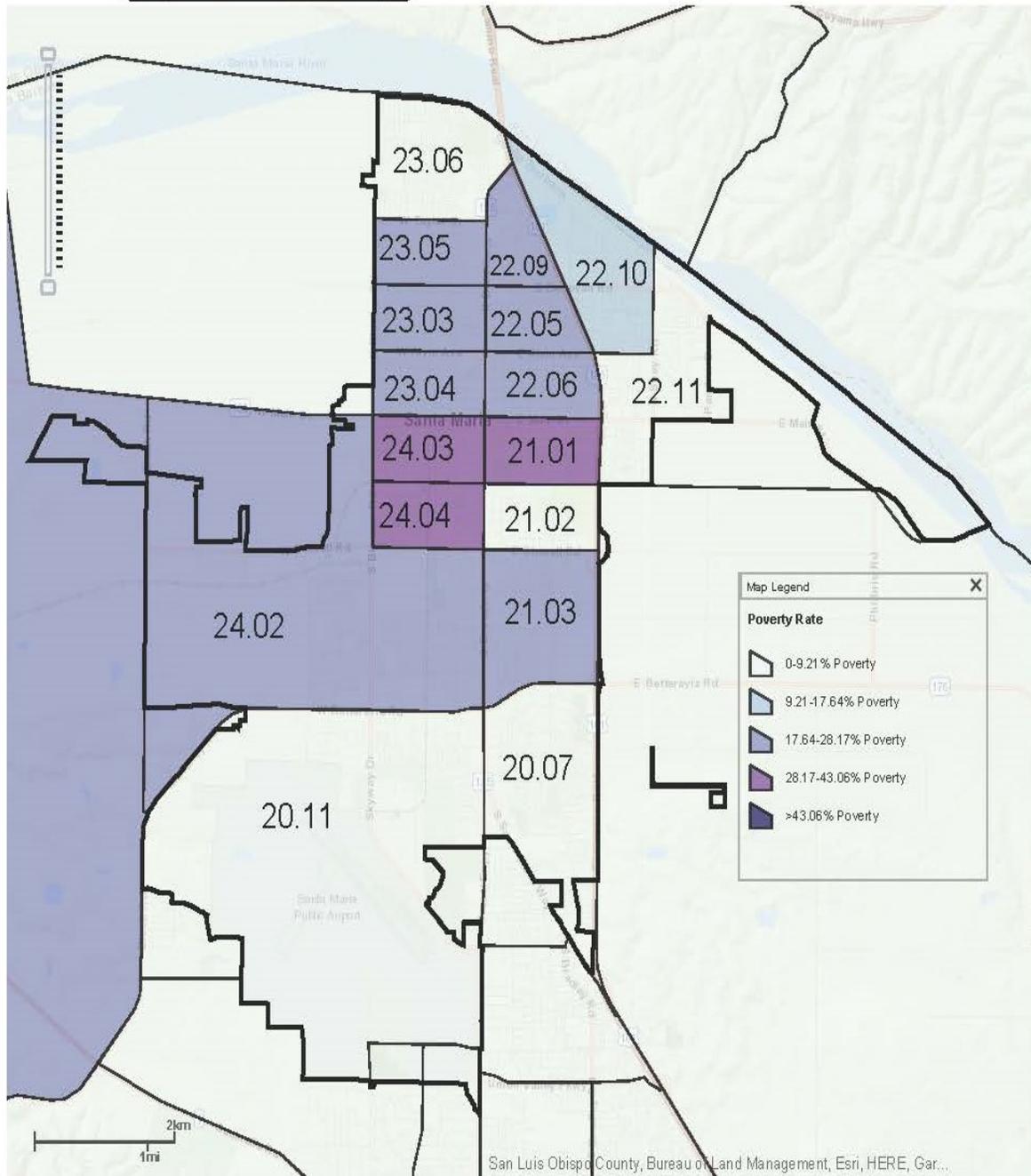


Data Source: <https://www.zillow.com/santa-maria-ca/home-values/>

Home Value Index - All Homes (Source: Zillow)



Map Source: <https://egis.hud.gov/cpdmaps/>
 Housing Cost Burden by Census Tract - HAMFI Paying > 30%



Map Source: <https://egis.hud.gov/cpdmaps/>

Poverty Rate by Census Tract

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,502	1,752	2,073	2,766	3,186
High HOME Rent	1,235	1,325	1,592	1,830	2,023
Low HOME Rent	966	1,035	1,241	1,434	1,600

Table 32 – Monthly Rent

Data Source Comments: Rates during 2020

Is there sufficient housing for households at all income levels?

As a result of both the increase population during the last ten years and the increase in demand to live in Santa Maria, there is not enough housing for households of all income levels. Per the Regional Housing Needs Allocation (RHNA) Plan, a total of 4,102 new homes are needed to meet the needs of very low to above moderate incomes.

- Extremely Low and Very Low (24%) = 985 units
- Low (16%) = 656 units
- Moderate (18%) = 730 units
- Above Moderate (42%) = 1,731 units

The Regional Housing Needs Allocation (RHNA) Plan produces regional, sub-regional and local targets for the amount and type of housing needed over the projection period, starting January 1, 2014 and ending September 30, 2022. These numbers account for unmet housing needs and anticipated housing growth based on population growth. According to the City's Housing Element, the City has a sufficient number of adequate housing sites available to meet the housing needs allocation for all income categories. The number of new construction needed is listed below. As of December 31, 2018, the City has met 36% of its housing needs allocation for the projection period.

As of January 2020, there were approximately 1,965 units still needed:

- Extremely Low and Very Low = 954 units unmet
- Low = 109 units unmet
- Moderate = 39 units unmet
- Above Moderate = 863 unmet
- Total Units Met as of 2019: 2,137 units met
- Total Units Remaining: 1,965 units unmet

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is one of the most significant issues facing Santa Maria. High housing costs impact the ability of City residents to pay for other basic needs, and they contribute to commute patterns, overcrowding, and homelessness. High housing costs are a result of the supply and demand. According to the housing website, “Zillow,” the current average price per square foot for Santa Maria CA was \$253, an increase of 3.1% since the previous year. Zillow’s Home Value Index states that in January 2010 the median home value of a single family home was \$264,100 while the value in November 2019 was approximately \$406,000. It is anticipated that home values will continue to grow approximately 2% one year from now. According to Zillow, the median rent price is \$2,100 in Santa Maria.

Data Source: <https://www.zillow.com/santa-maria-ca/home-values/>

Meanwhile, according to the 2014-2018 American Community Survey (ACS), the median family income in Santa Maria was \$59,336. High rental and home ownership prices are expected to continue to cause financial strain throughout the City. More than a quarter of all City census tracts have a majority of residents who spend more than 30% of their income on housing (and are thus considered “housing cost burdened” by federal standards). The strain is particularly difficult, however, in high poverty areas as shown in the map above.

To help alleviate housing cost-burdens, the Section 8 Housing Choice Voucher (HCV) Program allows qualifying low-income households to pay approximately one-third of their income on rent and utilities to participating housing providers. The remainder of the rent is paid through federal subsidies to the landlords by the Housing Authority of the County of Santa Barbara (HACSB).

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Per the 2014-2018 American Community Survey (ACS), the median price of rent in Santa Maria was \$1,362, while the current fair market rent for a one-bedroom is \$1,752. With an average of nearly four people per household, it appears there is overcrowding occurring in the City. What makes things more difficult is the low number of rental vacancy and homeowner vacancy rates. Homeowner vacancy rates are estimated to be at 0.8 while rental vacancy rates are at 1.9 (2018: ACS 1-Year Estimate). There are approximately 1,386 vacant housing units in the area (2018: ACS 1-Year Estimate), which does not leave a lot of inventory for those trying to find housing, especially decent affordable housing.

Discussion

In addition, the median income in the City is a little over \$59,000 while according to HUD's income levels, a family of four is considered to be of moderate income at \$88,300. Also, approximately 13% of residents hold a bachelor’s degree or higher, minimizing the opportunities for the majority of the City's population of obtaining higher paying jobs due to a lack of higher education. Lower paying jobs, along with a low inventory of vacant units, are both making it difficult for residents to find affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City continues to maintain an active code compliance program of complaint-based inspections in target neighborhoods. The intent of this program is to stop destabilizing elements in the area and work with other programs to encourage housing rehabilitation and neighborhood security.

The City also continues to provide CDBG funds toward residential rehabilitation program for low-income homeowners. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. The City also provides CDBG funds to assist agencies that help residents maintain decent living conditions by assisting agencies that provide help to pay for utilities and rent.

Definitions

As defined by HUD, the four housing problems are:

1. a home which lacks complete or adequate kitchen facilities
2. a home which lacks complete or adequate plumbing facilities
3. a home which is overcrowded (having more than one person per room)
4. a household that is cost burdened (paying 30% or more of their income towards housing costs)

As seen on the “Condition of Units” table below, approximately 37% of all owner-occupied housing units in Santa Maria face at least one housing condition, while 73% of all renters have at least one housing condition. This is significantly higher than the overall County’s numbers (31% of all owner-occupied housing units and 51% of all renters).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,895	36%	7,490	54%
With two selected Conditions	410	3%	2,430	18%
With three selected Conditions	0	0%	25	0%
With four selected Conditions	0	0%	15	0%
No selected Conditions	8,195	61%	3,905	28%
Total	13,500	100%	13,865	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,825	21%	2,160	16%
1980-1999	4,610	34%	3,590	26%
1950-1979	5,335	40%	7,025	51%
Before 1950	725	5%	1,095	8%
Total	13,495	100%	13,870	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,060	45%	8,120	59%
Housing Units build before 1980 with children present	3,295	24%	1,265	9%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

	Suitable for Rehabilitation	Not suitable for Rehabilitation	Total
Vacant Units	665	30	695

Table 37 - Vacant Units (2014-2018 ACS 5-Year Estimate)

Need for Owner and Rental Rehabilitation

The City of Santa Maria follows the 2019 California Building Codes which went into effect on January 1, 2020. In addition, the city has adopted numerous ordinances over the years to create and maintain a healthy, safe and pleasant environment in which to live work and play. In order to maintain the quality

of life in Santa Maria, the Code Compliance Division of the City Attorney's office enforces and investigates the following on Public or Private Property when access has been authorized. They include:

- Building or Remodeling Without Permits
- Garage Conversions
- Inoperative Vehicles on Private Property. Such as vehicles supporter on blocks, jacks, etc., burned, abandoned or vehicles stored with flat tires
- Vehicles Parked on Lawns
- Zoning Complaints. Such as business in a residential district
- Noise Complaints. Such as barking dogs or roosters.
- Blighted Property. Such as abandoned/open structures
- Weeds, Junk, Debris on Private Property
- Signs Unlawfully Displayed
- Waste Water, Standing Water, and Pollution Issues
- Public Nuisances

Code enforcement helps to identify and issue citations that assist in the health and safety concerns in our city.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP 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.

Not all units with lead-based paint have lead-based paint hazards. "Lead-based paint hazard" is defined as any condition that causes exposure to lead from lead- contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint surfaces provides information about hazards.

Properties more at risk than others include deteriorated units, particularly those with leaky roofs and plumbing, and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after renovation.

The City consulted with the Public Health Department of the County of Santa Barbara in order to obtain information concerning existing data related to lead-based paint hazards and poisonings in the Santa Maria area. According to the Public Health Nurse with the Child Health and Disabilities Prevention (CHDP) program, children ages six months to six years are screened through the program. Cases of blood lead levels in excess of 20 micrograms per deciliter are referred to the State of California Childhood Lead Poisoning Prevention Program for case management. Unfortunately, the County Lead Poisoning

Prevention unit and program was discontinued in May 2004 so there is no case management being done locally.

Discussion

The City of Santa Maria's Code Compliance Division is actively working on maintaining decent housing conditions. The City's goals are as follows:

1. Perform a comprehensive review of City contracts, and revise templates and processes to align with best practices for procurement, performance, and reduction of liability.
2. Collaborate with stakeholders to complete the update of an enforceable model lease for mobile home parks and residents, as a mutually agreeable model that homeowners and park owners can use.
3. Aggressively investigate and prosecute known "slumlords" who maintain properties in substandard conditions. These properties are a nuisance which endangers the health and safety of the occupants and contributes to the deterioration of our community.
4. Develop and present an ordinance regulating rentable scooters for City Council consideration, to create a framework for applications, and to balance transportation options with safety for riders and the public.
5. Develop and present an ordinance regulating mobile signage for City Council consideration, which may include a comprehensive ban or limitations on illumination and hours of display, and which comply with regulations found in the vehicle code when in use on public roadways.
6. Develop and present an ordinance further regulating mobile car washes for City Council consideration, to prevent contaminated water from reaching the environment.
7. Develop and bring to Council a vaping and flavored tobacco ordinance, intended to require retailers to comply with all state and federal statutes, with specific regulations to limit availability to and reduce use among local youth and teens.
8. Bring to the City Council a revised Code Compliance Plan, articulating the Council priorities for proactive Code Enforcement, which particularly will include partnering with businesses, property owners, members of the community, non-profit organizations, and other City personnel such as City Rangers and the Community Service Unit of the Police Department, to address homelessness and its Citywide impacts.
9. In litigation matters, resolve a majority of cases without any payment to plaintiffs through voluntary dismissal, motion practice, or trial.
10. Expand the Code Compliance Award program to include residential property owners who improve their properties from "Blight to Beautiful" to recognize contributions to help neighborhood preservation and quality of life.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Through the Section 8 Rental Certificate and Voucher Programs, the Housing Authority of the County of Santa Barbara 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 November 30, 2019, there were 1,687 Section 8 assisted units located in the City (including Orcutt). This represents 45% of the countywide allocation of 3,785. At that time, there were 3,287 households on the Section 8 waiting list and 4,460 the public housing waiting list. Households using this program will continue to be provided assistance and the Housing Authority will continue to apply for new funds to increase Section 8 assistance. The availability of rentals in the area seems to be the biggest hurdle for those with Section 8 vouchers.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	525	3,576	102	3,474	299	0	171
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of Santa Barbara County provides housing services and units within the City of Santa Maria. They include:

- Evans Park (Public Housing) – 150 units
- Ted Zenich Gardens (Low-Income Housing Tax Credit) – 24 units
- Rancho Hermosa (Low-Income Housing Tax Credit) – 47 units
- Central Plaza Apartments (Low-Income Housing Tax Credit) – 112 units
- Residences at Depot Street (Proposed to be completed by March 2020) – 80 Units
- The West Cox Cottages (Proposed project) – 30 units

These services include ownership and management of Evans Park which is a 150-unit public housing project, an additional 183 project-based affordable rental units, administration of subsidized rental housing programs, and counseling. The Housing Authority completed an addition to the community center at Evans Park which is being used for a drug elimination program and other resident initiatives. The Housing Authority continues to assist the City in providing housing services and exploring available resources for development of new assisted housing. Using its knowledge, development expertise and administrative capacity, the Housing Authority is prepared to team with the City of Santa Maria in meeting its priorities and needs.

In addition, the Housing Authority is working on the development and construction of an affordable housing project called "The Residences at Depot Street", which includes a total of 80 residential units, divided between two separate buildings. The units include studio, 1-bedroom, 2-bedroom and 3-bedroom units. The buildings are proposed to be three stories and served by elevator and communal stairs. An off-street parking area and carports would be provided. Carports along the western boundary would accommodate solar panels. In addition to the living units, there would be interior common meeting areas for resident support services, a community meeting room, computer lab, and clinic. Landscaped areas are provided off-street for family recreation. The project would also include a small commercial office. The property is fronted along Depot Street, bound by adjacent grocery market to the south, and warehouses to the north and west. Families with special needs (i.e. veterans, formerly homeless individuals and families, and others with special needs) will be the focus. This development is scheduled to be completed by March 1, 2020. Part of the City's HOME funding was provided to this project during FY 2018-19. The City receives HOME funding as part of its participation in the Santa Barbara County HOME Consortium.

The Housing Authority also assists the City of Santa Maria by serving as a Qualified Referring Agency (QRA) for the Tenant Based Rental Assistance Program, in which the City provides up to 100% (\$2,500 maximum) of the required deposit to a qualifying household moving into a rental.

Public Housing Condition

Public Housing Development	Average Inspection Score
Evans Park	93

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD provides physical inspection scores for PHA developments across the country. The physical condition scoring process is based on three elements within the property, which are:

1. Inspectable areas: site, building exterior, building system, common areas and dwelling units;
2. Inspectable items: walls, kitchens, bathrooms and other things to be inspected in the inspectable area;
3. Observed deficiencies.

A score of 55 or below means that the property is in poor condition, and properties in excellent condition have a score of 90 and over.

The Housing Authority of the County of Santa Barbara (HACSB) received an average inspection score of 93 for Evans Park located at 200 West Williams Street during its last inspection in 2017, indicating that there are no major concerns regarding the property. The HACSB owns and maintains 150 units of public housing within the City of Santa Maria at Evans Park.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

This information is outlined in the agency's 2020 5-Year PHA Plan for Housing Authority of the County of Santa Barbara (HACSB) that addresses the existing needs for public housing units in the area.

The City encourages property owners and non-profit organizations to develop strategies to maintain affordability controls on government-assisted projects. The Housing Authority of the County of Santa Barbara (HACSB) offers a variety of services to residents of its various tax credit properties throughout Santa Barbara County. A number of HACSB's public housing residents have been able to achieve homeownership through this program. Resident services include programs that help clients attain self-sufficiency, maintain independence and successfully age in place. In order to receive services, clients must reside in a Housing Authority owned or managed property.

Per the agency's 2020 5-Year PHA Plan, the HACSB is actively pursuing opportunities to expand housing choices for families and individuals. The HACSB uses various tools to expand these opportunities including but not limited to the Demolition Disposition process, the Low Income Housing Tax Credit Program (LIHTC) and other financing opportunities. The 5-Year PHA plan addresses a proposed

development called “The West Cox Cottages”, a 30 unit factory built home development for low income families and individuals. The plan also addresses a demolition disposition, RAD conversion of Evans Park which houses 150 Public Housing units located at 200 West Williams Street in Santa Maria.

Discussion:

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

With regard to the financing constraint, the City has staff dedicated to grants administration; funding sources are continually reviewed. During the term of this Consolidated Plan, the City of Santa Maria Special Projects Division will continue to seek new outside funding sources for the community and collaborate with community partners. The City has an adopted Consolidated Plan and adopts Annual Action Plans regarding the allocation of CDBG program funds. The City will continue nurturing the partnerships it has with non-profit housing agencies to develop permanent affordable housing projects. Non-profit agencies, such as Peoples' Self-Help Housing Corporation (PSHHC) and the Housing Authority of the County of Santa Barbara, possess good managerial skills and the expertise to access Federal, State, and private funds. Such 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.

MA-30 Homeless Facilities and Services – 91.210(c)

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 ongoing efforts in the jurisdiction:

The City of Santa Maria works closely with Home for Good Santa Barbara County through United Way to harness all resources available to reduce the number of people experiencing homelessness, as well as minimize the impacts of homelessness in Santa Barbara County.

The City of Santa Maria has partnered with various homeless service agencies in a public awareness campaign to help end panhandling on City streets. The City, along with its homeless service partner agencies, are utilizing parking meters as “donation stations” for residents who feel compelled to give money directly to panhandlers. We currently has five donation stations throughout the city. This program is aimed to raise awareness about panhandling and homelessness. Money collected at these donation stations is earmarked for specific homeless service providers and allows a conscientious donor an immediate alternative to provide financial assistance to responsible agencies that can facilitate adequate services including rehabilitation for those in need.

In addition, the City of Santa Maria believes that putting new permanent housing units on the ground for the chronically homeless is a prime way to put an end to chronic homelessness.

The strategy of the City of Santa Maria to address chronic homelessness has always been to provide emergency shelter beds, transitional housing beds and units, permanent housing units and supportive services so that homeless persons can achieve self-sufficiency.

The City is also part of the County of Santa Barbara’s HOME Consortium and Continuum of Care (CoC) Board. The HOME Consortium’s primary purpose is to fund housing programs and projects, while the CoC serves the homeless population in the area. The CoC reports the number of beds available by program to HUD, where it is collected into the Housing Inventory County (HIC) Report. Through the CoC’s network of providers, these resources are available to the homeless in Santa Barbara County:

- Emergency Shelter: 224 family beds and 308 adult only beds. There are also 312 seasonal beds and 70 voucher/overflow beds.
- Transitional Housing: 172 family beds and 101 adult only beds.

- Permanent Supportive Housing: 142 family beds and 449 adult only beds.
- Rapid Re-housing: 137 family beds and 76 adult only beds (not included in table below).
- Other Permanent Housing: 224 family beds and 75 adult only beds (not included in table below).

Data source: 2018 HIC, HUD CoC Homeless Assistance Programs

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	172	0	0	58	0
Households with Only Adults	12	40	17	84	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Information from Good Samaritan Shelter, Domestic Violence Solutions, Housing Authority of the County of Santa Barbara, and Peoples' Self-Help Housing Corporation.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are various non-profit organizations that provide assistance to those who are homeless or are at a point of becoming homeless. Agencies include:

- Alliance for Pharmaceutical Access: Assists and educates the disadvantaged in obtaining or securing prescribed medications directly from pharmaceutical companies at no cost.
- Catholic Charities: Serves low and very low-income families and individuals in Santa Maria to improve the quality of life and reduce the incidence of hunger and homelessness.
- Central Coast Rescue Mission: Provides emergency shelter, drug and alcohol rehabilitation, and counseling services to homeless and very poor chemically dependent adults.
- Community Action Commission: The Senior Nutrition program provides hot, nutritious meals to elderly persons on a daily basis. The program focuses on disadvantaged, elderly persons and strives to meet the nutritional, social and economic needs of its clients.
- Community Partners in Caring: Provides services such as friendly visiting, chore services, yard work, respite care, telephone reassurance, light housekeeping, transportation, personal business aid, and translation to low income frail, elderly, disabled and homebound adults.
- Domestic Violence Solutions: Provides emergency shelter, meals, household furnishings, personal hygiene supplies, crisis intervention, counseling, advocacy and support for financial, legal, housing, medical and childcare assistance for battered women and their children.
- Good Samaritan Shelter: Provides emergency shelter, food, meals, household items, medical and dental screening, counseling, drug and alcohol detoxification treatment and recovery care, employment assistance, job placement, mental health guidance, tutoring, general socialization, advocacy, psychological support services, and case management.
- Independent Living Resource Center: Provides individualized training for persons with disabilities by staff who also have disabilities. Services include: support with adapting to a disability, applying for eligible benefits, locating affordable and accessible housing, and personal assistance training and referral.
- Legal Aid Foundation of Santa Barbara County: Provides civil legal assistance and representation in the areas of housing law, including tenant/landlord disputes, eviction actions, discrimination complaints, public benefit law, family law, consumer/debtor-creditor law and mediation.
- Santa Maria Valley Meals on Wheels: Delivers hot meals on a daily basis, five days a week to low income elderly, homebound and disabled clients who have special dietary needs due to medical conditions.
- The Salvation Army: Provides food, clothing, household, furnishings, rental assistance to prevent eviction, utility assistance, disaster assistance, vouchers for emergency shelter/lodging, transportation, prescriptions, personal hygiene supplies, advocacy, counseling, and hot lunch meals daily to those in need.
- Transitional Center for Women & Children 1 & 2: Transitional living program that provides transitional living for women and their children who are enrolled in the day.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Non-Profit Facilities Program is available to these agencies for capital development activities. There is a need for transitional housing that would house men as well as women and children, and this program could aid in the funding of such a project.

CDBG funds are allocated annually to public service agencies providing emergency shelter and support services to the homeless. Such services consist of counseling, case management, health care, and transportation. The Non-Profit Facilities Program is available to these agencies for capital development activities.

The City expects that the emergency shelter program will specifically assist in the development of housing affordable to extremely low income households.

Good Samaritan Shelter offers 90 beds in their emergency shelter, 20 beds are available at the overflow shelter, 16 apartments at Casa de Familia, and 12 units at Rancho Hermosa are available to Good Samaritan.

The Housing Authority of Santa Barbara County has housing available at four locations in Santa Maria, Rancho Hermosa, Ted Zenich Gardens, Central Plaza, Evans Park, and opening in March 2020 are the Residences at Depot Street which will have 80 units.

People's Self Help Housing has low income housing available for farmworkers in three different Los Adobes de Maria apartment complexes. Also for low income seniors and those with developmental disabilities they offer three Valentine Court locations, set to open in late 2020 will be their Sierra Madre Cottages, this location will have 29 units for low income seniors.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are several groups classified as non-homeless special needs in the City, and these groups have been given the highest priority in the City's list of community needs that should be addressed with CDBG and HOME funding. The City's #1 Priority reads as follows:

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.

This section will give more detail about who these groups are, what their needs are, and some of the primary resources available to them in the City.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

A list of resources to help support individuals and families with housing needs in Santa Maria and throughout the County of Santa Barbara after they are returning from health institutions is listed by CenCal Health. Organizations that may be able to provide services, whether they are related to housing or supportive services include: Peoples' Self-Help Housing Corporation, The Salvation Army, Catholic Charities, Alliance for Pharmaceutical Access, Meals on Wheels, Community Action Commission's senior lunch program, Good Samaritan Shelter, the Foodbank of Santa Barbara County, and the City of Santa Maria which offers its Tenant Based Rental Assistance (TBRA) with the help of HOME funds. TBRA provides up to \$2,500 towards the deposit to get someone into a rental unit within the City limits. All of the organizations listed above provide services that may assist individuals with rent, utility payments, food, clothing and emergency disaster supplies.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A list of resources to help support individuals and families with housing needs in Santa Maria and throughout the County of Santa Barbara after they are returning from health institutions is listed by CenCal Health. Organizations that may be able to provide services, whether they are related to housing or supportive services include: Peoples' Self-Help Housing Corporation, The Salvation Army, Catholic Charities, Alliance for Pharmaceutical Access, Meals on Wheels, Community Action Commission's senior lunch program, Good Samaritan Shelter, the Foodbank of Santa Barbara County, and the City of Santa Maria which offers its Tenant Based Rental Assistance (TBRA) with the help of HOME funds. TBRA provides up to \$2,500 towards the deposit to get someone into a rental unit within the City limits. All of the organizations listed above provide services that may assist individuals with rent, utility payments, food, clothing and emergency disaster supplies.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Santa Maria currently provides CDBG funding to various non-profit agencies that provide services to these special needs categories. Those agencies, projects and services funded are detailed below:

Domestic Violence Solutions of Santa Barbara County (DVS) is a non-profit agency that is dedicated to ending domestic violence in Santa Barbara County. The program combines housing, case management, and education for battered and abused women and their children. Mariposa House, the North Santa Barbara County transitional housing program, operates from an eight unit apartment building in Santa Maria. In addition to a safe, affordable place to live, Mariposa House provides emotional, psychological, and other support for women and their children for up to 18 months while the women develop the skills and resources to support an independent household. Individual counseling and support groups on issues such as trauma recovery, self-esteem, and non-violent parenting, are an important element of the transitional housing program.

Good Samaritan Shelter (GSS) provides emergency case management and shelter 365 days a year, for up to 90 days per client, (three one-month extensions may be granted.) The shelter currently houses a maximum of 90 beds that provide shelter for homeless individuals within the Santa Maria Valley. GSS currently provides a residential treatment program for eight perinatal women and their children, ages 0-5 years, at TC House. The program is consistently full with a waiting list, creating a growing number of perinatal clients being incarcerated with their babies delivered in jail if they cannot get into a residential treatment bed before their due date.

) OPTIONS is a nonprofit organization dedicated to helping people with disabilities achieve their goals, dreams and rightful place as full citizens of their communities. We provide residential living services, community integrated services, supported and independent living services and vocational training services to individuals with head injuries, intellectual disabilities, hearing loss, autism, and other

neurological impairments. OPTIONS provides room, board and 24-hour care and supervision for developmentally disabled adults. OPTIONS' program includes self-care and independent living proficiency training, meal planning and preparation, nutritional training, behavior management, community integration, social skills, banking, money management and social/recreational activities.

Transitions-Mental Health Association (TMHA) is a community-based organization dedicated to providing "opportunities and resources for growth and independence to people and their families who experience social, emotional or mental health challenges." TMHA programs include housing and treatment for teens and/or adults with mental illness, an independent living program for teens emancipating from foster care, homeless outreach and housing services for untreated, homeless, mentally ill people, case management, a social rehabilitation program, a small business program operated solely to employ mentally ill adults and teens, a self-help program for peers supporting fellow mental health clients and family advocacy that assists families of loved ones who are mentally ill. TMHA owns and manages two properties, one single-family home and one five-unit apartment building, as part of the Santa Maria Supportive Housing program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Santa Maria will continue to fund non-profit agencies who serve special needs persons through CDBG public services and capital improvements. Any additional funding available through Federal, State or private agencies would be used in order to address these needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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. 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.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape of Santa Maria. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

Agriculture is a basic industry in the North County, primarily in Santa Maria. However, a majority of the housing and social service burdens are borne by the City of Santa Maria without benefit of the tax base to support the excess services required by the increased population. By expanding the non-agricultural employment sectors— especially in the job sectors with high employment multipliers—the City can increase the balance between jobs and housing in the City. Improving housing conditions often depends on having strong economic growth and better paying jobs available to local workers. Employment generated by commercial and industrial enterprises increases the ability of workers to afford better housing (meeting building codes, uncrowded, low housing cost burden) without governmental intervention. Santa Maria strongly supports the efforts of the Santa Maria Valley Economic Development Commission with staff and monetary assistance. The City has adopted an Economic Development Element. The Economic Development Element reiterates the needs for jobs-housing balance and economic diversity to expand the job- housing opportunities available to the City residents.

Agriculture, mining, oil, and gas extraction provides the highest percentage of all jobs in the City with 28% of jobs coming from this sector (13,340). In contrast, education and health care services provides the highest percentage of all jobs in the County of Santa Barbara. This category comes in as the second highest percentage of all jobs in the City, with approximately 15% of the overall jobs in the City (7,200).

The drastic difference in the types of jobs between the City and the rest of the County could be related to education. Based on the 2013-2017 American Community Survey 5-Year Estimates, approximately 12.6% of those who live in Santa Maria hold a bachelor’s degree or higher. Based on the sector’s title of “education and health care services”, one can assess that the jobs available or needed in Santa Maria in this field require higher learning, something that only a little more than a tenth of the overall population has in Santa Maria. In contrast, in Santa Barbara County, over 33% of those living in the county have a bachelor’s degree or higher.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	7,873	12,454	25	34	9
Arts, Entertainment, Accommodations	3,959	3,498	13	10	-3
Construction	1,660	1,750	5	5	0
Education and Health Care Services	4,707	6,203	15	17	2
Finance, Insurance, and Real Estate	1,022	950	3	3	0
Information	483	376	2	1	-1
Manufacturing	2,521	2,975	8	8	0
Other Services	941	958	3	3	0
Professional, Scientific, Management Services	1,592	1,246	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	3,924	4,303	13	12	-1
Transportation and Warehousing	993	926	3	3	0
Wholesale Trade	1,280	1,081	4	3	-1
Total	30,955	36,720	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,705
Civilian Employed Population 16 years and over	44,590
Unemployment Rate	8.47
Unemployment Rate for Ages 16-24	14.85
Unemployment Rate for Ages 25-65	6.32

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	5,255
Farming, fisheries and forestry occupations	5,135
Service	4,390
Sales and office	8,240
Construction, extraction, maintenance and repair	14,075
Production, transportation and material moving	3,085

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,315	73%
30-59 Minutes	10,075	23%
60 or More Minutes	1,485	3%
Total	42,875	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	14,865	1,420	5,035

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,830	420	1,905
Some college or Associate's degree	9,580	950	2,495
Bachelor's degree or higher	4,805	260	705

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,820	5,145	4,375	4,890	1,940
9th to 12th grade, no diploma	2,020	2,290	2,395	2,230	740
High school graduate, GED, or alternative	3,275	2,635	2,065	3,450	2,670
Some college, no degree	4,460	3,350	1,995	4,435	2,015
Associate's degree	480	1,025	640	1,630	635
Bachelor's degree	250	1,300	1,060	1,815	1,080
Graduate or professional degree	15	285	480	875	595

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,498
High school graduate (includes equivalency)	26,730
Some college or Associate's degree	34,669
Bachelor's degree	53,089
Graduate or professional degree	73,702

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Agriculture, mining, oil, and gas extraction provides the highest percentage of all jobs in the City with 28% of jobs coming from this sector (13,340), followed by education and health care services with approximately 15% of the overall jobs in the City (7,200).

The Santa Maria Chamber of Commerce's website states the following: "Agriculture continues to be the foundation on which our local economy is built. The Santa Maria Valley is a leading producer of Strawberries, Wine Grapes, Broccoli, Head Lettuce, Avocados, Cauliflower, Celery, and a wide variety of other leafy vegetables. The overall value of these crops exceeds \$1.4 billion annually and continues to grow."

Describe the workforce and infrastructure needs of the business community:

One of the primary needs identified through stakeholder input was addressing the jobs/housing imbalance in the County.

According to the City of Santa Maria's "Housing Element" amended on March 17, 2015:

"Santa Maria very aggressively works toward increasing the supply of housing to meet local demands. Because Santa Maria sits within commuting distances of Santa Barbara and San Luis Obispo, two areas with higher housing costs, the City became positioned as an affordable location for first time home buyers and others looking for good housing values. From 1990 to 2000, homeownership increased from 52% to almost 56% driven in part by Santa Maria's more affordable housing. By 2010, ownership rates declined to 51.6%, most likely due to the bursting of housing price bubble and resulting home foreclosures. [Source: 2010 Census] A balance between jobs and housing in a region can be defined as the provision of an adequate supply of housing to house workers employed in a defined area. Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply. The Economic Development Element outlines the issues related to jobs/housing balance and offers clear, concise conclusions and recommendations for action items to address the concerns. Santa Maria housing policies and programs encourage growth and development more so than the neighboring jurisdictions of Santa Barbara and San Luis Obispo (cities and counties). Establishing a jobs/housing balance in Santa Maria will in part require a regional approach to the current growth and development patterns of the area...The City of Santa Maria encourages a variety and mix of housing types to provide adequate housing choices for persons of all income levels." (<https://www.cityofsantamaria.org/home/showdocument?id=600>) (page i-3)

Based on stakeholder meetings and additional research conducted for the Santa Barbara County Consolidated Plan, another need for Santa Maria in terms of economic development is the development of jobs that pay a living wage. The creation of these jobs is only possible with a highly educated and trained workforce to fill these jobs. It is more than likely that those with less than a high school diploma are living below the poverty level and those with Bachelor's degrees or higher are better placed to take advantage of higher paying job opportunities.

Unfortunately, the educational attainment level of many City residents is low as stated earlier in this section. According to the 2013-2017 ACS Survey, less than 60% of those living in Santa Maria have a high school diploma and only 12.6% have a bachelor's degree or higher. This means that more 27% of those living in Santa Maria did not even graduate high school or hold a G.E.D.

The Santa Barbara County Association of Governments (SBCAG) also reported in its Regional Growth Forecast 2050 that the County of Santa Barbara, with the City of Santa Maria serving as the highest populated city in the county, has a below average share of jobs in two key wage and fast-growing business sectors – Information and Professional and Business Services as compared to the state as a whole and is not projected to change going forward. The lower share in Professional and Business Services is one of the factors restraining future job growth. Unfortunately, this sector is also the largest high wage growth sector in the state and the country.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Opening in 2021 California Truck Center will open its ninth location here in Santa Maria. The dealership will be owned by California Truck Center. The company is headquartered in Fresno and is currently operating in eight locations with around 600 employees. They sell new trucks and used trucks, parts and service. There will be about a 40,000 square foot facility. They hope to employ 75 employees, factory-trained technicians, parts people, and sales. With this comes new technologies into the area, more alternate fuel vehicles, and electric fuel vehicles. The company is exactly the type of business that Santa Maria leaders are trying to attract to the city. A key element to Central Coast Truck Center is that it will create dozens of high-paying, head of household jobs. Data Source: Santa Maria Times article

A recent announcement of new flights coming to the Santa Maria Airport has many in the city hopeful it will bring an increase in tourism. The Santa Maria Public Airport District says the new service out of Santa Maria "provides travelers with a brand new option to get to the California's Central Coast and connects Santa Maria to the world with hundreds of domestic and international destinations from the airline's hubs in Denver, Los Angeles and San Francisco.' Currently, the Santa Maria Airport only offers flights to and from Las Vegas. The daily, direct flights to Los Angeles, San Francisco and Denver will be operated by United Airlines. When visitors come to Santa Maria, local businesses stand to cash in. They are going to need hotels, rental cars, restaurants, retail stores, and more. Not only does the city and region have those ample amenities, it also has several marketable qualities that are attractive to tourists. Data Source: KEYT news report KEYT.com

The city is in its early stages of expanding Marian Medical Hospital, to offer more beds and to open a cardiac center to mirror that of its cancer center. There is also early planning stages for a mental health facility to open in the coming years. Currently there is no inpatient mental health facility in Santa Maria.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As stated above, based on the information provided by the American Community Survey (ACS), the City of Santa Maria has both a high number of people without a high school diploma and also a high number of people working in agriculture as farm workers. Both of these figures correlate to the high number of low income households in the City. Challenges employers face when hiring and promoting staff is the lack of higher education. When recruiting new employees challenges include cost of living, employment opportunities for spouse or partner, and the limited nightly entertainment for young professionals. New opportunities for higher education listed in the section below will help to alleviate some of these challenges employers face.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are a variety of high learning institutions and community education programs that are available to residents of Santa Maria and the surrounding areas. These colleges and institutions include: Allan Hancock College (AHC), Brandman College, Center for Employment Training (CET), Santa Barbara Business College (SBBC) and new to open in 2021 is A.T. Still University. A.T. Still University will enroll 100 students into its physician assistant program. San Joaquin Valley College, a sister college to Santa Barbara Business College (SBBC), has added to SBBC's programs to include Business and Criminal Justice programs, Medical programs including medical assisting, medical office administration, and pharmacy technology. It also brings it trades program with Heating, Ventilation, Air Conditioning, and Refrigeration.

Circling back to AHC, in addition to credit classes offered, AHC also offers community education programs which provide students with lifelong learning, college transfer and career preparation opportunities, and personal enrichment. They are non-credit classes, fee-based/community services classes, college for kids, mature driver courses, online education, and special educational events. AHC has recently partnered with University of La Verne to offer a Bachelor's degree in Organizational Management, 30 students are enrolled currently and the partnership hopes to bring more Bachelor's programs to AHC in the near future. These additions to our City will help residents who would like to achieve higher education an opportunity to do so without having to move away from the area. With these opportunities for higher education will come better paying jobs, keeping more residents in Santa Maria and not having to commute to other areas for employment.

The City of Santa Maria's Recreation and Parks Department also offers classes, programs, and activities for people of all ages. Many of these classes are free of have a low cost associated with them. Department grants are available to those who qualify so that money is not an issue in preventing someone from taking advantage of these activities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

While the City of Santa Maria does not participate in a comprehensive economic development strategy (CEDS), the Center for Employment Training (CET), Good Samaritan Shelter, and Women’s Economic Ventures, which are agencies that have been assisted with CDBG funds, will continue to provide job opportunity and occupational training services to help very low income persons and families overcome the multiple barriers that prevent them from breaking out of poverty.

The City's housing goals and policies for producing and preserving affordable housing have been described in the city's housing element. They include providing decent, affordable housing for all economic segments of the community; assuring sufficient land is available to accommodate future residential growth; and ensuring adequate public services and amenities are available to existing and future city residents. The city is implementing a variety of housing programs and activities to address and achieve its stated goals and policies. These activities include the annexation, density bonus, mixed use, residential rezoning/conversion, housing incentives, public services and residential rehabilitation programs, which are described in this document as well as in the city's housing element.

Discussion

- The City will continue, as funding is available, to fund the Santa Maria Valley Chamber of Commerce to provide economic development services.
- The City will support the creation of new jobs and housing by annexing areas for new employment opportunities and seek to retain currently zoned commercial and industrial property by implementing industrial reserve zoning.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households with "housing problems" include those that occupy units meeting the definition of:

- A housing unit with "physical defects" lacks a complete or adequate kitchen facilities or;
- A housing unit which lacks complete or adequate plumbing.
- An "overcrowded" unit contains more than one person per room.
- "Cost burden greater than 30%" is the extent to which gross housing costs, including utility costs, exceed 30% of gross income, and "cost burden greater than 50%," or "severe cost burden" is the extent to which gross housing costs exceed 50% of gross income.

Income categories used in this document are based on the MFI for the Metropolitan Statistical Area (MSA), which includes all of Santa Maria.

Extremely Low Income (ELI) Households with Any of 4 Severe Housing Problems

As shown below, the census tracts with the highest concentration (>86.84%) of households living with any of the four severe housing problems are Census tracts 21.02 and 23.03.

Low Income (LI) Households with Any of 4 Severe Housing Problems

As shown below, the census tract with the highest concentration (>80.70%) of households living with any of the four severe housing problems is Census tract 23.03.

Moderate Income (MI) Households with Any of 4 Severe Housing Problems

As shown below, the census tracts with the highest concentration (>67.39%) of households living with any of the four severe housing problems are Census tracts 23.03 and 24.04.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Since 1990, Santa Maria has experienced a 75% population increase which includes a large number of migrants coming from Mexico and other countries. Among some people, prejudice still exists toward the immigrant populations, and even between the various ethnic groups. Another challenge is communication; there are many languages, with many dialects, and some with no written language. Many of the immigrants have entered the United States illegally, remain isolated and do not assimilate –

not only because of language and cultural barriers, but also from fear that their status will be detected and they will be returned to their country of origin.

Census data confirms that the westside and northside areas of Santa Maria, particularly Census Tracts 22.05, 22.06, 22.09, 23.03, 23.04, 23.05, 24.02, 24.03 and 24.04 are heavily impacted with high percentages of low income, minority, and particularly Hispanic populations.

What are the characteristics of the market in these areas/neighborhoods?

As shown in Tables 7 through 10 of the Needs Assessment, the most common housing problems are cost burden (households paying more than 30%-50% of their income for housing) followed by overcrowding. The main problems identified as affecting families are inadequate household income, overcrowded housing conditions, lack of affordable housing and lack of higher-paying jobs.

Are there any community assets in these areas/neighborhoods?

The public and non-profit, social service agencies continue to report increased needs for new facilities, facility expansion, and services in these areas, although there is a lack of funding sources. The general public continues to express the need for services particularly for homeless, 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.

Are there other strategic opportunities in any of these areas?

Based upon Community Needs input, the City of Santa Maria has established the Fiscal Year 2020-2025 Consolidated Plan goals as a strategy to use its Community Development Block Grant (CDBG) funding to address the major needs within the City of Santa Maria. Based upon the American Community Survey (ACS) 2011-2015 Low- and Moderate Income (LMI) summary, the City of Santa Maria is overall 64% LMI.

1. Prevent homelessness, address critical needs, and assist at-risk youth, elderly, and underserved populations

- Assist low to moderate income persons in need of food, shelter, clothing, health care and/or safety.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.
- Address the housing, health care, accessibility and service needs of underserved populations such as, but not limited to: elderly and persons with mental, physical, emotional and developmental disabilities and/or diseases.

2. Expand educational and 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.
- Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.
- Support and encourage programs to provide adult literacy training and encourage life-long learning.

3. Provide affordable housing

- Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons.
- Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock.
- Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.

4. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to www.broadbandnow.com, approximately 98% of Santa Maria residents are serviced by multiple wired providers. According to the U.S. Census, more than 60% of the city's population is low to moderate income. Based on this information, it would appear that most of the city's low and moderate income households and neighborhoods are well connected with broadband wiring.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to www.broadbandnow.com, there are five main providers in the area: Frontier Communications, Xfinity, Advanced Wireless, Viasat, and HughesNet. The average download speed in Santa Maria is 96.30 Mbps. This is 174.6% faster than the average in California and 35.6% faster than the national average.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the City of Santa Maria Community Development Department's Planning Division, the city is not in a location that includes any increased hazards as a result of climate change. The city does not have a wildland interface, therefore there is no fire danger within the city limits. The city is also not on the coast, so there are no sea-level rise issues. The city's planned infrastructure addresses increased runoff from bigger storms as a result of climate change which may result in more flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

As stated above, the City is not in a location that includes any increased hazards as a result of climate change.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Santa Maria's strategic plan is focused on the use of Federal funds under certain housing and community development programs, such as the Community Development Block Grant Program, to provide for the development and support of programs, facilities, services and opportunities that best build a stable economic environment, maintain suitable living conditions, expand the supply of decent, affordable housing and enhance the overall quality of life for all Santa Marians, particularly families in need, at-risk youth, homeless, disadvantaged, elderly, and disabled in the community.

Specifically, the following goals and priorities have been developed to address the needs identified in the City's needs assessment:

1. Prevent homelessness, address critical needs, and assist at-risk youth, elderly, and underserved populations

- Assist low to moderate income persons in need of food, shelter, clothing, health care and/or safety.
- Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.
- Address the housing, health care, accessibility and service needs of underserved populations such as, but not limited to: elderly and persons with mental, physical, emotional and developmental disabilities and/or diseases.

2. Expand educational and 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.
- Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12.
- Support and encourage programs to provide adult literacy training and encourage life-long learning.

3. Provide affordable housing

- Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons.
- Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock.

- Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.

4. Revitalize existing neighborhoods

- Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Santa Maria Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	<p>This area includes all properties within the incorporated area of Santa Maria.</p> <p>Santa Maria City Limits Map: https://www.cityofsantamaria.org/about-us/maps</p>
	Include specific housing and commercial characteristics of this target area.	<p>The trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home.</p> <p>Agriculture provides the highest percentage of all jobs in the City. Santa Maria is also home to thriving industries including aerospace, communications, high-tech research and development, energy production, military operations, and manufacturing. Manufacturers in our area produce a wide array of products ranging from medical testing supplies to aircraft interiors and baby care products to fire hoses.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Each year, the City of Santa Maria seeks community participation to identify community needs and determine how the City should distribute funds at the local level. The process is defined in the City's adopted Citizen Participation Process. Following a series of outreach efforts including workshops and surveys, the City has approved and adopted priorities for July 1, 2020 through June 30, 2025. The priorities for CDBG funding are reviewed and re-approved by the City Council once a year. A public workshop is offered to obtain information on any changes that have taken place since the last funding cycle. City staff looks at trends, statistics, as well as conducts outreach to evaluate past performance and effective use of CDBG funding.</p>
<p>Identify the needs in this target area.</p>	<p>Based on the 2014-2018 American Community Survey 5-Narrative Profile, 17.1 percent of the population in Santa Maria are living in poverty compared to 14.3 percent statewide and 14.1 percent nationwide. In addition, the 2014-2018 American Community Survey reports that the overall percentage of households that are below the median household income of \$59,336 in Santa Maria is 53.90 percent. In other words more than half of households in Santa Maria are considered low to moderate income. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Based upon Community Needs input, the City of Santa Maria has established the Fiscal Year 2020-2025 Consolidated Plan goals as a strategy to use its Community Development Block Grant (CDBG) funding to address the major needs within the City of Santa Maria. Based upon the American Community Survey (ACS) 2011-2015 Low- and Moderate Income (LMI) summary, the City of Santa Maria is overall 64% LMI.</p>

<p>Are there barriers to improvement in this target area?</p>	<p>There are many barriers to affordable housing that 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. 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.</p> <p>The main problems identified as affecting families are inadequate household income, overcrowded housing conditions, lack of affordable housing and lack of higher-paying jobs.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The most recent United States Census figures (July 1, 2019) estimates there is approximately 107,408 residents and the Hispanic population represents 75.5%, or 81,093 of those residents.

As far as income is concerned, the median household income is \$59,336 and the median size of a household is 3.78 people. In addition, the percentage of persons in poverty is 4% higher than the state's, at 13.3%. Based on these numbers, it can be assessed that more than half of the City's population qualifies as low to moderate income per HUD's standards.

The City population has grown 40% from 2000 to 2018, compared to 17.5% for all of California. During this period of time, the number of City residents identifying as Hispanic increased from 51.3% to 73.7%. Relative to the other jurisdictions in Santa Barbara County, data compiled from the Regional Growth Forecast 2050 of Santa Barbara County claims that the City of Santa Maria has the highest household growth dating back to 1990 and will continue to lead this trend as the City of Santa Maria is forecasted to have the most significant change in the county over the course of 2017 to 2050 period with a 15,300 household increase, or 53%. Statistics from the 2013-2017 American Community Survey 5-Year Estimates conclude that from 2010 to 2018, the number of housing units in the City increased by 2,598 or 19%, and the community gained 8,917 residents.

The general public continues to express the need for services particularly for homeless, 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. This is reflected in the responses to the City's 2019 Community Needs Assessment Survey where the greatest need identified was "at-risk youth." Also of concern is that Santa Maria's population is becoming increasingly younger. According to the 2017 American Community Survey, 31.4% of the City's population is under 18 years of age, which is considerably higher than the State's percentage of 22.7%. In addition, this data shows that almost 10% of the City's population is under five years of age. Referencing the 2019 Community Health Needs Assessment conducted by Dignity Health, presently the youth population in Santa Maria exceeds the total senior population in the entire Santa Maria Valley. This trend is expected to continue and poses considerable challenges for the City's education system, employment, law enforcement and community services in general.

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 health care, dementia-related diseases, transportation and maintaining independent living and quality of life.

During the next five years, CDBG funding will be directed to all parts of the City of Santa Maria, as all of the agencies serve people regardless of what part of the city they live in. The populations that will benefit from funding include: low income individuals and families, those with special needs such as the elderly, mentally, physically or developmentally disabled, crime victims, and at-risk youth.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Homeless and Critical Emergency Needs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Santa Maria Citywide
	Associated Goals	Prevent homelessness, critical emergency needs General Administration
	Description	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.

	Basis for Relative Priority	The need for homeless services, facilities and prevention is substantial and has been discussed extensively in NA-40 and MA-30. There is an increasing chronically homeless population on the streets and increasing need for permanent housing for homeless families in Santa Maria.
2	Priority Need Name	Special Needs Population
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Santa Maria Citywide
	Associated Goals	Prevent homelessness, critical emergency needs General Administration

	Description	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.
	Basis for Relative Priority	According to the United States Census website, as of July 2018, approximately 9.6% of Santa Maria’s population are 65 years and over. In addition, 5.6% of those under the age of 65 live with a disability and 20.8% of people under 65 are without healthcare. The Census also indicates that 17.1% of those living in Santa Maria are living in poverty. This group is classified as persons with special needs and have been given a high priority for assistance. The City of Santa Maria will continue to fund non-profit agencies who serve special needs persons through CDBG public services and capital improvements. Any additional funding available through Federal, State or private agencies would be used in order to address these needs.
3	Priority Need Name	At-Risk Youth
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Unaccompanied Youth
	Geographic Areas Affected	Santa Maria Citywide
	Associated Goals	Prevent homelessness, critical emergency needs General Administration
	Description	Prevent juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.

	Basis for Relative Priority	Based on the results of the City's Community Needs Survey and reports from nonprofit, social service agencies, there is an increased need for services for homeless, 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. Also of concern is that Santa Maria's population is becoming increasingly younger. According to the 2010 census, 31.6% of the City's population is under 18 years of age. This is considerably higher than the State's percentage of 22.4%. This trend is expected to continue and poses considerable challenges for the City's education system, employment, law enforcement and community services in general.
4	Priority Need Name	Educational and Youth Development Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Families with Children Unaccompanied Youth
	Geographic Areas Affected	Santa Maria Citywide
	Associated Goals	Expand educational/youth development opportunities General Administration
	Description	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.
	Basis for Relative Priority	Based on the results of the City's Community Needs Survey and reports from nonprofit, social service agencies, there is an increased need for services for homeless, 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.

5	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Santa Maria Citywide
	Associated Goals	Provide affordable housing General Administration
Description	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.	

	Basis for Relative Priority	<p>Homeowner vacancy rates are estimated to be at 0.8 while rental vacancy rates are at 1.9 (2018: ACS 1-Year Estimate). There are approximately 1,386 vacant housing units in the area (2018: ACS 1-Year Estimate), which does not leave a lot of inventory for those trying to find housing, especially decent affordable housing.</p> <p>According to the United States Census, there are 27,651 (2014-2018 ACS) households in Santa Maria. According to 2014-2018 ACS data, approximately 49.4% of the housing units in Santa Maria owner-occupied housing units and 50.6% are renter-occupied housing units. The number of homeowners decreased by a few percentage points since the last census data was collected. This has increased the demand for rentals in the City of Santa Maria, increasing the amount landlords can ask for a property.</p> <p>One of the issues not often discussed in relation to housing and housing needs is the state of overcrowding. While the US Department of Housing & Urban Development (HUD) standard is one room per person, there may be individuals living together in overcrowded conditions due to economic conditions. The trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home.</p> <p>The need for affordable housing has been discussed extensively in Needs Assessment and Housing Market Analysis of this plan.</p>
6	Priority Need Name	Revitalize Existing Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Santa Maria Citywide

Associated Goals	Revitalize existing neighborhoods General Administration
Description	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.
Basis for Relative Priority	<p>As part of the CDBG funding process, staff conducted a Community Needs Workshop on Monday, August 13, 2019. The meeting was designed to obtain information from residents and non-profit agencies on the unmet needs in the community.</p> <p>More than a dozen people were present at the needs workshop, many of whom spoke before the committee, expressing their thoughts on the unmet needs in the community. Items brought up at the needs workshop included affordable housing, assistance and education regarding domestic violence and sexual assault, and helping at-risk youth and the elderly. Community outreach was also done to obtain feedback from the community. Special Projects staff participated in two different nights during Downtown Fridays, the division’s quarterly brown bag lunch meeting, and a community meeting held by the City on Monday, August 26, 2019. In addition to the needs workshop and community outreach, an electronic survey was also available to the public to assess the needs of the community. The survey was made up of 32 questions and was provided in English and Spanish. Collectively, 220 people were surveyed either in person or electronically. Below is a table of the outcome of that outreach and where the topic of public facilities falls. Approximately 20% of those surveyed felt that the creation and maintenance of public facilities should be a priority for the City. As a result of this information, along with additional information received during stakeholder meetings held in November 2019, the City opted for public facilities to be included in the CDBG funding priorities as the fourth and last priority for FY 2020-2025.</p>

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Housing is one of the most significant issues that Santa Maria faces. High housing costs impact the ability of City residents to pay for rent and other basic needs. It also continues to contribute to overcrowding, cost burdened households and homelessness.</p> <p>As discussed in detail in the Housing Market Analysis, high rental prices are expected to continue to cause financial strain throughout the City. The increase in housing costs is creating a demand for TBRA assistance. The affordability and availability of housing will continue to influence the use of funding available. Housing is one of the most significant issues that Santa Maria faces. High housing costs impact the ability of City residents to pay for rent and other basic needs. It also continues to contribute to overcrowding, cost burdened households and homelessness.</p> <p>As discussed in detail in the Housing Market Analysis, high rental prices are expected to continue to cause financial strain throughout the City. The increase in housing costs is creating a demand for TBRA assistance. The affordability and availability of housing will continue to influence the use of funding available.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>The Tenant Based Rental Assistance (TBRA) program provides security deposit assistance through Qualified Referring Agencies (QRA) to low-income households. The assistance is in the form of a grant for up to 100% of the required security deposit, \$2,500 maximum, to assist with overcoming obstacles in obtaining permanent housing. In order to access the program, participants must apply for assistance through a Qualified Referring Agency (QRA). Eligible participants are individuals whose income is at 60% or less of area median income by household size as determined by HUD.</p> <p>In previous years, the City of Santa Maria has experienced high rents and low vacancy rates. According to the American Community Survey (ACS), rental vacancy rates are at 1.9% (2018: ACS 1-Year Estimate) which makes it difficult for potential TBRA clients to find housing.</p>

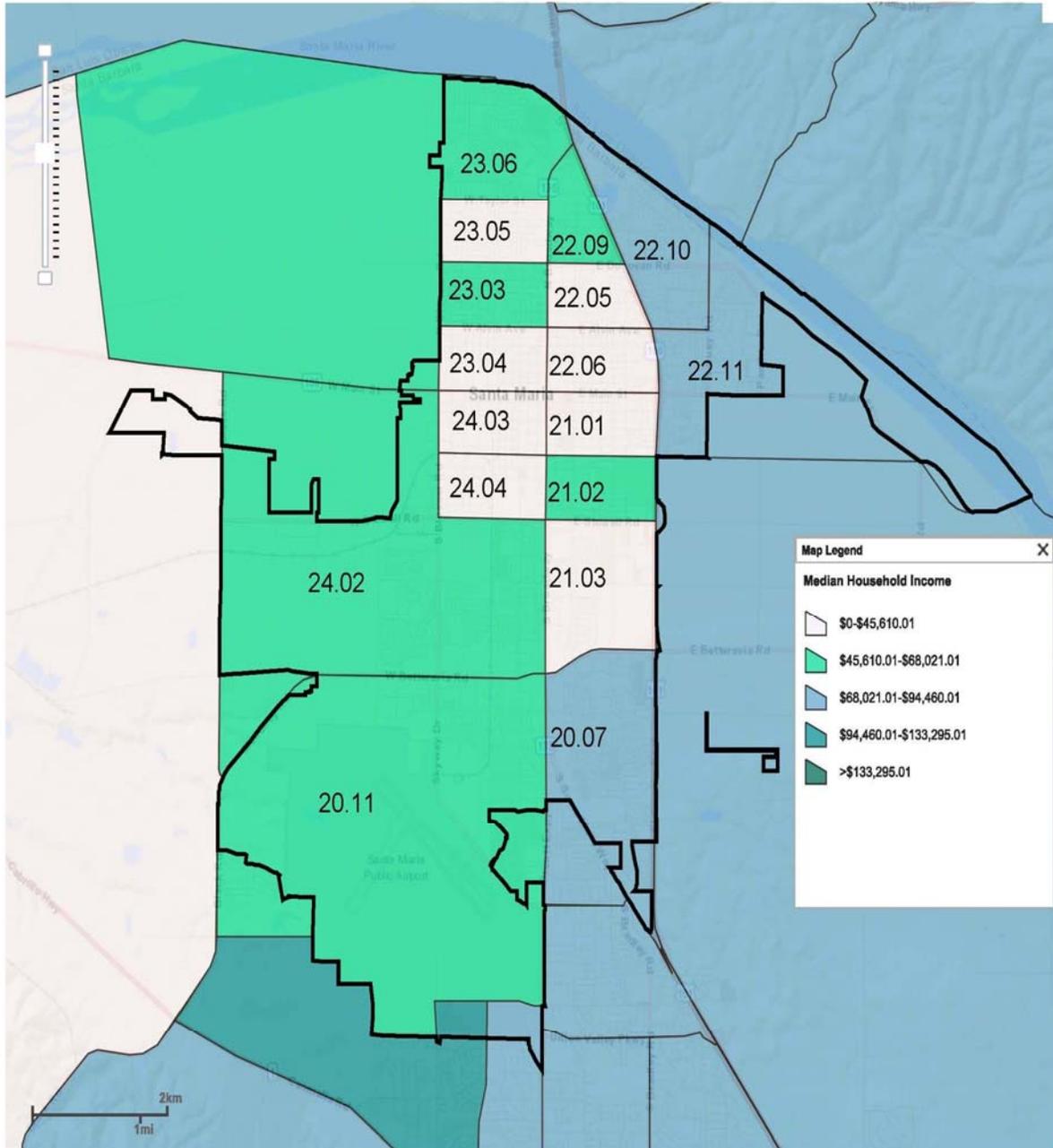
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>As mentioned in the Market Analysis section, there is a limited supply of housing, especially for affordable housing. Homeowner vacancy rates are estimated to be at 0.8 percent while rental vacancy rates are at 1.9 (2018: ACS 1-Year Estimate). As a result of both the increase of population during the last ten years and the increase in demand to live in Santa Maria, there is currently not enough housing for households of all income levels. The City faces some growth constraints such as flexibility of regulations and rising costs for labor. These are factors that affect the cost of housing, to build and to reside.</p> <p>The Regional Housing Needs Allocation (RHNA) plan will address the needs of the anticipated population and housing growth in the City of Santa Maria. The Regional Housing Needs Allocation (RHNA) Plan produces regional, sub-regional and local targets for the amount and type of housing needed over the projection period, starting January 1, 2014 and ending September 30, 2022. These numbers account for unmet housing needs and anticipated housing growth based on population growth. Per the RHNA Plan, a total of 4,102 new homes are needed to meet the needs of extremely low to above moderate incomes during the projection period. The amount of land required to accommodate the Regional Housing Needs Allocation (RHNA) for new construction is dependent upon zoning, density, and adequacy of parcels to accommodate residential development. According to the City's Housing Element of the Santa Maria General Plan (updated March 2015), the City has more than a sufficient number of adequate housing sites available to meet the housing needs allocation for all income categories of the RHNA plan.</p> <p>A summary map of proposed and approved development in the City can be found on the City's webpage: https://www.cityofsantamaria.org/city-government/departments/community-development/planning-division/planning-policies-and-regulations/current-development-activity</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>Housing rehabilitation seeks to extend the useful life of the City’s existing housing stock. As with all permitted construction, the City enforces building codes including those regarding energy efficiency standards. Depending on the age and condition of a structure, the code compliance and housing rehabilitation programs of the City of Santa Maria effectively ensure that housing is improved for the residents. When an older unit remains viable, more opportunity is afforded to the low-income residents of the City. While the current costs and values may be subject to market fluctuations, the overall conclusion that, when compared with new construction, conservation of affordable units is the more cost-effective method of providing affordable housing.</p> <p>The City will continue to provide CDBG funds toward residential rehabilitation programs for low-income homeowners. The programs will target elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements, removal of architectural barriers, health and safety repairs, and building code violations.</p> <p>The City will coordinate its public improvements with neighborhood improvement programs. The City Council periodically reviews capital improvement requirements and will amend its scheduling for funding allocation to coordinate with private sector residential maintenance and improvement projects.</p>
Acquisition, including preservation	<p>As stated above, the City faces some constraints such as land availability, existing growth constraints, regulations and rising costs for labor. According to the City’s Land Use Element of the Santa Maria General Plan, the ability of certain areas to successfully sustain certain types of development is an important consideration in how land uses are designated within the planning area. The capability of the land to sustain one use over another is dependent upon physical suitability of the development types.</p>

Table 50 – Influence of Market Conditions

Median Household Income by Census Tract:

The map below displays Median Household Income throughout the City of Santa Maria by Census Tract. The City limit boundary is outlined in bold. According to the 2014-2018 American Community Survey 5-Year Estimate, the median household income in the City of Santa Maria is \$59,336, which has increased 18% since the 2010 Census.



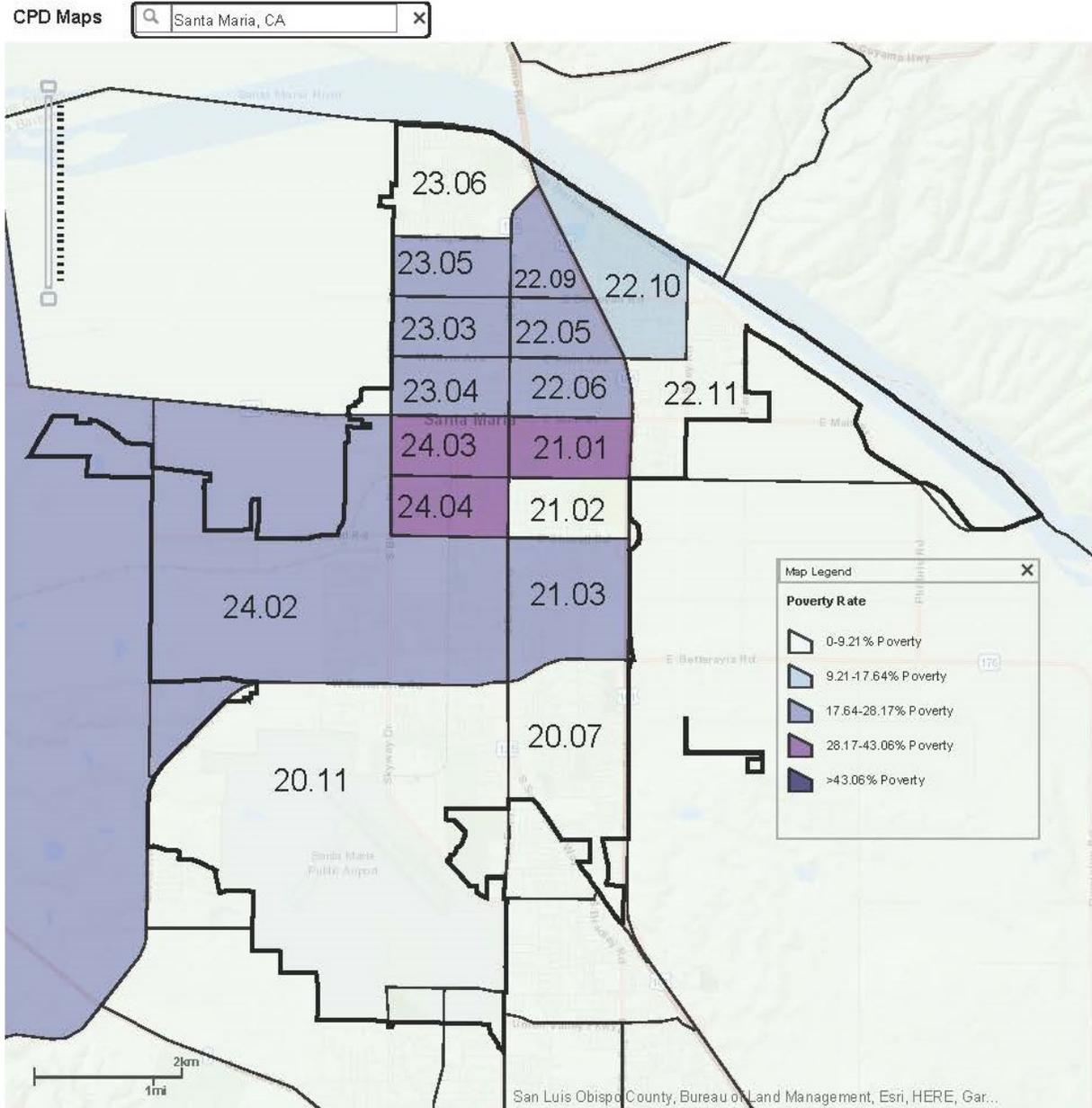
Map Source: <https://egis.hud.gov/cpdmaps/>

Median Household Income Map

Poverty Rate by Census Tract:

The map below displays the amount (percentage) of the population who are living below the poverty level based on census tract. The census tracts listed below have the highest poverty rate in the City.

- 23.03 with 26.6%
- 23.04 with 23.6%
- 22.06 with 24.5%
- 21.01 with 30.6%
- 24.02 with 22.9%
- 24.03 with 33.1%



Map Source: <https://egis.hud.gov/cpdmaps/>

Poverty Rate by Census Tract Map

SP-35 Anticipated Resources - 91.215(a)(4), 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 amount.

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	1,628,974	25,000	23,098	1,677,072	6,708,288	The City of Santa Maria expects to receive at least \$1,628,974 annually. While program income and prior year resources may vary, we estimate that during the reporting period of the Consolidated Plan, the amounts will equal the funding shown under "expected amount available remainder of Con Plan".

Table 51 - Anticipated Resources

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 City of Santa Maria is part of the HOME Consortium and uses part of the funding for Tenant Based Rental Deposit Assistance (TBRA) program and affordable housing construction projects.

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. Leveraging of additional resources is outlined in the City's Consolidated Annual Performance and Evaluation Report (CAPER) which is required to be submitted to the United States Department of Housing and Urban Development (HUD) every September.

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

The City of Santa Maria owns many public buildings, parks and recreation facilities that serve Santa Maria residents within the incorporated boundaries of the City. Over the next five years, the City proposes to target a majority of its CDBG funding to upgrading its public infrastructure in those low and moderate income neighborhoods that are in need of revitalization due to overuse from overcrowding in adjacent residential areas. During the last seven fiscal years (FY 2013-2014 through FY 2019-2020), an average of 59% of Capital funding was allocated to public improvement projects, with the remaining going to non-profit facilities. This trend is expected to continue during FY 2020-2025.

Discussion

Per the Regional Growth Forecast to 2050 for Santa Barbara County, over the next five years the City is projected to have the largest population forecast percent change in the Santa Barbara County at 8.9%. This will only pose further challenges as the City tackles soaring rent costs and extreme housing shortages further triggering a lack of affordable housing. In the next five years, the City plans on taking various steps in order to address these problems to further provide affordable housing. Such steps include maintaining and upgrading existing low to moderate income neighborhoods and preserving the affordable housing stock in addition to providing services that will assist low to moderate income homeowners and renters to continue living in their homes safely. Furthermore, the City plans on developing and supporting programs and projects that will help increase the supply of affordable housing for low to moderate income persons.

Additionally, United States Census Data shows that more than 17% of the people living in Santa Maria are considered to be living in poverty (<https://www.census.gov/quickfacts/fact/table/santamariacitycalifornia/PST045219>). The census adds, “If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty.” HUD’s thresholds are as follows: “Extremely low income: 0-30% of AMI. Very low income: 30% to 50% of AMI. Lower income: 50% to 80% of AMI; the term may also be used to mean 0% to 80% of AMI. Moderate income: 80% to 120% of AMI. The area median income for a family of four, under HUD’s definition of lower income is \$60,180. The median household income, as of 2018 according to the U.S. Census was \$59,336.

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.

To recap, 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santa Maria Community Development Department	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Santa Maria Police Department	Government	Homelessness public facilities	Jurisdiction
City of Santa Maria Recreation and Parks Department	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
City of Santa Maria Information Technology	Government	Planning	Jurisdiction
County of Santa Barbara Housing and Community Development Department	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Region
Housing Authority of Santa Barbara County	PHA	Homelessness Public Housing Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Northern Santa Barbara County United Way - Home For Good	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Peoples' Self-Help Housing Corporation	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Good Samaritan Shelter	Subrecipient	Homelessness Rental	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X

Supportive Services			
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Under the Department of Housing and Urban Development's definition, a chronically homeless individual is someone who has experienced homelessness for a year or longer, or who has experienced at least four episodes of homelessness in the last three years and has a disability. A family with an adult member who meets this description would also be considered chronically homeless. Chronically homeless people are among the most vulnerable people in the homeless population. They tend to have high rates of behavioral health problems, including severe mental illness and substance abuse disorders, conditions that may be exacerbated by physical illness, injury or trauma. Consequently, they are frequent users of emergency services, crisis response, and public safety systems.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Santa Maria has always believed in collaborating with community agencies to assist special needs populations and end chronic homelessness. On an annual basis, the City of Santa Maria provides multiple agencies with CDBG funding to assist this particular type of population. The City's number one priority includes preventing homelessness and addressing critical emergency, at-risk youth and special needs by:

Assisting 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.

Addressing the housing, health care and service needs of the elderly, frail elderly, persons with mental, physical, and developmental disabilities, and persons with AIDS.

Preventing juvenile delinquency and divert at-risk youth from gang involvement, crime, substance abuse, family violence, school problems, and out-of-control behavior.

Even with the City's support, there is still a gap in service when it comes to providing affordable housing and higher paying jobs for special needs residents and homeless. In actuality, all household types are affected by the lack of affordable housing and jobs. According to the City's Housing Element, the City of Santa Maria is one of eight incorporated cities in Santa Barbara County. According to the Regional Growth Forecast 2050 of Santa Barbara County, Santa Maria has the largest population in the County, which constitutes 24% of the total population of Santa Barbara County, this percentage is expected to increase as the City is foreseen as having the highest population increase in the county with a 32% population increase by 2050. Furthermore, data from the 2018 American Community Survey suggests that the most notable differential from the County occurs in the Persons per Household category in which at 4.04 Santa Maria is tied with Guadalupe as having the highest density of people per household in the County and these results deem to be 72% greater than the County's 2.92 average persons per household.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The following steps must take place in order to help minimize the homeless population:

- Assist with the need for regional coordination and solutions responsive to each community's needs.
- To effectively address homelessness, affordable housing must be made accessible to individuals and families experiencing homelessness. Research shows that, for chronically homeless individuals, stable housing is an essential component of successful recovery. The solution to the problem of chronic homelessness is permanent supportive housing, which is housing coupled with supportive services.
- Strong supportive services are essential to address the complex needs of the individuals and families transitioning out of homelessness. With appropriate supports, permanent housing can serve as a foundation for rehabilitation, therapy, and improved health.
- Continue working with various homeless service agencies to battle panhandling in the City by utilizing parking meters as "donation stations" for residents to feel compelled to give money directly to panhandlers. Money collected at these donation stations is earmarked for specific homeless service providers and allows a conscientious donor an immediate alternative to provide financial assistance to responsible agencies that can facilitate adequate services including rehabilitation for those in need. These donation stations are strategically located throughout the City where panhandling is most prevalent directly donating to the "donation stations" helps reduce the odds that a chronic panhandler will be able to perpetuate their

condition and/or addictions, strain local resources and detract from the quality of life in Santa Maria.

- Continue forming part of the Santa Barbara County Continuum of Care Board which is a group of dedicated service providers, public sector employees, and community members. The Board meets on a bi-monthly basis to discuss the critical problem of homelessness and work collaboratively to further the coordinated community-based process of identifying needs and building a system of housing and services to help those in need.

The City is also collaborating with Home for Good through our TBRA program, which provides security deposit assistance for qualified low-income clients. Home for Good Santa Barbara County supports a Coordinated Entry System, a no-wrong door, countywide system that engages and connects individuals and families experiencing homelessness to the optimal resources for their needs. Their efforts support their mission of connecting everyone with a safe place to call home for good.

Northern Santa Barbara County United Way's program, Home for Good Santa Barbara County, is the lead agency in Santa Barbara County's Coordinated Entry System. Home for Good features a Funders Collaborative that meets each quarter, which consists of members from all sectors and geographical areas in Santa Barbara County. The Collaborative ensures that the funds received do the most good, and Home for Good makes sure that works gets done.

SP-45 Goals Summary – 91.215(a)(4)

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	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Homeless and Critical Emergency Needs Special Needs Population At-Risk Youth	CDBG: \$1,397,890	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 41705 Persons Assisted Homeless Person Overnight Shelter: 338 Persons Assisted
2	Expand educational/youth development opportunities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Santa Maria Citywide	Educational and Youth Development Opportunities	CDBG: \$902,078	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1760 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide affordable housing	2020	2024	Affordable Housing	Santa Maria Citywide	Affordable Housing	CDBG: \$725,000	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 550 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
4	Revitalize existing neighborhoods	2020	2024	Non-Housing Community Development	Santa Maria Citywide	Revitalize Existing Neighborhoods	CDBG: \$3,683,320	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 537040 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	General Administration	2020	2024	General Administration of all CDBG funded projects	Santa Maria Citywide	Homeless and Critical Emergency Needs Special Needs Population At-Risk Youth Educational and Youth Development Opportunities Affordable Housing Revitalize Existing Neighborhoods	CDBG: \$1,677,072	Other: 537040 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent homelessness, critical emergency needs
	Goal Description	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	Goal Name	Expand educational/youth development opportunities
	Goal Description	Support and develop social services and facilities and provide opportunities for youth development that will provide positive experiences needed by youth to achieve success. Encourage programs to improve the academic performance and educational outcomes for youngsters aged preschool through post K-12. Support and encourage programs to provide adult literacy training and encourage life-long learning.
3	Goal Name	Provide affordable housing
	Goal Description	Develop and support programs and projects to increase the supply of affordable housing for low to moderate income persons. Maintain and upgrade existing low to moderate income neighborhoods and preserve the affordable housing stock. Provide services that will assist low to moderate income homeowners and renters to continue living in their homes safely.
4	Goal Name	Revitalize existing neighborhoods
	Goal Description	Revitalize existing neighborhoods in low to moderate income areas by increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities.
5	Goal Name	General Administration
	Goal Description	HUD allows for a 20% administrative cap to cover the administrative costs associated in managing CDBG funding. The required Fair Housing activities are also paid for by the general administration portion of the yearly allocation.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

This does not apply as the City of Santa Maria is only a CDBG entitlement City.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of Santa Barbara is an Equal Housing Opportunity Provider and provides Reasonable Accommodation to individuals with known disabilities. The 2020 Agency 5-Year Public Housing Agency (PHA) Plan certifies that the Housing Authority will carry out the Plan in conformity with the Fair Housing Act, section 504 of the Rehabilitation Act of 1973 and title II of the Americans with Disabilities Act of 1990. The Housing Authority is not required by a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

The Housing Authority of the County of Santa Barbara (HACSB) partners with numerous organizations, government affiliates, and business associates in order to provide a number of on-site supportive services to its residents. The HACSB offers a variety of services to residents of its various tax credit properties throughout Santa Barbara County. Resident Services strive to provide supportive services and programs that help clients improve their quality of life, obtain self-sufficiency, and/or maintain independence. The Housing Authority encourages its residents to participate in programs and services by hosting meetings in each local housing area, providing information bulletins with news, opportunities and events.

Additionally, a comprehensive computer technology lab is provided for residents living in the Evans Park Homes, a public housing development located in Santa Maria. The education center at Evans Park focuses on self-sufficiency, educational and life skills. The Evans Park Community Center also includes monthly health clinic services and a satellite branch of the Santa Maria Valley Boys and Girls Club. The Resident Services Program continuously seeks additional services and resources to meet the needs of the clientele served.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to 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. 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Impact Fees: The City continues to consider a Subdivision/Residential In-Lieu Park Fee credit of up to 100% 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 \$1.39 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 \$5.06 per square foot and \$5.11 per square foot for multi-family residential units.

Zoning: Manufactured housing is 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 % 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. In 2016, the City Council adopted Ordinance 2016-15 to allow for building height increases within the Planned Development (PD) overlay district over and above the height maximum of the underlying zone design standards on a case-by-case basis. The amendment added to the existing flexibility that is offered for new construction in the PD overlay district. In 2017, the City adopted a zoning text amendment for accessory dwelling unit (ADU)'s, creating Municipal Code Chapter 12-56. ADUs are generally regarded as an effective way to increase housing options while minimizing changes in neighborhood character or creating additional sprawl. They can effectively provide affordable housing for renters, a source of income for homeowners, and a housing resource for multi-generational households, including

extended families, as well as seniors, college students, and others. The City adopted an amendment to the multi-family residential parking standards (Chapter 32 of Title 12) in 2018, allowing required parking spaces to be located within the front setback of sites, along with allowing required parking in a tandem space configuration.

Subdivision Controls: This ordinance organized two subdivision standards to reduce development standards. The small public street standard allows narrower streets in residential projects. In addition, the code allows for 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.

SP-60 Homelessness Strategy – 91.215(d)

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

The strategy of the City of Santa Maria to address chronic homelessness has always been to provide emergency shelter beds, transitional housing beds and units, permanent housing units and supportive services, such as mental health and detoxification treatment, so that homeless persons can achieve self-sufficiency. Unfortunately, in recent years the chronic homeless (unsheltered) population has increased in Santa Maria.

Since 2013 the City has been working as part of Home for Good, through United Way. The City has been providing an annual funding allocation to Home for Good, from its General Fund to support United Way as well as serving on its Policy Council and Regional Coordination Committee. Two City Council members serve on the Home for Good 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, the County of Santa Barbara Public Health Department and Home for Good 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, 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.

Addressing the emergency 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 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 Home for Good, through United Way by participating on the Home for Good Policy Council and Home for Good 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 up to \$2,500.00 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 utility assistance needed to maintain permanent housing.

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

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 projects that are being completed in the City that have added transitional housing and permanent housing units with supportive services as follows:

The Residences at Depot Street – This three-story building has 80-units (2 units for on-site managers), with every unit being wheelchair accessible or adaptable. The units range in size from studios to three bedrooms. Landscaped areas are provided off-street for family recreation. Community members who are veterans, formerly homeless or with other special needs qualify for this affordable housing complex. Services on site from mental health support to classes in financial literacy and computers are available. The Housing Authority of Santa Barbara County is the owner and manager of the property.

Sierra Madre Cottages – This complex offers 40 cottage style homes (1 home for a manager) for low-income seniors. One and two bedroom are available. The project includes a 2,860 square foot community center (for resident use only) which includes a lounge, kitchen, library/computer room, laundry facilities, restrooms, and office space for the on-site manager and resident supportive services. Other amenities include walking paths and community garden space. Peoples’ Self-Help Housing Corporation (PSHHC) is the owner and manager of the property.

Cox Bungalows – These 29 affordable units will be made available in 2021 for people with special needs, including those with physical, mental, or developmental disabilities or at risk of homelessness. The development will also include an additional unit for management, 1,100-square-foot community center with a lounge, kitchen, library/computer room, laundry facilities, restrooms and office space. The Housing Authority of Santa Barbara County is the owner and manager of the property.

In addition, Vandenberg Senior Residences is working on adding 52 units to their low-income housing for seniors. Vandenberg Senior Residences currently has 124 units available to low income adults 55 years of age and older. This is a privately owned facility, it is an income monitored facility operating under a conditional use permit granted by the City of Santa Maria.

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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 utility 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 \$2,500.00 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 utility assistance and legal assistance needed to obtain or maintain permanent affordable housing.

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 Home for Good organization through United Way – 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 sub-recipient non-profit agencies. This provides a venue for agencies to network, collaborate and assist one another with special client cases.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

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. 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.

How are the actions listed above integrated into housing policies and procedures?

The following actions have been integrated into the City's housing policies and procedures:

- Public education and distribution of the United States Environmental Protection Agency's brochure entitled "Protect Your Family From Lead In Your Home."
- Notification in writing to participants in any programs receiving federal funding, such as the Community Development Block Grant Program, about the incidences of lead-based paint and the dangers of lead poisoning.
- Management of all capital project construction by City staff to ensure that the scope of work and on-site work is done in accordance with lead-based paint regulations. When required the structures will be tested for lead-based paint and abated accordingly as part of the project scope of work.

- Lead testing and abatement (remediation) will be done on pre-1978 single-family and multifamily residential structures being rehabilitated (if applicable) with federal funds through the City's residential rehabilitation or non-profit facilities programs.
- All participants in the residential rehabilitation and non-profit facilities programs as well as the City's Tenant Based Rental Assistance program will be notified in writing about the incidences of lead-based paint and the dangers of lead poisoning, when applicable.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Based on the 2014-2018 American Community Survey 5-Narrative Profile, 17.1 percent of the population in Santa Maria are living in poverty compared to 14.3 percent statewide and 14.1 percent nationwide. In addition, the 2014-2018 American Community Survey reports that the overall percentage of households that are below the median household income of \$59,336 in Santa Maria is 53.90 percent. In other words more than half of households in Santa Maria are considered low to moderate income. Of greatest concern is an increase in the number of individuals and families becoming homeless or at risk of becoming homeless due to poor economic conditions.

Major factors affecting the increase in poverty are unemployment, underemployment and the lack of higher-paying jobs. According to the Bureau of Labor Statistics, currently the unemployment rate in Santa Maria is at 4.3 percent, higher the state's unemployment rate of 3.9 percent as of October 2019. The City's unemployment rate has been reduced considerably since January 2017 when it was at 11.5 percent. During the recession that started in 2007, many businesses in Santa Maria closed, construction decreased, property values fell dramatically, and thousands lost their homes as a result. While there have been improvements in employment, the housing market and retail sales since then, the economic recovery and growth has been slow. In particular, there is a need for homelessness prevention programming and special population needs, followed by expanded educational & youth development opportunities, and additional affordable housing and revitalized existing neighborhoods. This is reflected in the responses to the City's 2019 Community Needs Assessment Survey where the greatest need identified was "preventing homelessness and addressing critical emergency, at-risk youth and special population needs" Outlined below are the City's anti-poverty strategies for reducing the number of poverty-level families in the City.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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:

- 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 participation in the Santa Barbara County Continuum of Care's biennial Point in Time Count which serves as a snapshot of homelessness in the Santa Barbara County on a single night

- Continue the Tenant Based Rental Assistance (TBRA) Program which provides grants for up to 100 percent of the required security deposit amount up to \$2,500 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 forming part of the Santa Barbara County Continuum of Care Board which is a group of dedicated service providers, public sector employees, and community members. The Board meets on a bi-monthly basis to discuss the critical problem of homelessness and work collaboratively to further the coordinated community-based process of identifying needs and building a system of housing and services to help those in need.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City Special Projects Division staff oversees all projects and activities funded under the CDBG. The quality of projects and programming of subrecipient activities is analyzed through the collection of performance measures. Through the initial application process, agencies provide specific short- and long- term goals and objectives, describe intended outcomes, 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, as appropriate, for the project or service being conducted, prior to any disbursement of funds. The subrecipient agency's reporting includes the output(s) and outcome(s) of the program in relation to performance targets, goals, and objectives. Additionally, it is requested that the agency report specific examples of how the program helped to transform the lives of the clients served, as well as how the program could be changed to improve service to the community, based on what was learned from the evaluation process.

The City has been tracking performance measures for every activity for many years. City staff also conducts mandatory subrecipient training workshops which are offered during various times during the funding cycle.

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 or public works staff. Funds are released in progress payments only after verification of expenses and completion of work. For subrecipient projects, final payments are issued only after completion of the project. Reports such as the annual Minority Business Enterprise (MBE) form and the bi-annual Labor Standards form are submitted in a timely fashion and completed accordingly.

Special Projects Division staff conducts annual monitoring reviews of all public service subrecipients. The reviews include on-site visits and evaluation of both program and financial management systems. Subrecipients are required to submit quarterly beneficiary statistical/demographic reports and annual narrative reports outlining accomplishments of milestones, specific services rendered, output and outcome measures, 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.